

07-09-11-0A

ORDINANCE ADOPTING THE ARCHITECTURAL DESIGN STANDARDS
FOR THE CITY OF ZEBULON, GEORGIA.

WHEREAS, the City Council of Zebulon, Georgia, as the governing authority of said City, is empowered under and by the virtue of the Constitution of the State of Georgia as well as the pertinent statutory laws of the State of Georgia to adopt regulations and standards related to architectural design; and

WHEREAS, the proposed Architectural Design Standards have been reviewed and recommended for approval by the City of Zebulon Planning and Zoning Commission pursuant to the relevant policies and procedures of the City of Zebulon; and

WHEREAS, pursuant to the requirement of the Zoning Procedures Law and the local policies and procedures of the City of Zebulon, the prescribed public hearing prior to the adoption of the proposed Architectural Design Standards for the City of Zebulon, Georgia was held on August 14, 2007 at 7:00 o'clock p.m. in the City Hall of Zebulon, Georgia, after publication of the notice of the time, place and purpose of such hearing as required by the pertinent laws of the State of Georgia; and

WHEREAS, the City Council has duly considered the proposed Architectural Design Standards and the recommendations of the Planning and Zoning Commission for the City of Zebulon; and

WHEREAS, the Mayor and City Council have deemed it to be in the best interest of the public and in the promotion of health, safety, morals and general welfare of the people to adopt the proposed Architectural Design Standards for the City of Zebulon, Georgia;

NOW, BE IT HEREBY ORDAINED by the Mayor and City Council of Zebulon, Georgia in a regular scheduled meeting on this, the 11th day of September, 2007, that The Architectural Design Standards for the City of Zebulon, attached as Exhibit A and incorporated herein by reference and hereby made a part of this ordinance, shall be officially adopted and shall be known as the "The Architectural Design Standards for The City of Zebulon".

Be it further ordained that this ordinance and attached standards shall become effective immediately.

Be it further ordained that any and all ordinances or resolutions in conflict with this ordinance and the attached Standards shall be and are hereby repealed.

SO ORDAINED this 11th day of September, 2007.

Bobby Blacklock
Bobby Blacklock, Mayor

David Woods
David Woods, Council Member

Dewey Yarbrough
Dewey Yarbrough, Council Member

William Thomas
William Thomas, Council Member

Harry Rawlins
Harry Rawlins, Council Member

Sue Frank
Attest: Sue Frank, City Clerk

1st Reading: August 14, 2007

2nd Reading: September 11, 2007

Chapter 81 ARCHITECTURAL DESIGN STANDARDS

Sec. 81-1-1. Purpose.

Sec. 81-1-2. Definitions.

Sec. 81-1-3. Design review committee.

Sec. 81-1-4. Design Standards Applicable to Existing Commercial Structures.

Sec. 81-1-5. Commercial and Residential Mixed Use.

Sec. 81-1-6. Residential Design Standards and Guidelines.

Sec. 81-1-1. Purpose.

(a) *Generally.*

(1) The purpose of this chapter is to encourage and provide a safe environment for pedestrian movement and improve open space areas throughout the community. Development goals include preserving and enhancing the character of existing residential properties and to address new and infill development opportunities. Increased density and intensity of development is allowed in order to maintain and enhance the existing characteristics of the community and to simultaneously improve the visual quality of the built environment throughout the city.

(2) These standards are separated by commercial and residential mixed use development and residential development and respond to issues related to the built environment including, but not limited to, building orientation, heights, articulation, finishes, pedestrian and vehicular access and landscape components. This chapter provides regulation based on maintaining and enhancing the visual characteristics of each district of the community, and providing for new and infill development that maintains the existing fabric of the community. Commercial development is directed away from strip type, vehicle-oriented centers and towards projects that maintain the feel of an old town requiring walkable, pedestrian friendly centers to ensure a quality lifestyle and related set of experiences supported by the built environment.

(b) *Goals.* The goals of this chapter are to:

(1) Encourage and provide a safe environment for pedestrian movements throughout Zebulon;

(2) Address new and infill development that enhances the existing characteristics of the community;

(3) Improve open space areas throughout the community; and

(4) Improve the visual quality of the built environment.

(c) *Related Statutes.* The goals contained in this chapter are not inclusive of all goals regarding this subject matter and must be read in conjunction with other ordinances of the City of Zebulon.

Sec. 81-1-2. Definitions.

(a) *Words given customary meaning.* For the purpose of interpreting this chapter, certain words or terms are herein defined. All other words used in this chapter shall carry their customary meaning.

(b) *Interpretation of certain terms and words.*

(1) Words used in the present tense include the future tense.

(2) Words used in the singular number include the plural, and words used in the plural include the singular.

(3) The word "person" includes a firm, co-partnership or corporation.

(4) The word "lot" includes the words "plot" and "parcel."

(5) The word "building" includes the word "structure."

(6) The word "shall" is always mandatory, and not merely directory.

(7) The words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied."

(c) *Definitions.* The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Addition. Any expansion of a structure beyond the original footprint thereof or alteration in the roof line of the original structure where such alteration is attached to the original structure.

Alignment, horizontal elemental. An architectural feature which is required for structures on interior lots so that building elements will remain comparably proportional to existing neighboring structures.

Architectural design standards. A set of building guidelines adopted by the City of Zebulon providing site planning, design, and building regulations under a unified plan to promote aesthetically pleasing and economical viable land utilization.

Articulation. Vertical or horizontal offsets in the roof or facade of a designed structure comprised of architectural features created to provide visual relief in non-residential

structures and to introduce architectural character and prohibit establishment of blank building facades.

Basement. A story partly underground but having at least one-half of its height above the average level of the adjoining ground.

Building. Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or chattels.

Building, accessory. A building subordinate in nature, extent or purposes to the principal building on a lot, and used for purposes customarily incidental to those of the principal building.

Building, front line of. A line parallel to the street, intersecting the foremost point of the building, excluding steps.

Building official. The Zoning Administrator or such other city official duly designated to enforce and interpret the building codes of the city and his/her designees.

Building, principal. A building in which is conducted the main use of the lot on which the building is located.

Bungalow. An architectural style characterized by a long and low form building, an irregular floor plan within an overall rectangular shape including such common features as an integral porch and low-pitched roof with wide overhang.

Bungalow, craftsman. An architectural style characterized by an asymmetrical open plan, emphasizing materials, especially woodwork demonstrating how the structure is built, use of a wide variety of materials for the structure and detailing, a low-pitched roof, usually gabled, but sometimes hipped giving a horizontal effect, wide overhanging eaves with open exposed rafters, and large gables decorated and covered with half-timbered porches and short square columns of heavy masonry piers extending to the ground.

