

**ARTICLE IV**  
**ZONING**

**4-1 DISTRICTS ESTABLISHED**

In order to achieve the purposes of this Ordinance as set forth, all property within the jurisdiction of Town of Summerfield is divided into districts with the designations and purposes listed in Section 4-2 (District Descriptions) or districts with the regulations governing Planned Development as set forth by Article 10 (Planned Development Ordinance).

1-19-17 draft for ZD

The whole of Article X is added and approved by Town Council \_\_\_\_\_.

**ARTICLE X**

**PLANNED DEVELOPMENT ORDINANCE**

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**TOWN OF SUMMERFIELD COMPREHENSIVE PLAN COMMON OBJECTIVES AND POLICIES**

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**ARTICLE X****PLANNED DEVELOPMENT ORDINANCE****A. ESTABLISHMENT OF PLANNED DEVELOPMENT DISTRICT AND RELATION TO OTHER ZONING DISTRICTS:**

A Planned Development (PD) district is hereby added to the Development Ordinance as a voluntary zoning district option in addition to the districts listed in Section 4-2 (District Descriptions) and in accordance with NCGS 47F (The North Carolina Planned Community Act).

Land within a Planned Development zoning district that falls within one or more Overlay Zoning areas, as listed in Section 4-2.3 and 4-2.11 of the Development Ordinance shall be subject to those regulations in addition to the regulations governing development in the PD district. If the standards governing a PD district expressly conflict with those governing an overlay zoning area, the standards imposing greater restrictions, burdens, or more stringent controls shall control.

All development in PD districts shall be subject to the stricter of this article or as dictated by relevant State statutes and administrative regulations concerning subdivision, sureties, permitting and inspections, right-of-way dedication, enforcement, nonconformities, public notice, appeals, and watershed protection. A reference guide to applicable regulations will be furnished upon request.

**B. PURPOSE AND INTENT:**

The Planned Development district is intended to encourage innovative land planning and site design concepts that support a high quality of development in support of the stated policies of the Town of Summerfield Comprehensive Plan. Planned Development allows more flexible standards and procedures more conducive to creating mixed-use, pedestrian-oriented, and otherwise higher quality development than could be achieved through general use zoning district regulations.

Elements of PD that distinguish it from other zoning districts include:

1. Reducing or diminishing inflexibility of uniform design sometimes resulting from strict application of zoning and development standards which are designed primarily for individual large lots and large-lot subdivisions;
2. Allowing greater freedom in identifying and preserving resources and assets to the property;
3. Allowing greater freedom in providing a well-integrated blending of compatible uses in the same development;
4. Providing for efficient use of land resulting in more integrated networks of utilities and Complete Streets thereby lowering development and housing costs; and,
5. Promoting quality design and environmentally-sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, streams, hillsides, floodplains, farmland, and historic features and settlement patterns.

**C. DISTRICT DESCRIPTION:**

A Planned Development is established by amendment of the Official Zoning Map to rezone land to a PD zoning district classification that is governed by a Sketch Plan, a Resource Map, and Regulating Documents.

The PD district accommodates developments that can integrate residential and non-residential uses while preserving resources that are assets to the property in relation to the Comprehensive Plan. The district permits public and private open space, recreational, agricultural, residential, and non-residential uses that are part of a unified design. The district encourages compact, integrated development that provides a variety of residential density and housing types, with specified services convenient to nearby residences. Land use, density,

The whole of Article X is added and approved by Town Council \_\_\_\_\_.

dimensional requirements and other standards are subject to the Regulating Documents of the PD and shall be determined by the quality of the proposed PD design and the resources of the site established as assets relative to the Comprehensive Plan. **The minimum gross land area for a Planned Development shall be 75 acres.**

#### D. DEFINITIONS:

Certain terms are hereby defined for Planned Developments:

**PLANNED DEVELOPMENT (PD):** a type of building development and regulatory process, planned and developed under unified control, with a designed mix of land uses and criteria-driven regulation from the most current adopted Town of Summerfield Comprehensive Plan.

**REGULATING DOCUMENTS:** maps and standards that precisely describe and regulate development for land that is zoned as PD in order to ensure compliance with the Comprehensive Plan; regulating documents include a regulating plan and standards and parameters for the public and private realm.

**REGULATING PLAN:** a map of a proposed PD with details necessary to approve a PD at the administrative level.

**RESOURCE MAP:** a map of the existing assets of a property proposed for PD depicting elements that are determined by the Comprehensive Plan to be assets to the property and to the Town; necessary to approve a PD as a zoning district.

**SKETCH PLAN:** a rough sketch map (also known as “Bubble Plan”) of a proposed PD showing the general configuration of principal elements of the proposal necessary to approve a PD as a zoning district; the minimum elements of PD Sketch Plan are general land use and intensity for each area of development.

**TECHNICAL REVIEW COMMITTEE (TRC):** a planning agency responsible for the coordinated and comprehensive review of all technical aspects of this Ordinance. The TRC shall be composed of the Planning Director, the Town Engineer, the Town Manager, and appointed members of agencies that regulate applicable functional elements of the PD to include water supply and wastewater treatment, transportation, building rules, and emergency response. A member of the Zoning Board shall serve as a non-voting liaison between the Zoning Board and the TRC to observe the TRC meeting and offer suggestions regarding PDs under consideration. The Planning Director or designated representative shall serve as TRC Chair. The Committee shall appoint a secretary to record minutes of each meeting.

#### E. PROCEDURES:

**1. Two-Stage Approval Process:** Approval of any Planned Development requires a two-stage process: PD Zoning approval and PD approval. The first stage is approval by the Town Council of a PD district submitted as part of a rezoning process with a Sketch Plan and Resource Map. The second stage is approval of Regulating Documents by the Planning Director and appropriate technical agencies. The Regulating Documents are binding on the land as an amendment to the official Zoning Map.

Subsequent development within the PD district occurs through relevant administrative review procedures required by NC state statute as appropriate to ensure compliance with the Regulating Documents of the PD and other applicable regulations.

**2. Initiation and Filing of Application:** To ensure unified control, an application for a PD zoning classification may be initiated only by the owner(s) of all the property to be included in the proposed PD district. No application for rezoning to the same PD Regulating Documents shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions of Section 3-12.2(F) Application Withdrawal, prior to the public hearing) on a given parcel of land or portion thereof unless the Zoning Board determines that evidence submitted to them merits consideration for a public hearing at their next meeting.

### 3. Procedures for PD Zoning Approval:

- a) Zoning Applications for PD shall include a Sketch Plan, Resource Map, and any other illustrations that help clarify the concept of the project, including illustrative master plans, renderings, and other visualizing tools requested at the discretion of the Planning Director.
- b) Specific steps to be completed for zoning approval include: Pre-application conference with Town Planning staff; submittal of complete application for rezoning on a form to be provided by the Planning Department, to include Sketch Plan and Resource Map; public workshop with area residents and property owners; staff review and report on the complete application; public hearing, review, and recommendation by Zoning Board; and, public hearing, review, and decision by Town Council. More specifically, the steps involve:
  - (1) Pre-application conference (on site preferred): For applications involving PDs, a pre-application conference shall include a meeting with the Town staff, preferably on site, to discuss a Sketch Plan of the proposed development and to identify the resources that should be depicted by the Resource Map prior to filing for rezoning. The intent of the pre-application conference is to familiarize Town staff with the property's special features, and to provide an informal opportunity for staff to offer guidance to the applicant regarding the tentative location of property assets as identified in the Comprehensive Plan, potential building sites, street networks, and other development factors.
  - (2) Zoning application may include conditions: Reclassification of land to the PD zoning district allows a landowner to propose and the Town Council to consider conditions or restrictions on the range of allowable uses, development intensities, and development standards relevant to demonstrate zoning compliance with the Comprehensive Plan.
  - (3) Zoning application to include Sketch Plan: Zoning approval of a PD zoning district requires a Sketch Plan that depicts the general configuration and relationship of the principal elements of the proposed development. The Sketch Plan demonstrates the relationship of the principal elements of a development to each other and to the surrounding area and includes streets, areas proposed for development, and any other information required by the Planning Director to provide sufficient information to determine the appropriateness of the proposed development pattern to the area. At a minimum, the Sketch Plan shall indicate general land use and intensity for each area proposed for development and any associated conditions. Additional documentation such as may be requested at the Planning Director's discretion.
  - (4) Zoning applications for PD shall also include a Resource Map that depicts environmental, cultural, historical, and other resources that represent assets to the property as identified by the Comprehensive Plan. Examples of resources include environmentally-sensitive areas, viewsheds, historic features and settlement patterns, pastures and farm buildings, woodlands, and other natural and man-made land features. These examples are meant to be illustrative in nature and do not represent a list of assets that apply the same to every property.
  - (5) To ensure unified control, the application shall also include a copy of the deed to all land that is part of the proposed PD zoning district classification.
  - (6) Public workshop required: Before zoning approval, a public workshop shall be held to provide an opportunity for public input to the zoning proposal. Additionally:
    - (a) An announcement of the workshop shall be mailed to the owner(s) as shown on the county tax listing of all parcels of land within 0.25 miles of any portion of the parcel(s) requested for rezoning at least 14 days prior to the workshop;
    - (b) The workshop shall require, at the very least, the presence of the property owner or his/her representative, including but not limited to the designer or developer or engineer and a member of the Town planning staff;

- (c) The property owner or his/her representative shall bring a Sketch Plan and Resource Map to discuss with the public and be prepared to answer questions and accept input.
  - (d) Information presented by any party at the workshop is intended to be used as constructive input and may be considered for integration into the maps and zoning conditions at the time of final approval of the zoning request.
- (7) Review and recommendation by Planning Director: The Planning Director shall review the application, relevant support material, and any comments from the public and other staff and review agencies, and prepare a written staff report. The staff report shall state whether the application complies with all appropriate standards of this Ordinance and other adopted plans of the Town. The report may identify ways in which areas of noncompliance might be eliminated and adverse effects of the development proposal might be mitigated and/or positive attributes enhanced. The report shall be transmitted to the applicant and the review and decision-making bodies, and made available to the public within a reasonable period of time not to be less than 4 business days before the first scheduled public hearing on the application.
- (8) Public hearing, review, and recommendation by Zoning Board:
- (a) Following staff review, the Zoning Board shall conduct a public hearing to review the application in accordance with NC state statute.
  - (b) The Zoning Board shall consider the application, consistency with the Comprehensive Plan, relevant support materials, staff report, and any comments given by the public. The Zoning Board, by a majority vote of a quorum present, shall adopt a written recommendation for approval of the application subject to the PD Sketch Plan and Resource Map with or without conditions related to the PD Sketch Plan, Resource Map and stated policies and general intent of the Comprehensive Plan; otherwise, it shall deny the application.
  - (c) In making its recommendation, the Zoning Board shall adopt a written Statement of Consistency and Reasonableness according to the requirements of NCGS 160A-383 (Purposes in View).
- (9) Public hearing, review, and decision by Town Council:
- (a) Following the Zoning Board's recommendation, the Town Council shall conduct a standard public hearing on the application in accordance with requirements of NC state statute. After close of the hearing, the Town Council shall consider the application, consistency with the Comprehensive Plan, relevant support materials, staff report, the Zoning Board recommendation, and any comments given by the public. The Town Council, by a majority vote of a quorum present shall take action to approve the application subject to the PD Sketch Plan and Resource Map with or without conditions related to the PD Sketch Plan, Resource Map, and stated policies and general intent of the Comprehensive Plan; otherwise, it shall deny the application.
  - (b) Regardless of its decision on the proposed amendment, the Town Council will render a decision based upon a Statement of Consistency and Reasonableness according to the requirements of NCGS 160-383 (Purposes in View).