Carport. A paved or graveled designated area on a lot used for vehicular storage, not wholly enclosed, and having a capacity adequate to accommodate the automobiles or light trucks owned and registered in the name of the occupants of the principle building on the lot.

Cellar. A story partly underground and having more than one-half of its height below the average level of the adjoining ground.

City council. The mayor and council of the City of Zebulon.

Color Palette. The range of colors which the DRC may choose for a given district or special overlay district identifying the colors that may be utilized for the exterior surface of a structure, building, fence, wall, or other improvement.

Commercial infill. A single structure built in an existing business development characterized by limited lot size, limited frontage, and construction on an existing lot of record.

Converted infill. A single structure rehabilitated from one use to another such as from a home to an office located in an existing building development characterized by limited lot size, limited frontage and construction on an existing lot of record.

Cottage. A housing style including Georgian, New South, Temple Front, Bungalow, and Craftsman Bungalow.

Cottage, Georgian. An architectural style characterized by hipped roofs, interior fireplaces, and square plans with central hall that has rooms to either side.

Cottage, New south. An architectural style characterized by a central square mass, hipped roof and gabled projections, with an emphasis on symmetry, and a central hallway, flanked by pairs of rooms, one or both of which might project forward.

Cottage, temple front. An architectural style characterized by a long rectangle construction, a full width porch beneath either a gabled or hipped roof, three or more rooms in depth with either a central hallway or hall-parlor plan, generally a rural development type home.

Curb break. Any interruption, or break, in the line of a street curb in order to connect a driveway to a street, or otherwise to provide vehicular access to abutting property.

Design. For the purposes of this chapter only, any plan or design requiring a building permit, site plan or landscape plan excluding demolition permits and interior remodeling.

Design Review. The Design Review Committee when performing its task of reviewing all development designs, when such designs are required, to determine whether or not the same are consistent with the architectural design standards and to make recommendations on said designs where appropriate, all as required pursuant to this Article.

Destruction. The involuntary loss of a structure by fire, storm, flood, war or other catastrophic event.

Design Review Committee. Those residents of the City of Zebulon who are designated and appointed by the Mayor of the City of Zebulon as members of and serving as the Design Review Committee and when charged with the task of reviewing all development designs, when such designs are required, to determine whether or not the same are consistent with the architectural design standards and to make recommendations on said designs where appropriate.

Door, main entry. An entry portal of a structure parallel to the street frontage and found in the front facade.

Dwelling. A building, or portion thereof, designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Dwelling, multifamily. A residential building designed, arranged or used for occupancy by three or more families living independently of each other.

Dwelling, one-family. A building designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Dwelling, one-family attached. Any dwelling in a structure which consists entirely of dwellings each of which is attached to one or more other dwellings, has its own separate entrance from the exterior of the building, and has an adjacent ground level outdoor area for the exclusive use of its occupants.

Dwelling, two-family. A building designed, arranged or used for occupancy by two families living independently of each other.

Dwelling unit. A dwelling or portion thereof providing complete living facilities for one family.

Eave. The overhanging lower edge of a roof.

Facade. The vertical portion of a building.

Fenestration. The arrangement, size, proportion and design of windows, doors and other openings on a building facade.

Fiber cement siding. A construction product made from silica, cement, wood fiber, water, and other ingredients also known as "hardy board."

Floodplain. An area identified by the U.S. Army Corps of Engineers or other surveying agencies as subject to flooding once every 100 years and necessary for the flow of floodwaters.

Floor area - Dwellings. The sum of the gross horizontal areas of the several floors of a dwelling unit, exclusive of porches and balconies, garages, basements and cellars, measured from the exterior faces of the exterior walls or from the center lines of walls or partitions separating dwelling units.

Floor area - Not Dwellings. For uses other than as a dwelling, the floor area shall be measured from the exterior faces of the exterior walls or from the centerlines of walls or partitions separating those uses, and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to those uses.

Frontage. The length of the front lot line.

Garage. An accessory building or portion of a principal building primarily used for vehicular storage only, and having a capacity adequate to accommodate the automobiles or light trucks owned and registered in the name of the occupants of the principal building.

Height. A vertical measurement from the average adjacent grade of the ground to the ridge line of a structure.

Lot. A portion or parcel of land devoted to a single principal use, or occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same.

Lot, corner. A lot fronting on two or more streets at their intersection.

Lot coverage. The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky.

Lot coverage, maximum. The maximum permitted ratio of lot coverage to usable area of the lot. Usable area shall not include floodplains or slopes in excess of 30 percent grade.

Lot depth. The mean horizontal distance between the front and rear lot lines, measured perpendicular to the front lot line.

Lot, double frontage. An interior lot having frontage on two parallel or approximately parallel streets not intersecting at a point common with the boundary lines of lot.

Lot, interior. A lot other than a corner lot.

Lot line, front. The lot line coincident with a street right-of-way line.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Superior Court of Pike County; or a parcel of land, the deed to which has been recorded in the same offices as of the effective date of this chapter.

Lot width. The horizontal distance between the side lot lines, measured at right angles to the depth.

Mansard Roof. A roof line characterized by the use of shingles as the exterior surface of the upper floor of the structure. Generally Mansard roofs will have two distinct angles, being a shallow center roof with a steeper roof angle meeting the upper level of the traditional exterior surface of the structure. Originally designed by Francois Mansard in the early 17th Century in Paris.

Planned Residential Development (PRD). A PRD is a land development project which is planned as one entity, grouping dwelling units into clusters, allowing compatible commercial use elements, providing an appropriate amount of land for open space, mixed housing types and densities. Land use intensity and specific design criteria unique to the development are applied through a site plan review process; however, the provisions of this chapter apply to any lot or structure within a PRD.

Planning and Zoning Commission. The Zebulon Planning and Zoning Commission which is appointed by the mayor and council with the powers, duties, and responsibilities of site plan review, plat review, variances and recommendations regarding text, map amendments, and special exceptions to the zoning ordinance and other items as identified in the Zoning Ordinance of the City of Zebulon.

Porch. The covered portion of a building, with the sides exposed to the weather, in which furniture and a sitting area might occur as opposed to an entry stoop which serves as a covered area in front of a door to a building.

Ranch. A housing style, one of two predominant in the city, characterized by long, narrow, rectangle shapes, with or without projections, bedrooms usually clustered at one end, principal entry and living spaces located near the center of the house with a garage or carport often at the opposite end of the structure, typically with a low-pitched roof, often one story with a brick exterior.

Remodeling. The process of altering or renovating any structure where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Remodeling, commercial. The process of altering or renovating a structure used for any nonresidential function where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Remodeling, exterior. The process of altering or renovating the portion of a structure designed to be exposed to the elements and subject to the architectural design standards.