#### **4. Procedures for Planned Development Approval:**

- a) Applications for PD shall include Regulating Documents, which include a Regulating Plan and standards for the public and private realm defining development form and parameters, providing for environmental mitigation, and outlining how community facilities will be provided to serve the PD. Regulating Documents demonstrate the compliance of the development with the Comprehensive Plan and Guidelines for the Regulating Plan and Standards are described in a PD application form to be provided by the Planning Director. Regulating Documents shall also include details necessary for required local and state approvals relevant to the PD.

- b) Specific steps to be completed for PD approval include: pre-application discussion with Town Planning staff; submittal of complete application on a form to provided by the Planning Department, including Regulating Documents and following the guidelines in the application; planning Director review; the applicant shall post the property prior to final action by the TRC on the Regulating Documents; and, TRC review and approval. More specifically, the steps involve:
- (1) Pre-Application discussion with Town Planning staff: The intent of this discussion is to provide an informal opportunity for staff and applicant to consider neighborhood character and intensity, urban standards, thoroughfare standards, and architecture and landscaping standards prior to the submittal of a complete application. Discussion should include ways in which potential areas of noncompliance might be eliminated, and how adverse effects of the development proposal might be mitigated and/or positive attributes enhanced.
  - (2) Review and recommendation by Planning Director:
    - (a) The Planning Director shall review the complete application and prepare a written recommendation with or without conditions related to the Regulating Documents. The recommendation shall state whether the application and Regulating Documents are consistent with the Comprehensive Plan, the approved Sketch Plan, Resource Map and relevant support materials.
    - (b) The Planning Director shall forward their written recommendation to the TRC with the complete application, and to the applicant. The report shall be made available to the public within a reasonable period of time not to be less than 4 business days before the first scheduled TRC meeting on the application.
  - (3) Review and decision by the Technical Review Committee (TRC)
    - (a) The TRC shall review the Regulating Documents for compliance with Section E.4.c) (Regulating Document Standards). Upon initial review, the TRC shall respond to the applicant within a reasonable timeframe with comments. The applicant shall incorporate comments into revised Regulating Documents, with the TRC reserving the right to require subsequent resubmissions if comments are not sufficiently addressed.
    - (b) The TRC shall meet within a reasonable time of receiving a recommendation from the Planning Director and hear from involved parties to include the applicant, the Planning Director, and interested adjoining property owners.
    - (c) The decision of the TRC shall be based on compliance with Section E.4.c) (Regulating Document Standards) and may include one of the following:
      - 1) Approval: If the TRC recommends approval, the Planning Director shall “stamp and sign” approved Regulating Documents with original signatures.
      - 2) Approval with conditions: If the TRC recommends approval with conditions, the applicant may revise the Regulating Documents to meet the conditions of the approval and resubmit it. The revised Regulating Documents shall be reviewed by the Planning Director and, if it meets all of the conditions, shall be considered “fully approved.” The Regulating Documents may be revised and resubmitted up to four (4) times without payment of additional review fees. Any submittal after the fourth submittal may be required to be accompanied by an additional review fee, at the discretion of the TRC, as established pursuant to the Application for Planned Development Approval.
      - 3) Denial: If the TRC denies the application and Regulating Documents, the reasons for denial shall be provided in writing to the applicant. A recommendation for denial by the TRC shall be considered final action unless, within 10 days of the posting of the property that a decision has been made, the applicant or an adjacent property owner may request a review by the Zoning Board. The request shall be in the form of a written notice to the Planning Director describing the reasons for the

request. The Planning Director shall determine the validity of the request, and shall include valid requests on the next available agenda of the Zoning Board.

- (d) **Timing:** The TRC shall make its recommendation within ten (10) working days of reviewing the Regulating Documents, unless circumstances dictate that more time is necessary and would be in the best interests of all parties to delay the review. If that is the case, the Planning Director shall notify the applicant in writing that a delay is necessary, the reasons for the delay, and an alternate date for the TRC meeting.
- c) **Regulating Document Standards:** Regulating Documents for a PD shall be approved on a finding that the applicant has demonstrated that documents are:
  - (1) Consistent with the Comprehensive Plan;
  - (2) Consistent with the Resource Map and Sketch Plan approved with the rezoning;
  - (3) Comply with the applicable standards of this Ordinance and relevant support materials; and,
  - (4) Comply with relevant administrative and statutory requirements.
- d) **Effect of approval:** Lands rezoned to a PD zoning district shall be subject to the approved Regulating Documents which shall be recorded with the Register of Deeds. The Regulating Documents are binding on the land as an amendment to the Official Zoning Map. The applicant may apply for and obtain subsequent development permits and approvals necessary to implement the PD in accordance with relevant procedures and standards required by NC state statute. Any permits or approvals shall comply with the approved Regulating Documents.
- e) **Owner's Association Documents required:** After approval of PD Regulating Documents, no final plat shall be approved until Owner's Associations Documents prepared in accordance with NCGS 47f are recorded with the Register of Deeds.

**5. Phasing Allowed:** Development may occur in phases provided that the following requirements are met:

- a) All phases shall be shown with precise boundaries on the Regulating Plan and shall be numbered in the expected order of development;
- b) All application information required for the project as a whole shall be given for each phase shown on the plan;
- c) The phasing shall be consistent with the Regulating Documents for the entire development; and,
- d) If an approved PD includes phasing provisions, then:
  - (1) No final plat for a phase of development shall be approved unless relevant development approved as part of the Regulating Documents included in previous phases are substantially complete; and,
  - (2) No final plat for a phase of a PD shall be approved if there is any uncorrected violation of the Regulating Documents, a Preliminary Plat, a Final Plat, or this Ordinance in any previous phase.

**6. Amendments:**

- a) If an applicant believes it is necessary to alter the concept or intent of the Regulating Documents, these documents shall be amended, extended, or modified only in accordance with the procedures and standards for their original approval.
- b) **Minor deviations:** Minor deviations may be approved by the Planning Director and are modifications to an approved PD that, in the opinion of the Planning Director, do not constitute an alteration to the

concept or intent of the approved Sketch Map, Resource Map, or Regulating Documents and can be considered as a minor deviation in accordance with the following:

- (1) Subsequent plans and permits for development within an approved PD may include minor deviations from the PD Regulating Documents, provided such deviations are limited to changes addressing technical considerations that could not reasonably be anticipated during the PD zoning classification process or Regulatory Documents approval process, or any other change that has no material effect on the character of the approved PD or any of its approved terms or conditions. The following are examples of minor deviations:
  - (a) floor plan revisions internal to the structure(s);
  - (b) minor shifts in building size or location; or,
  - (c) facility design modifications for amenities and the like.
- (2) Changes that materially affect the basic concept of the PD Regulating Plan or basic parameters set by the PD Regulating Documents are not considered minor deviations, and shall only be changed as amendments to the appropriate PD Regulating Documents.

**7. Vested Rights:** A vested right shall be deemed established in accordance with NCGS 160A-385.1 upon approval of the Regulating Documents.

#### **F. PERMITTED USES:**

In order to encourage innovative land planning and site design concepts that support a high quality of development in support of the goals of the Town of Summerfield Comprehensive Plan, all uses shall be determined and permitted by the compatibility of such uses with each other and with surrounding land uses and shall conform to policies established in the Comprehensive Plan and listed in Appendix 1. General Types and general location of permitted uses within a PD zoning district shall be identified during the zoning process and set forth on the Sketch Plan. All specific permitted uses within a PD zoning district shall be identified and set forth with the approval of the Regulating Documents. In resolving questions of permitted uses and definitions, the Planning Director shall consider the classification of the use by The North American Industry Classification System (NAICS), and all relevant characteristics of the use including but not limited to the following:

1. The volume and type of sales, retail, wholesale, etc.;
2. The size and type of items sold and nature of inventory on the premises;
3. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, and distribution;
4. Any dangerous, hazardous, toxic, or explosive materials used in the processing;
5. The nature of storage and outdoor display of merchandise, whether enclosed, open, inside or outside the principal building; predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);
6. The type, size, and nature of buildings and structures;
7. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;
8. Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site;
9. Trip purposes and whether trip purposes can be shared by other use types on the site;
10. Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity;
11. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and,
12. Any special public utility requirements for serving the proposed use type, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities.

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If further resolution of questions of permitted uses and definitions is required, the Planning Director shall consider the classification of the use by The North American Industry Classification System (NAICS).

**G. DEVELOPMENT STANDARDS:**

In order to encourage innovative land planning and site design concepts that support a high quality of development in support of the goals of the Town of Summerfield Comprehensive Plan, all development standards shall be determined and permitted by the compatibility of such standards with each other and with surrounding land uses and shall conform to policies established in the Comprehensive Plan, listed in Appendix 1. Development standards will be permitted according to the Regulating Documents approved according to the requirements of this ordinance. Examples of development standards that differ from other zoning district ordinances include lot density, dimensional requirements for residential, non-residential, and accessory development, access, street design, signage, parking, landscaping, resource identification, and sidewalk and trail networks. Land use density and intensity permitted in a PD zoning designation shall be determined by the quality of the proposed PD design and the resources of the site established as assets relative to the stated policies and general intent of the Comprehensive Plan. All development standards that apply to a PD zoning district shall be identified and set forth during the PD Document approval process.

Street Standards shall conform to guidelines included in the most current publication of NCDOT's Complete Streets Guidelines.

**APPENDIX 1:****TOWN OF SUMMERFIELD COMPREHENSIVE PLAN COMMON OBJECTIVES AND POLICIES**

The 12 Common Objectives of the Comprehensive Plan represent the common themes derived from public input in the creation of the plan. These objectives describe a desirable condition for the Town and form the foundation for Policies and Actions that support them. The following policies are the regulating criteria that govern the approval of a Planned Development:

**Common Objective 1: Appropriate, Limited Commercial Development**

The Town of Summerfield shall prefer commercial development that reflects the feel, ambience, and charm of a small rural community. Commercial developments should be located, designed, and scaled to complement rather than detract from residential development forms, and enhance existing commercial areas.

Policy 1.1: New and redeveloped commercial properties shall avoid monolithic or standardized FRANCHISE-STYLE ARCHITECTURE, especially such that the building itself becomes a recognizable sign. Building architecture should employ brick, stone, wood, or like and similar building materials consistent with the detailing of Summerfield's early commercial properties, as exemplified by the Town Hall or the Brittain House.