Remodeling, interior. The process of altering or renovating a portion of a structure designed not to be exposed to the elements and not subject to the architectural design standards.

Remodeling, residential. The process of altering or renovating a structure used for a dwelling for human beings where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Residential infill. Small-scale single-family residential development consisting of a single structure in developed neighborhoods constructed on a lot of record.

Setback. The distance from the public right-of-way to the nearest point of a building.

Single-family attached dwelling. A type of residential development which includes a dwelling unit on a subdivided lot usually individually owned, though attached by a common party wall to another dwelling unit on an adjoining lot.

Street. A public way for vehicular traffic which affords primary means of access to abutting property.

Street centerline. A line surveyed at the direction of the mayor and council and designated as an official street centerline, or in the absence of such line, a line drawn parallel to and midway between the right-of-way lines of any mapped street.

Story. The portion of a building included between the surface of any floor and the surface of the floor next above it; or if there be no floor above it, the space between any floor and the ceiling next above it. A basement shall be counted as a story for height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet. A cellar shall not be counted as a story for height measurement.

Story, half. A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of that story.

Structure. Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on the ground. Structures include, but are not limited to, the following: site-built buildings, industrialized buildings, modular homes, manufactured homes, mobile homes, billboards, swimming pools, advertising signs, satellite dishes, fallout shelters, telecommunications towers and facilities, and satellite communication facilities.

Transitional height plane. A building setback which is the measurement of an angle providing a limitation on building height so as to provide adequate air and light to properties. See example contained in Exhibit A.

Trash receptacle. A container designed for household or business garbage but not designed for hard goods, negative trimming, industrial debris or large unwanted items as opposed to a dumpster which is a device design to hold large amounts of household and other debris.

Use, accessory. A use subordinate in nature, extent or purpose to the principal use of a building or lot, and customarily incidental thereto. Any such accessory use may not exceed the principal use of a building or lot.

Use, conditional. A use of a building or lot that is permitted only if the mayor and council specifically approve that use, and all plans, specifications, written conditions or written restrictions are complied with on a continuing basis.

Use, nonconforming. Any lawful use of a building or lot which does not comply with all of the regulations of this chapter governing the use at that particular location.

Use, principal. The main use of a building or lot.

Window, fixed. An opening in a building to allow the entry of air and light with non-movable glass fixtures inserted.

Window, movable sash. An opening in a building to allow the entry of air and light with a mobile structure holding glass.

Yard. An unoccupied space, open to the sky, on the same lot with a building.

Yard, front. A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, rear. A yard measured at right angles from a rear lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, side. A yard measured at right angles from a side lot line to the nearest point of the principal building, exclusive of steps, and extending the front yard to the rear yard.

Zoning and Planning Commission. The Commission appointed by the Mayor and City Council of the City of Zebulon to implement the Zoning Ordinance of the City of Zebulon.

Sec. 81-1-3. Design Review Committee.

(a) *Creation.* A Design Review Committee (DRC) is hereby created.

(b) *Membership.* The DRC shall initially consist of the members of the Zoning and Planning Commission as appointed by the mayor and council unless and until the mayor and council shall appoint other individuals to serve as members of the DRC whose number and terms may be set by resolution of the council.

(c) *Training.* Relevant city staff shall provide necessary training regarding the architectural design standards, architecture, community planning, urban design, land use, the zoning ordinance of the city, and on such other topics as the mayor and council may deem relevant to redevelopment and urban renewal.

(d) *Officers, quorums, voting.* The chairman of the DRC shall be selected among the members of the DRC by vote of the members of the DRC. The DRC may appoint a secretary, who may be an officer or employee of the city and may or may not be one of the voting members depending upon the skills and willingness of the members to record such meetings in accordance with the Open Meetings Law. The DRC may make its own

rules of procedure and determine its time of meeting and shall meet at the call of the chairman or when deemed necessary by a majority of the members; however, generally the DRC shall meet at a time before or after meetings of the Zoning and Planning Commission. All meetings of the DRC shall be open to the public, comply with the Open Meetings Law and all records of the DRC shall be a public record. A majority of the voting members of the DRC shall be required in order to have a quorum to transact business. The presence of the chairman of the DRC is not required to constitute a quorum. The chairman may vote in all matters in order to break a tie.

(e) *Duties and authority.*

(1) All design, as defined in this chapter, in the city requires design review except as listed herein below.

(2) When a design is submitted which also requires a site plan review, the Planning and Zoning Commission shall review and render a decision on the site, as required pursuant to the Zoning Ordinance, before the design is submitted for review by the DRC. When a design is submitted which does not require site plan review, then the same shall be considered by the DRC solely. Commercial new construction, single-family residential construction and additions to structures that exceed 25 percent of the square footage of an existing structure, the combining of two or more parcels that are adjacent or the subdividing two or more parcels, the increase of commercial parking by 25 percent on a square foot basis or more than 30 inches in elevation adjustments, as approved by the city engineer or city building inspector, or any proposed change to a building or site that is visible from a public right of way require DRC review and additionally may require Planning and Zoning Commission approval as designated in the Zoning Ordinance.

(3) ~~Designs for fences and satellite dishes~~ throughout the city shall be considered by the DRC, which shall apply to the following standards:

a. *Fences on lots or tracts of less than four acres.* Fences shall be made of traditional fencing materials recognized by the building industry. Fences made of a woven wire type (usually called cyclone fences or chain link fences) and ornamental brick and wood fences not exceeding seven feet in height may be built within rear yards. No woven wire type fences will be allowed in front yards. For the purpose of this section, the term "front yard" shall be used to mean land adjoining and facing the public right-of-way. On a corner lot, woven wire type fences are not permitted. For the purpose of this chapter, a "corner lot" shall be defined as land where two sides of the property adjoin and face a public right-of-way. All fences must be made of consistent material. However, a front yard fence may be made of different fencing material than a side or rear fence except on corner lots. The entire front yard fence must be of the same fencing material. On corner lots, the entire fence located on the frontage shall be

made of the same material. Fences in rear or side yards shall be made entirely of consistent material. The support structure of any fence must be presented toward the interior of the lot where the fence is located. The face of the fence shall be presented away from the interior of the lot where the fence is located. No fence, without approval by the DRC, may be built within the front yard. If approved, fences in the front yard may not obstruct the view of the road of the motoring public and no fence shall be erected or maintained in contravention of this chapter or in such a manner as to endanger the public safety. An application for a variance shall be submitted to request a front yard fence variance.

b. Fences on lots or tracts of more than four acres. Fences shall be made of traditional fencing materials recognized by the building industry. Fences made of a woven wire type (usually called cyclone fences or chain link fences) and ornamental brick and wood fences not exceeding seven feet in height may be built within rear yards. No woven wire type fences will be allowed in front yards. For the purpose of this section, the term "front yard" shall be used to mean land adjoining and facing the public right-of-way. On a corner lot, woven wire type fences are not permitted. For the purpose of this chapter, a "corner lot" shall be defined as land where two sides of the property adjoin and face a public right-of-way. The support structure of any fence must be presented toward the interior of the lot where the fence is located. The face of the fence shall be presented away from the interior of the lot where the fence is located. Fences in the front yard may not obstruct the view of the road of the motoring public and no fence shall be erected or maintained in contravention of this chapter or in such a manner as to endanger the public safety.

c. Antennas and satellite earth stations. No antenna or satellite earth station shall be allowed in front or side yards without application for a variance.