Policy 1.2: OUTSIDE LIGHTING AND SIGNAGE shall be understated and attractive. Commercial SIGNAGE should be effective in creating an awareness of area businesses, not because of its height and size, but rather due to its appealing, uncluttered design.

Policy 1.3: Groups of commercial uses should be located in VILLAGE-LIKE CLUSTERS set back from major roads.

Policy 1.4: For new commercial developments, a continuous BUFFER OF TREES should be retained or planted along main roadways.

Policy 1.5: Commercial buildings and parking areas should be situated AMONG TREES and well-placed landscape plantings. Landscaped areas shall also be provided where necessary to BUFFER ADJOINING RESIDENTIAL PROPERTIES from commercial activity, and to help absorb stormwater runoff.

Policy 1.6: Commercial site plans should consider SHARED DRIVEWAYS, and plan for existing and future CONNECTIONS BETWEEN THE PARKING LOTS of adjoining businesses, so as minimize unnecessary and sometimes dangerous turning movements on to and off of area roadways.

Policy 1.7: To minimize automobile dependency and to enhance opportunities for social interaction, APPROPRIATELY DESIGNED AND SCALED SMALL BUSINESSES may be located within convenient walking or biking distances of residential areas, particularly when planned as part of a newly developed neighborhood or mixed use development.

Policy 1.8: NEIGHBORHOOD-SERVING SMALL BUSINESSES may also be considered for locations near (and for the convenience of) pre-existing residential areas, provided that careful attention is given to compatible design, type of business, adequate buffering, and other neighborhood protective factors. The general consensus of nearby residents, as evidenced at a properly held public hearing by Town government, would also need to be apparent.

Policy 1.9: LARGER-SCALED COMMERCIAL DEVELOPMENTS shall be directed to suitable locations away from residential areas, thereby protecting and enhancing property values.

**Common Objective 2: Sidewalk, Bikeway and Trail System**

The Town of Summerfield shall strive to become a walkable and bikeable community. Working in cooperation with private sector interests, the Town shall pursue a high level of connectivity between neighborhoods and other destinations in town such as schools, parks, and shopping. A well-integrated network of streets, sidewalks, bikeways, hiking trails, and horseback riding trails will provide for a multitude of driving, walking, and bicycling alternatives.

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Policy 2.1: SIDEWALKS, BIKEWAYS, and TRAILS should be provided on a priority basis to connect residential areas to non-residential destinations, such as schools, parks, libraries, shopping centers or similar facilities.

Policy 2.2: The use of (1) NATURAL GREENWAY CORRIDORS such as streams and floodplains, and (2) MAN-MADE GREENWAY CORRIDORS such as utility and transportation rights-of-way and easements, should be secured as the backbone of the Town's off-road trail system.

Policy 2.3: PEDESTRIAN AND BIKEWAY UNDERPASSES, BRIDGES, and other crossing features should be constructed where necessary to maintain a continuous system of trails and bikeways.

Policy 2.4: STRIPED BICYCLE LANES and appropriate signage should be required ALONG NEW OR IMPROVED COLLECTOR OR HIGHER LEVEL STREETS. Bicycle lanes and signage may also be required along other streets, to be determined on a case by case basis.

Policy 2.5: PUBLIC BIKEWAY AND WALKWAY CONNECTIONS BETWEEN NEW AND EXISTING NEIGHBORHOODS should be encouraged. Local streets or connecting paths should be used as necessary to promote a town-wide network for pedestrian and bicycle travel. Public access to existing private sidewalk and trail systems shall be encouraged, especially when such trails serve as a critical link between destinations.

Policy 2.6: All FUTURE DEVELOPMENTS AND SITE PLANS should be examined for pedestrian and bicycle compatibility. Bikeway and pedestrian routes passing through or adjacent to new developments should be identified and planned for in the construction of such developments.

Policy 2.7: All new public and private non-residential developments should be encouraged to provide for BICYCLE PARKING and ACCESS if the development is within about 1000 feet of an existing or funded bikeway.

Policy 2.8: All future ROAD CONSTRUCTION AND IMPROVEMENTS should be examined for bikeway feasibility. In addition to the Summerfield Trail Plan, consideration should be given to state and regional hiking and biking initiatives such as the State Mountains to Sea Trail and the Greensboro Urban Area Metropolitan Planning Organization Bi-Ped Plan.

Policy 2.9: Bicycle facilities and their impacts should be included in TRAFFIC IMPACT ANALYSES for new developments, if such impact analysis is required.

Policy 2.10: PEDESTRIAN AND BICYCLE FRIENDLY SCHOOL ZONES should be established and implemented around all schools. Consider sidewalks as a priority near schools.

Policy 2.11: Trails and bicycle-related improvements and maintenance should be an integral component of the Town's ANNUAL BUDGET for public infrastructure. Appropriations toward the creation of a communitywide trail system shall be considered in the context of other Town budget priorities.

### **Common Objective 3: Community Character Preservation**

The Town of Summerfield shall work to preserve a natural and built environment that honors the rural, small town heritage of the community. The Town shall set itself apart from other typical suburban bedroom communities by promoting diverse park and open space assets, "green" highway corridors, protected environmentally sensitive lands, and viable small family farms and equine facilities. New development shall preserve tree cover while avoiding "Anywhere USA" formulaic commercial architecture.

Policy 3.1: EXISTING, DESIRABLE LANDSCAPE ELEMENTS, whether natural or man-made, should continue to be incorporated into the thematic design of new developments.

Policy 3.2: LARGE TREES, PONDS, CREEKS, OR OTHER NATURAL FEATURES of the landscape should be saved when locating new streets, buildings, parking lots, etc.

Policy 3.3: FLOODPLAINS, WETLANDS, STEEP SLOPES, and OTHER LANDS that are typically not suitable for development, should be retained as permanent open space.

Policy 3.4: As some land is developed and other land is set aside in permanent open space, opportunities to CONNECT OPEN SPACE AREAS AND CORRIDORS shall be considered.

Policy 3.5: CLEARCUTTING OF TREES AND WOODLAND AREAS FOR DEVELOPMENT shall be avoided. Rather, new development should incorporate significant clusters of trees into the functional layout of new residential and commercial areas.

Policy 3.6: COMPATIBLE FARMLAND ACTIVITIES and the KEEPING OF HORSES OR OTHER SUITABLE LIVESTOCK shall generally be encouraged as part of the thematic and functional design of new residential areas.

Policy 3.7: TO HELP KEEP SMALL FAMILY FARMS VIABLE, agri-tourism, such as that associated with horseback riding, small produce stands (produce grown on site), corn mazes (no man-made amusements), hayrides, farm-oriented children's camps, and similar activities of an acceptable scale and intensity, shall generally be supported.

Policy 3.8: An OPEN SPACE ACQUISITION PROGRAM shall be employed to acquire open spaces for the enjoyment of the public and for the long term quality of the community. A variety of mechanisms for open space acquisition (e.g. land dedication, conservation easements, etc.) shall be considered, in addition to fee simple purchases.

Policy 3.9: GREEN SPACE BUFFER STRIPS, preserved along edges of primary and secondary roadways in Summerfield, shall be a distinguishing feature and hallmark of the community. Clusters of trees shall be preserved or planted in informal, randomly spaced intervals as opposed to the uniformly spaced patterns often found in a more urban area. Walled off communities are not desired.

Policy 3.10: WATER QUALITY AND OPEN SPACE BUFFER STRIPS shall be preserved adjoining all perennial streams.

Policy 3.11: BUILDING ARCHITECTURE, BUILDING MATERIALS, SIGNAGE, AND SITE DESIGN that are compatible with Summerfield's rural heritage (rather than a suburban, "Anywhere USA" formula), shall be encouraged. (In particular, see Policy Area 1: Commercial Development and Policy Area 6: Housing and Residential Development)

Policy 3.12: BILLBOARDS shall be prohibited throughout the Town of Summerfield.

#### **Common Objective 4: Transportation Improvements**

The Town of Summerfield shall work proactively with the State DOT toward an efficient system of transportation, including thoroughfares, local roads, sidewalks, and trails. Advanced planning and follow-through shall be employed to create a functional system of streets and highways. New developments shall exhibit an inter-connected network of streets, sidewalks, trails, and bike paths to foster the continued evolution of Summerfield toward a more walkable and bikeable community. The Town will cooperate with efforts to provide public transit service between Summerfield and other areas.

Policy 4.1: INTERSTATE 73 should be designed to minimize negative impacts on the town. Noise abatement and effective screening should be used where necessary to buffer properties adjoining the interstate. Underpasses and overpasses should be employed to maintain pedestrian and bicycle linkages between areas on opposite sides of the highway. Special highway corridor development standards, including a communitywide ban on billboards, should be established to maintain a high quality image for Summerfield. (Also see Policy Area 8 Community Appearance Policies.)

Policy 4.2: PEDESTRIAN AND BIKEWAY FACILITIES shall be encouraged as energy-efficient, healthful, and environmentally sound alternatives to the automobile. All future road construction and expansion within the town shall consider opportunities for bikeways and pedestrian ways within the project.

Policy 4.3: ACCESS TO MAJOR ROADS should generally be from intersecting minor roads, rather than private driveways. Minimum lot frontages, service roads, central medians, and other methods may also be employed to facilitate traffic movement and protect taxpayer dollars invested to build the facility.

Policy 4.4: So as to minimize unnecessary and unsafe turning movements on to and off of major roads, the Town shall require CONNECTIONS BETWEEN PARKING LOTS OF ADJOINING COMMERCIAL DEVELOPMENTS.

Policy 4.5: So as to (1) minimize the use of major roadways for purely local trips, (2) allow for public safety access, and (3) facilitate the development of Summerfield as a walkable and bikeable community, the Town shall encourage STREET CONNECTIONS BETWEEN ADJOINING RESIDENTIAL AREAS, provided that the street layout discourages cut through traffic through established residential neighborhoods.

Policy 4.6: As new neighborhoods are developed, AT LEAST TWO POINTS OF ACCESS/EGRESS to through streets should be planned for or provided for larger developments. The secondary access/egress may be gated with a breakaway wall for emergency services, but should allow for passage of pedestrians and bicyclists.

Policy 4.7: ACCESS TO HIGHER INTENSITY DEVELOPMENT shall generally not be permitted through an area of lower intensity development. For example, access to a multi-family development, major park facility or large traffic generator shall not be permitted through a single-family residential neighborhood.

Policy 4.8: To help avoid heavy traffic loads on local streets, MAJOR TRAFFIC GENERATORS such as major shopping centers, large retailers, major institutional centers, and other large non-residential developments should be located only at or near the intersection of two or more major roadways where extensive acreage is available. For Summerfield, this means the intersection of I-73 AND HIGHWAY 220.

Policy 4.9: New developments shall be required to MITIGATE THEIR TRAFFIC IMPACTS so as to preserve the traffic carrying capacity of public roadways.