(4). ~~DRC authority; color palette and architectural design standards in districts.~~ The DRC shall have authority to apply a color palette standard and a style and design standard in all zoning districts and to designate additional overlay districts where differing color palette standards and design standards may apply.

(5) Standards of review. The DRC shall utilize the purpose and goals outlined in section 81-1-1, the requirements of this chapter as to specific architectural standards and may refer to available design manuals for other nonbinding guidance, if needed.

(f) *Appeals.* Decisions of the DRC pursuant to this chapter are administrative in nature and are appealable by writ of certiorari to the Superior Court of Pike County, Georgia.

Sec. 81-1-4. Standards Applicable to Existing Commercial Structures.

For purposes of this Chapter 81 commercial structures include all buildings or structures whose use does not include residential use or industrial use.

- (1) In all zoning districts where commercial uses are allowed, exterior building colors shall be consistent with the existing historic characteristics of the City of Zebulon using as a contributing resource any significant examples of historic design and style available within the City of Zebulon.
- (2) If a project involves the renovation of a building which existed prior to 1950 the building should when possible be returned to the style at the time of construction. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however, there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high pressure washes) shall be used on facades except as may be necessary to comply with this ordinance. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking into consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the Secretary of the Interior's guidelines for renovation, applicable standards for historic preservation, and any other applicable state, federal and local laws, regulations and guidelines.

Sec. 81-1-5. Commercial and Mixed Use.

- (a) *Application of standards.* The architectural design standards provided in subsection (c) below shall be wholly applicable when the design is for:
 - (1) New structures;
 - (2) Residential or commercial infill;
 - (3) Exterior remodeling;
 - (4) Multi-structure projects;
 - (5) Replacement with new structures where destruction occurs; and
 - (6) Replacement structure built after structure demolition.

(b) *Exemptions from standards.* The architectural design standards provided in subsection (c) below shall not apply to interior remodeling.

(c) *Architectural design standards and guidelines.* Based on the goals established in this Chapter, the following design standards and guidelines are required for both infill projects and new development construction within the City of Zebulon unless otherwise specifically noted:

(1) At a minimum, each new commercial development, shall have a paved walkway connection from the buildings to the public right-of-way and/or sidewalk. Infill projects require a sidewalk connection to the public right-of-way and/or sidewalk; however, infill projects shall not be required to construct public right-of-way sidewalks.

(2) Commercial and mixed-use property sidewalk widths shall be a minimum of five feet with a landscape strip of three feet. New development of one acre or more requires eight-foot sidewalks with a four-foot landscape strip between curb and sidewalk. The landscape strip shall be planted with trees. Establishment of public plazas and pedestrian friendly areas are required in all new developments. Where building facades are adjacent to the public streets, with no intervening parking between the building facade and the public street, sidewalks shall be widened and street furniture, additional landscaping and other city-approved elements shall be required on new development.

(3) Lighting at the exterior of buildings is required to illuminate the approach to and significant features of a structure. Lighting shall be compatible with the design and height of the building. Furthermore, all streetlights must be approved by the City of Zebulon building official in accordance with the following:

a. Streetlights shall be provided by the developer in new developments in an effort to maintain safe, walkable and well-lit public areas throughout the city. This requirement does not apply to infill projects.

b. Spotlighting may be used, provided it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized floodlights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from the adjacent properties or the public right of way. Streetlights complying with these standards also shall be approved by the building official pursuant to section 81-1-6(c).

c. Parking area lighting site lights shall be no higher than 15 feet above the ground with the lights directed in such a manner as to minimize glare and impact to adjacent property owners or the public, by the use of 90-degree cutoff luminaries.

(4) Curb cuts shall be placed with consideration for the least interruption to pedestrian movement, and a shared or common drive by adjoining properties is encouraged in new developments. Minimum driveway widths shall be encouraged, so as to reduce the impact on pedestrian safety in both infill and new development projects.

(5) Within the area adjacent to the downtown square of Zebulon, parking areas shall be placed to the rear or at the interior of all commercial developments and are prohibited from being placed in front of buildings, between the building and public right-of-way, in new developments. For all other commercial property within the City of Zebulon, a continuous landscape buffer, a minimum of ten feet in width, shall be required between the parking area and the right-of-way for new parking areas and whenever a change is made to existing parking areas. The landscape buffer must be provided when repairs are made to parking areas.

(6) Underground parking is allowed when possible. Aboveground parking decks shall conceal automobiles from visibility at the public right of way and shall have the appearance of a horizontally storied building. Multistoried decks shall contain continuous, street fronting, ground level commercial, retail and/or residential uses. The criteria apply to both new developments and infill projects.

(7) Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the side or rear of the building and away from the public right-of-way.

(8) Building setbacks shall be minimized when the parking is placed behind the main facade or in a shared parking structure for both new and infill development. For new developments, placement of buildings adjacent to the public sidewalk is encouraged, but in no case shall building placement be more than 15 feet from the public right-of-way. On infill projects, where the adjoining buildings were built prior to 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback or building line. This provision will allow for the maintenance of uniformity of building setbacks in a given area and cause buildings to be placed closer to the public right-of-way, thereby encouraging pedestrian access.

(9) As many commercial and mixed-use developments in the city abut residential properties, transitional yards serving as buffers from one dissimilar type of use to another are encouraged. A minimum transitional yard of 20 feet shall be required for commercial or mixed-use properties for both new and infill development. The buffer yard must be landscaped; no paving is allowed unless decorative brick or other materials are used. Fencing is not required except as otherwise necessitated by other regulation.

(10) Throughout many areas of Zebulon, higher density commercial infill development is encouraged. Minimum side yard setbacks are encouraged for commercial and mixed-use developments and zero lot line developments may be permitted.

(11) Building heights in commercial and mixed-use areas shall have a minimum height of 14 feet. Buildings within 150 feet of a single-family residence shall be limited to a height of 35 feet and shall be required to meet the criteria for a transitional height plane that begins at the building setback line, extends 35 feet vertically and extends inward into the commercial land at an angle of 45 degrees. The Planning and Zoning Commission must approve additional heights.