Policy 4.10: PEDESTRIAN WALKWAYS should be provided through commercial parking areas and from the public street right of way to the building(s).

### **Common Objective 5: Water Supply and Sewage Treatment Options**

The Town of Summerfield recognizes the singular importance of plentiful, safe, potable water to present and future residents and businesses. To preserve the availability of this resource, the Town shall make water supply, water conservation and groundwater recharge very high priorities and shall encourage its citizens to do likewise. Wastewater treatment technologies shall be employed to work in harmony with growth and development policies to conserve open space and rural character, and to return water to the groundwater system, while protecting the quality of the groundwater to meet all state standards.

Policy 5.1: The Town should work regionally on a broad range of WATER SUPPLY OPTIONS AND APPROACHES for the long term.

Policy 5.2: To improve short and long-range water supply projections, the Town shall support voluntary as well as institutional efforts to MONITOR GROUNDWATER SUPPLIES underlying the Summerfield community.

Policy 5.3: Recognizing that water and sewer services have a POWERFUL INFLUENCE ON GROWTH AND DEVELOPMENT, the Town of Summerfield shall require that the design and location of water supply and sewage treatment facilities promote desirable development density and growth patterns.

Policy 5.4: To preserve and protect recharge to the groundwater system, and to balance supply and demand, the Town shall facilitate development forms and domestic wastewater systems that maximize the RETURN OF WATER TO THE GROUNDWATER SYSTEM. Generally, this means encouraging greenspace developments, and on-site disposal or land application for treated wastewater.

Policy 5.5: The Town shall encourage site designs that FACILITATE RECHARGE TO THE GROUNDWATER SYSTEM, including but not limited to: (1) the conservation and addition of tree cover and associated forest floor debris, (2) the avoidance of curb and gutter in favor of roadside swales and retention areas (3) the preservation of open space (3) and the design of parking areas and other paved surfaces to encourage stormwater infiltration.

Policy 5.6: To conserve water supplies, developers, as well as area residents, are encouraged to plant TRADITIONAL PLANTS NATIVE TO THE AREA as well as DROUGHT TOLERANT LANDSCAPE MATERIALS.

Policy 5.7: Construction of NATURAL AND MAN-MADE RAINWATER RETENTION SYSTEMS IS ENCOURAGED. Such systems should include but not be limited to rain gardens, bio-retention areas, green roofs, cisterns, and rain barrels.

Policy 5.8: New developments may be required to size and design water retention facilities to serve as WATER RESERVOIRS TO ENHANCE NEARBY FIRE FIGHTING CAPABILITIES.

Policy 5.9: WATER SAVING DEVICES are encouraged in new and existing homes and businesses. Such water saving devices include but are not limited to: low-flow showerheads; high efficiency clothes washing machines and dishwashers; and, high-efficiency toilets.

Policy 5.10: The Town shall favor TWO TYPES OF DOMESTIC SEWAGE TREATMENT AND DISPERSAL: (1) individual, on-site septic systems in large lot, low density areas, and (2) cluster or decentralized wastewater treatment systems serving multiple homes where a combination of open space and cluster development is necessary or preferred.

Policy 5.11: CLUSTER OR DECENTRALIZED DOMESTIC WASTEWATER TREATMENT SYSTEMS, when employed, shall direct development to areas best suited for growth and away from areas best suited for open space and/or environmental conservation.

Policy 5.12: EFFLUENT FROM CLUSTER OR DECENTRALIZED DOMESTIC WASTEWATER TREATMENT SYSTEMS shall be disposed of in an environmentally appropriate manner and location.

Policy 5.13: The Town shall encourage the development of domestic sewer services that employ WATER REUSE TECHNOLOGIES for appropriate application of treated effluent in open spaces, golf courses and other areas.

Policy 5.14: COMMERCIAL AND INDUSTRIAL WASTEWATER treatment and disposal shall be in accordance with state permitting standards, including applicable watershed regulations.

### **Common Objective 6: Appropriate Housing and Residential Development**

Summerfield's appealing residential areas, exemplified by neighborhoods set among expanses of open space, woodlands, and pastures, shall continue to be a defining attribute of the community. To accommodate housing for younger families and senior citizens while promoting and protecting rural character, the inclusion in residential development of smaller single-family detached homes shall be encouraged over twin and other multi-unit residential buildings. Walkable, bikeable neighborhoods will be favored. An open system of pedestrian and bicycle friendly streets should work together with a network of greenway trails to connect neighborhoods with each other and with the rest of the town.

Policy 6.1: Residential development in Summerfield should remain mostly LOW DENSITY, SINGLE-FAMILY DETACHED HOUSING. Appropriate instances for other housing forms, such as SMALL ATTACHED AND ACCESSORY HOUSING should also be fostered to meet a variety of housing needs.

Policy 6.2: A VARIETY OF HOUSING TYPES AND SIZES should be provided within the general bounds of large developments.

Policy 6.3: Architecturally compatible and integrated ACCESSORY HOUSING, such as mother-in-law suites, carriage houses, and granny flats, are encouraged to improve housing affordability and allow for extended family care, especially for senior citizens.

Policy 6.4: OPEN SPACE RESIDENTIAL DEVELOPMENT, also known as GREENSPACE DEVELOPMENT, shall be preferred as environmentally sound and economically cost effective. LARGE LOT DEVELOPMENT may occur when greenspace development is not feasible or appropriate to the site.