(12) Building massing is an important feature of the facade development in commercial structures. Each floor level, from the third story above the sidewalk and below, shall be represented or delineated on the building facade by windows, belt course or a cornice line or similar architectural detailing. At a minimum, one such delineation shall occur on the main facade of the building. The main facade shall be that facade facing the public right-of-way. On infill projects, horizontal element alignments within the height limits of adjacent buildings are required in an effort to maintain the proportional qualities of adjacent buildings.

(13) Exterior building materials shall include:

- a. Full depth brick (simulated brick veneer not acceptable);
- b. Natural stone;
- c. Cement-based wood siding;
- d. Concrete stucco; and/or
- e. Split-face block (SF block in chart below).

Allowed Building Materials by Facade

TABLE INSET:

| | Brick or Stone | Hebel w/stucco finish | SF block | Glass | Stucco | Cement Siding | Metal | Vinyl |
|-----------|----------------------|-----------------------------|-------------|-------|------------|------------------|-------|-------|
| Front | yes | yes | no | no | max 25% | 50% | no | no |
| Side/rear | yes | yes | yes | no | max 50% | 50% | no | no |

Notes:

- 1. If a facade faces public right-of-way, use criteria noted for front facade.*
- 2. Glass in the table relates to structural glass panels, not storefront sections of glass.*
- 3. If conditionally approved in converted infill projects where the existing structure or immediately neighboring structures use wood siding, the DRC may recommend use of the same material. The conditional approval will be considered by the DRC if no site plan is needed, otherwise the conditional approval shall be decided by the mayor and council.*

(14) Prefabricated buildings must adhere to the specified exterior building materials and shall be subject to design review as to proportion and appropriateness of the building to the site.

(15) Foundations exposed above the ground must be parged with cement, stuccoed over, or be made of bricks or stone.

(16) Flat roofs shall be permitted on nonresidential structures in commercial or mixed-use developments and infill projects with the following stipulations:

a. Buildings with flat roofs shall contain one minimum facade articulation or offset of three feet, both horizontally and vertically. If the facade is less than 30 feet in length, then a minimum of one additional facade articulation or offset shall be required. A minimum of three feet, both horizontally and vertically, at each additional 50 feet of length shall be required for the facade.

b. Metal flashing shall be copper or factory finished sheet metal of a color that blends with other building materials.

(17) Commercial buildings with sloped roofs shall contain a pitch between 4:12 and 12:12 (*See example in Exhibit B*). Mansard roofs are prohibited. Pitched roof materials are limited to architectural grade asphalt shingles, natural and synthetic slate, wood shakes, factory finished sheet metal and terra cotta tile.

(18) Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as is practical. Roof-mounted utilities, such as mechanical equipment and vent hoods, shall be screened from public view.

(19) Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed. Awnings shall be at least five feet deep as measured from the building's front facade. Awnings need to match adjacent business awnings in depth and height. Valance width and height must align horizontally. Frame construction on awnings should be square aluminum tubes. Thin, 1 1/2-inch diameter round aluminum tube frames are not permitted. Valances on awnings should always be loose as valances should not be

rigidly framed. Approved awnings may be externally lit with light fixtures in keeping with the style of the building. Light fixtures in awnings may light the ground surface or storefront below; however, light fixtures may not be visible from the public right-of-way. Internally, backlit awnings, where the lights actually illuminate the awning fabric, are prohibited. Signs on awning must not exceed eight square feet.

(20) Fenestration, or openings in the facade of street fronting developments shall meet the following criteria:

- a. Clear glass and tinted glass shall be allowed. Mirrored or painted glass shall not be permitted. Glass may be tinted if the visible transmittance factor is 50 percent or greater and has a visible light reflectance factor of ten or less;
- b. At ground level, glass shall cover a minimum of 25 percent of the street frontage facade;
- c. At ground level, glass shall be raised above the sidewalk elevation a maximum of three feet and extend to a minimum height of nine feet above the sidewalk;
- d. At ground level, storefronts may be of fixed glass;
- e. Upper story windows should contain a moveable sash without fixed panes; however, upper story windows from the third story and above may contain non-movable fixed pane window provided that the requirements of subsection (c)(20)j. below are met;
- f. The maximum facade length without fenestrations shall be ten feet when facing any public right-of-way;
- g. Skylights are not permitted to face a public right-of-way;
- h. Drive-through windows, when permitted by the Zoning Ordinance, shall be placed to the rear or side of the building facade, which faces a public right-of-way;
- i. Main entry doors must face and be parallel to the main street and shall be accessible from the public sidewalk. Buildings fronting on two public rights-of-way shall be allowed to provide for a corner type entry; and
- j. Throughout the city, storefront and upper level windows shall maintain the same proportion of fenestrations as that which traditionally or originally existed in any adjoining building, where the adjacent building or the structure was built before 1950.

- (21) Chimneys exposed to the public view may not be framed in wood or cement-based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
- (22) Utilities that are ground mounted shall be screened from public view by an opaque wall, fence or landscape materials and these utilities shall not be permitted in the front facade area of the building. Acceptable materials for screening shall include those materials listed in subsection (c)(27) below.
- (23) Fencing may be permitted in accordance with Section 81-1-3(e)(3) above. Fencing may not obstruct the view to the building or to the building site from public right-of-way.
- (24) Walls, with the exception of required retaining walls, are not permitted between the building and sidewalk. Retaining walls, when provided, shall be faced in brick or stone or shall be of cast concrete.
- (25) Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way. Temporary tarpaulin may be allowed, when a permit is issued by the city clerk, once a calendar year for a period of one seven-day week.
- (26) Safety pylons and trash receptacles shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.
- (27) Service areas and dumpsters on all commercial and mixed-use projects:
- a. Shall be in the rear or side yard of the development.
 - b. Shall be screened to a height of eight feet with an opaque material (brick, wood or parged concrete block) on all sides, consistent with a primary building material of the project.
- (28) Site amenities and landscaping.
- a. Street and interior trees shall be required for all commercial projects. A landscaping plan identifying all tree, shrub and bush species and their location shall be approved by the DRC prior to any planting or construction. Typically a landscaping plan will provide for the planting of new trees and the retention of existing trees that will result in a ratio of a minimum of eight trees per acre times the size of the lot. No form of pine tree will be utilized in calculating the required number of trees per acre.

b. In all new development, a pattern of street trees using a 40-foot spacing maximum shall be required.

c. Site plans shall conform to accepted practices of landscape architectural design. These plans shall utilize trees, shrubs, ground covers and annual/perennial beds in landscape installations.

d. Bed plantings at foundations shall be required.

(29) A storage shed may be allowed, however, any storage shed over 64 square feet must be made of materials that match the principal structure.

Sec. 81-1-6. Residential Design Standards and Guidelines.

These design standards and guidelines shall apply to any construction which involves the building of, renovation of the exterior of, or replacement of a structure located in the City of Zebulon which is designed to be used wholly or partially as a residence.

Section 81-1-5 above provides design standards and guidelines for commercial properties and mixed use properties within zoning districts where only commercial activities are allowed, or both commercial and residential uses are allowed or when mixed commercial and residential uses are allowed because a specific use is a lawful, non-conforming use. With regard to any such residential properties this Section 81-1-6 shall additionally apply; provided however, if there is a conflict between any terms contained in this Section and Section 81-1-5, the terms and conditions of Section 81-1-5 shall govern.

(a) *Sidewalks and walkways.* At a minimum, each new residential development, including the construction of single-family homes, shall have a connection from the front entry of the home to the public right-of-way and/or sidewalk. Infill projects shall be required to provide a paved walkway. New multifamily residential developments shall be required to provide a sidewalk along one side of a major roadway, into and throughout the proposed development. Infill projects require a paved walkway connection to the public right-of-way and/or sidewalk; however, infill projects shall not be required to construct public right-of-way sidewalks.

(b) *Public sidewalks required for all new developments.* Infill residential property sidewalk widths shall be four feet and with a two-foot strip between sidewalk and curb. Any new development of one acre or more shall require five-foot sidewalks and two-foot landscape strips between the curb and the sidewalk. Multifamily developments must have six-foot sidewalks and four-foot landscape strips between curb and sidewalk and plant trees forty feet on center.

(c) *Lighting.* Lighting at the exterior of buildings is required to illuminate the approach to and highlight significant features of a residence.

(1) Streetlights shall be provided for any new development by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; all streetlights shall conform to the standards for color of light, dispersion and preservation of a dark sky environment for streetlights as approved by the City of Zebulon, subject to site plan and design review in new developments. This requirement does not apply to infill projects (including construction of single family homes) approved by the Planning Commission.

(2) Single-family detached residences and infill attached housing shall provide lights at the front door. Lighting designed to illuminate the path to the front door is allowed. Spot lighting may be provided as long as it is properly shielded to prevent dispersion of light to adjacent property or vertically above the lowest point of the roof line and does not otherwise constitute an annoyance to adjacent property owners or the public. General area illumination with oversized floodlights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties, the public right-of-way or above the property.

(3) Multifamily developments shall have site lights to illuminate paths and accent landscaped areas that are no higher than 15 feet above the ground with the lights directed in such a manner as to minimize glare and impact to adjacent property owners or the public by the use of 90-degree cutoff luminaires. Accent lighting shall also be designed to enhance multifamily dwellings.

(d) *Curbs and driveways.* Curb cuts shall be placed with consideration for the least interruption to pedestrian movement, and may be shared with a common drive, when feasible and pursuant to a legal common driveway agreement, by adjoining properties. For driveways of less than seventy-five feet in length, driveway widths shall be limited to a minimum of ten feet and a maximum of 15 feet and may flare at the garage entry to allow for ingress and egress to the garage. Circular driveways shall be at least ten feet apart on the same lot.

(e) *Parking.* Parking shall be placed to the rear or at the interior of all higher density multifamily residential developments (*See Example in Exhibit C*). Parking on single-family lots shall be permitted in the front yard of the home, only on paved areas. Parking is prohibited on unpaved surfaces in front yards.

(f) *Carports and garages.* New single family detached residences shall be provided with a two-car garage structure placed to the rear of the home. Multi-family residences shall be provided with a garage structure containing at least space for two cars for each separate residence which shall be detached from the main building and placed to the rear of the residences. For single family detached residences, if site constraints prevent this configuration, then the garage or carport shall be recessed from the main facade of the home, provided however that the garage door may not face the public right of way. Carports are not permitted. Building materials for garages shall match those of the

principal dwelling. A storage shed may be allowed; however, any storage shed over 64 square feet must be made of materials that match the principal structure. *See Example in Exhibit C.*

(g) *Setbacks.* Building setbacks shall be based on those requirements contained in the City of Zebulon Zoning Ordinance.

(h) *Building heights.* Building heights in all residential areas shall be limited to a maximum of 35 feet above the average adjacent grade measured to the centerline of the roof or such height as is specified in the Zoning Ordinance, whichever is less. Flat roofs are allowed only for multifamily structures or when an addition to an existing residence utilizes the same roof pitch as the portion of the residence to which the addition is being attached. Horizontal element alignments, within the height limits, are required for dwellings located on interior lots in an effort to maintain the proportional qualities of adjacent buildings.

Allowed Building Materials by Facade

| | Brick | Stone | SF Block | Glass | Stucco | Wood Siding | Metal | Vinyl or Aluminum |
|-----------|-------|-------|----------|-------|--------|-------------|-------|-------------------|
| Front | yes | yes | no | no | yes | yes | no | Max 25% |
| Side/Rear | yes | yes | no | no | yes | yes | no | yes |

Note: All materials are conditioned upon meeting an acceptable and appropriate grade, color and style to be approved by the DRC prior to use by the proposed project, which approval by the DRC shall not be unreasonably withheld.

(i) *Exterior building materials.* Exterior building materials shall include:

- (1) Full thickness brick (thin brick veneer not acceptable);
- (2) Natural stone;
- (3) Natural wood siding and/or cement-based wood siding (no T-111);
- (4) Stucco, including concrete and EIFS; and
- (5) Aluminum or vinyl siding materials
- (6) Hebel block finished with Stucco will be considered the same as Stucco.

The application of aluminum or vinyl to existing masonry buildings is highly inappropriate and is discouraged.

(j) *Architectural style.* There are several architectural styles in the city, including the more predominant "Victorian", "Cottage," and "Ranch" styles. The intent of these

characterizations is to achieve consistency of design and construction with the surrounding residential context on new and infill development. In order to ensure compatibility with existing dwellings, exterior building materials and architectural style must reflect acceptable materials and the architectural style of adjacent properties on the same street frontage.

(k) *Foundations.* Foundations that are exposed above the ground must be parged with cement, stuccoed over or be made of brick or stone.

(l) *Roofing materials and guidelines.* Single-family residential structures shall contain a pitched roof between 4:12 and 12:12 (*See Example in Exhibit B*). Mansard roofs are generally discouraged. Multifamily residential structures may follow the guidelines for commercial structures related to roofs, parapets and the like set out in section 81-1-5(16), (17) and (18). Pitched roof materials are limited to: asphalt shingles, natural and synthetic slate, wood shakes, natural or synthetic terracotta tile, or factory finished sheet metal.

(m) *Roof-mounted lights and flagpoles are prohibited.* Roof-mounted satellite dishes and telecommunication devices, and roof-mounted lights and flag poles are prohibited if visible from any public road or right of way. Air conditioning units shall be screened from public view and shall blend with the background of the building.

(n) *Porches.* Porches shall be required on all new single-family homes at the front of the home. Enclosing existing front or side porches with permanent materials on single-family and multifamily residences may be permitted, provided the enclosure materials are in keeping with the materials used in the existing structure. Existing porches may be enclosed with screen materials.

(o) *Decks.* Decks shall not be permitted in the front yard of residential properties. Decks in side and rear yards may be built up to the building setback line.

(p) *Fenestration.* Fenestration, or openings in the facade of homes shall maintain the same proportion as that which traditionally or originally existed in the adjoining residential area. A minimum of 20 percent of every exposed, or non-party wall on a single-family or multifamily residence shall contain openings that permit daylight to enter the building. In addition:

- (1) Main entry doors must face and be parallel to the street at the front yard for new and infill construction;
- (2) Mirrored glass may not be installed on any residential structures; and
- (3) Skylights are not permitted to face a public right-of-way.

(q) *Chimneys.* Chimneys exposed to the public view shall not be framed in wood or cement-based siding, and shall not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stucco or stone finish material.

(r) *Utilities.* All utilities entering the property shall be underground from the property line where the utilities first cross the property line to the connection of the utilities to the dwelling. No utilities may be extended from the primary structure to any point on the property except as an underground extension. Ground mounted utilities shall be screened from public view by an opaque wall, fence or landscape materials.

(s) *Fencing.* Fencing shall be permitted in all yards following specific criteria set forth in the Zoning Ordinance and to the extent described in this Ordinance, provided that nothing herein shall repeal any requirement of the Zoning Ordinance. Opaque fencing, chain link or any wire-type fencing is not permitted in the front yard except by the granting of a variance by the DRC. Where a side yard adjoins a front yard, for instance on a corner lot, such fencing as is approved in the Zoning Ordinance may be used in the side yard and may extend to the front yard setback.

(t) *Vending machines, ATMs, etc.* Vending machines, ice machines, automated teller machines (ATMs), shopping carts, and public telephones are allowable only for multifamily developments and shall be placed within the structure of a building and shall be out of view from the public right-of-way. Temporary tents for events may be allowed when a permit is issued by the City once a calendar year for a period of one seven-day week.

(u) *Service area and dumpster regulations in multifamily developments.* Service areas and dumpsters on multifamily developments:

(1) Shall be limited to the rear or side yard of the development and shall be appropriately screened; and

(2) Shall be screened to a minimum height of six feet above the concrete dumpster pad and not to exceed ten feet with an opaque material (brick, wood or parged concrete block or split faced concrete block) on all sides, consistent with a primary building material of the development.

(v) *Site amenities and landscaping.*

(1) A landscaping plan identifying all tree, shrub and bush species and their location shall be approved by the DRC prior to any planting or construction. Typically a landscaping plan will provide for the planting of new trees and the retention of existing trees that will result in a ratio of a minimum of eight trees per acre times the size of the lot. No form of pine tree will be utilized in calculating the required number of trees per acre.

(2) In all new developments, a pattern of street trees using a 40-foot spacing maximum shall be required;

(3) Landscaping plans shall conform to accepted practices of landscape architectural design. These plans shall utilize trees, shrubs, ground covers and annual/perennial beds in landscape installations; and

(4) Bed plantings at foundations shall be provided.

Sec. 81-1-7. Variances.

The rules and guidelines provide for in this Chapter are not intended to restrict the creative utilization of design techniques that might not be anticipated at the time of adoption of this Chapter. Variances are designed to provide a method whereby appropriate requests can be reviewed for conformity with the intent of this Chapter. The DRC may authorize such variances from the terms of this Chapter as will not be contrary to the public interest where, owing to special conditions, literal enforcement of the provisions of this Chapter will, in an individual case, result in practical difficult or unnecessary hardship, so that the spirit of these regulations shall be observed; public safety and welfare secured, and substantial justice done; provided however, that no variance shall be granted in an individual case unless and until a written application for a variance with the required fee is submitted by the applicant to the City Clerk on a form approved by the DRC.

Types of Variances:

1. Fencing. The following criteria shall be applied in consideration of a variance from the commercial and residential fencing requirements of this Chapter. The application must prove one or more of the following:

1. That the proposed front yard fence is of a material, height, and design consistent with the front yard fencing of the properties immediately adjoining and across from the proposed fence site;
2. Due to personal or other hardship, as may be reasonably evidenced, a front yard fence modification is required;
3. Due to architectural design significance and/or historic consistency, a front yard fence variance should be allowed;
4. The owner or occupant has a demonstrable need for enhanced home security or safety; and/or

5. The applicant demonstrates that a pet requires a contained area and the rear or side yard cannot meet requirements of the animal housing ordinance and said pet will not constitute a public nuisance. No front yard fence shall exceed four feet in height.

II. Antennas and satellite earth stations. No variance from the requirements concerning the requirements of this Chapter concerning antennas and satellite earth stations shall be granted unless the applicant:

1. Provides a detailed schematic of the satellite earth station or antenna; or
2. Demonstrates by competent evidence that compliance with this section would render the antenna or satellite earth station unusable. Competent evidence, at a minimum, shall consist of:
 - (i) A sworn statement from an antenna or earth station satellite provider to the effect that no images or other communications will be effectively received at the location unless the satellite is in a front or side yard.
 - (ii) Other evidence, in addition to the statement, that may be presented.

III. Variances Regarding Other Requirements. All other requests for a variance from the requirements of this Chapter shall demonstrate the following:

1. There are extraordinary, exceptional or peculiar conditions and circumstances pertaining to the particular piece of land, structure or building in question which are not applicable to other lands, structures or buildings in the same district;
2. The application of these regulations to a particular piece of property would create a practical difficulty or unnecessary hardship;
3. Relief, if granted, would not be injurious to the neighborhood or otherwise detrimental to the public welfare or impair the purposes and intent of these regulations;
4. A literal interpretation of this Chapter would deprive the applicant of any rights that others in the same district are receiving;
5. That the special conditions and circumstances are not a result of any actions of the applicant;
6. That granting the variance will not confer on the applicant any special privilege that is denied by this Chapter to other land, structures or buildings in the same district; and

7. Whether the City, including any of its employees, agents, attorneys or representatives may have any conflict of interest or appearance of a conflict of interest with the applicant.

c. Variances nontransferable; renewal. Variances under this subsection are not transferable and shall not travel with the land.

Sec. 81-1-8. Fees.

A Schedule of Fees is attached as Exhibit 81-1-8 to this Chapter and shall represent the initial fee schedule for actions taken pursuant to this Chapter.

Exhibit A

Example of height limit imposed by the Transitional Height Plane

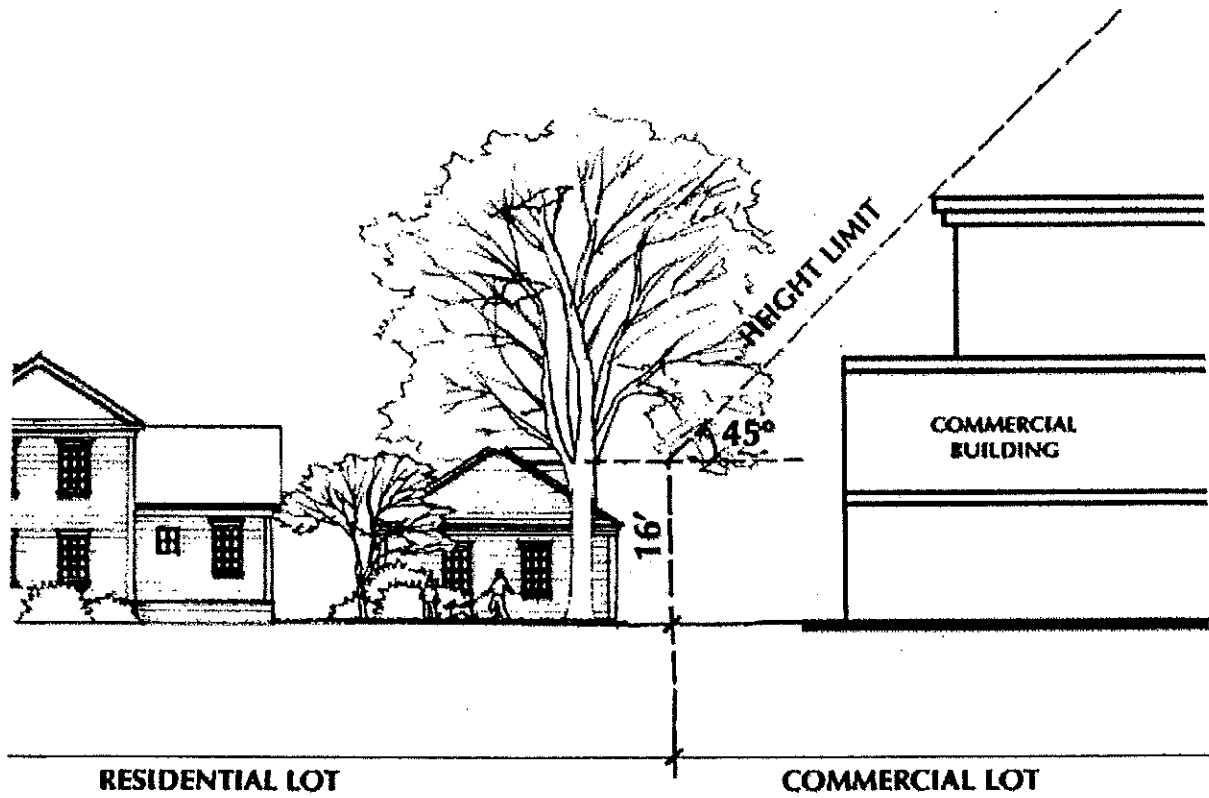
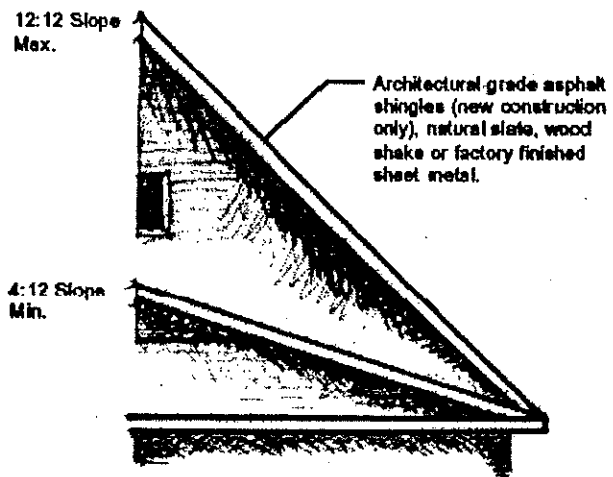


Exhibit B

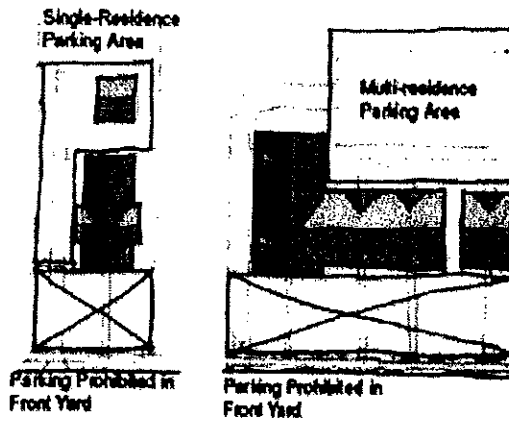
Pitched Roof Slope Range



Pitched Roof Slope Range

Exhibit C

Placement of Garages and Parking Areas in Single Family and Multi-Family Residences



Placement of Parking Areas

Schedule 81-1-8

Fee Schedule

This Fee Schedule is adopted in accordance with Section 81-1-8 of the Code of the City of Zebulon.

Design Review Committee Fees

1. Application for Review

| | |
|---|-------------------|
| Single Family Residence Not Part of a PRD | No Charge |
| Single Family Residence Included in a PRD | \$150.00 |
| Multi-family Residence Not Part of a PRD | \$150.00 |
| Multi-family Residence Included in a PRD | \$150.00 per unit |
| Review of Planned Residential Development | \$500.00 |
| Commercial Development – Single Unit Facility | \$500.00 |
| Commercial Development – Multiple Unit Facility | \$500.00 per unit |
| Commercial/mixed use within 300 feet of Zebulon Square | No Charge |
| Review of any project for a governmental unit operating within the City of Zebulon | No Charge |
| Review of any project for a non-profit organization operating within the City of Zebulon | No Charge |

2. Request for Variance

| | |
|---|-----------|
| Request for variance from fencing requirements | No Charge |
| Request for variance from satellite dish requirements | No Charge |
| Request for variance from all other design requirements | \$150.00 |
| Request for variance by any governmental unit. operating within the City of Zebulon | No Charge |
| Request for variance by any non-profit organization operating within the City of Zebulon | No Charge |