Policy 6.5: OPEN SPACE DEDICATION requirements should be applied equitably to all residential developments regardless of the number of planned housing units. If a development is not appropriate to set aside useful open space, a FEE IN LIEU OF LAND DEDICATION may be collected to help provide for future open space acquisition. (Also see Policy 7.3)

Policy 6.6: OPEN SPACE CREDITS will continue to be offered for the provision of SIDEWALKS, BIKEWAYS, and TRAILS in new developments.

Policy 6.7: The Town should allow for some land development for MODERATELY PRICED HOUSING consistent with Policy 6.1.

Policy 6.8: NEW INFILL HOUSING should be architecturally compatible with existing structures, landscape features, and the streetscape within its vicinity.

Policy 6.9: So as to maintain the traffic moving function of the Town's primary roads, prevent traffic accidents, and avoid land locking interior land parcels, RESIDENTIAL AND COMMERCIAL STRIP DEVELOPMENT should be discouraged.

Policy 6.10: MIXED USE DEVELOPMENT, meaning a combination of commercial and compatible institutional (e.g. assisted living facilities) and residential development, may be encouraged at appropriate locations to reduce automobile dependency and provide for housing alternatives, and to accommodate an aging population.

### **Common Objective 7: Parks and Recreation Improvements**

Summerfield values its open space and park and recreation facilities, which help define the community's image and quality of life. To serve the increasing numbers of children, families, senior citizens, and others calling Summerfield home, the Town shall provide quality parks and recreation facilities and services commensurate with community needs. Smaller parks should continue to be provided by private developments at the neighborhood level. Larger parks should be provided as a result of advanced planning and development by the Town. An extensive system of open space and greenway trails should be developed to connect large and small park areas and to serve as natural corridors for the movement of wildlife.

Policy 7.1: In determining SITES FOR PARK, RECREATION AND OPEN SPACE AREAS, multiple objectives for natural area conservation, open space connectivity, visual impacts, preservation of cultural and historic assets, watershed enhancement and flood prone area protection shall be considered.

Policy 7.2: LAND FOR PARK, RECREATION, AND OPEN SPACE FACILITIES should be acquired in advance of development pressures, if possible, to achieve desirable locations at cost effective levels, park development should be commensurate with identified community needs.

Policy 7.3: NEW DEVELOPMENTS SHALL PROVIDE FOR ADEQUATE OPEN SPACE or, alternatively, fees placed in an open space trust fund, in proportion to the demand created by the development. This may be determined, for example, by the number of dwelling units in the development and/or by a percentage of the total acreage or square footage in the development. (Also see Policy 6.5)

Policy 7.4: The Town supports the CO-LOCATION, JOINT DEVELOPMENT, and SHARED USE of park, open space, and recreation facilities in cooperation with institutions and organizations such as public schools, utility companies, and federal, state, and local government agencies.

Policy 7.5: The Town supports the planning and development of a system of open space GREENWAYS AND HIKING TRAILS that connect parks and recreation facilities throughout the community and connecting to other trail systems and parks beyond the Town limits.

Policy 7.6: The Town shall work proactively with other local and state governments, utility companies, and other major landowners in the development of WALKING AND BICYCLING TRAILS for the public.

Policy 7.7: The Town shall proactively work with organizations that provide RECREATIONAL PROGRAMMING to Summerfield residents to meet the recreational needs of the community.

#### **Common Objective 8: Attractive Community Appearance**

Community appearance can create a positive town image and sets the tone for all development to follow. An attractive community enhances the quality of life of town residents, and attracts visitors and businesses to the area that share the same values of quality and sustainability. Community appearance deals largely with what can be seen from the public roadway. Appearance issues deserving of public policy and action include exterior lighting, junked vehicles, preservation of tree cover, the presence or absence of street trees, the appearance of public and private signage, streetscape conditions, parking lot landscaping, architectural design and building form, public and private outdoor displays, the presence or absence of overhead wires, the design and location of communication towers, and the way in which local development practices seek to preserve the natural features of land.

Policy 8.1: EXTERIOR LIGHTING should be attractive, functional, and safety conscious, and shall be designed and shielded to avoid negative impacts on the night sky visibility of Summerfield.

Policy 8.2: LANDSCAPE IMPROVEMENTS AT EXISTING AND NEW COMMERCIAL DEVELOPMENTS, particularly as related to breaking up and softening the appearance of expansive parking areas, shall be encouraged.

Policy 8.3: UTILITIES should be placed underground in all new residential and non-residential developments. Individual and other smaller scale developments along a road where overhead utilities are the norm may be exempted from this requirement until such time as overhead to underground conversion is to be completed over the larger area involved.

Policy 8.4: While WIRELESS SERVICE technology should be facilitated as a significant benefit to the town and its residents, Town approval of necessary TOWERS (or existing structures retrofitted for same) shall take the public health, safety, and welfare of area residents, as well as the visual quality of the town landscape into consideration.

Policy 8.5: DESIGN STANDARDS should be employed so that development and redevelopment is consistent with the architectural context, community character, economic attractiveness, and livability of Summerfield. (Also see Policy Area 3: Community Character Preservation, for policies concerning tree preservation.)

Policy 8.6: The important economic and community image benefits of attractive MAJOR TRAVEL CORRIDORS through the town shall be recognized. Such entryway corridors shall receive priority attention for improved appearance and development standards, including screening, landscaping, signage, tree preservation, and underground utilities.

Policy 8.7: PARKING AREAS adjoining major roads should be generally screened from view using appropriate design elements, topographic features, and/or plantings. Plants should be tall enough at maturity to obscure views

of parked cars without jeopardizing traffic safety. Service, loading, and trash dumpster areas should be completely screened.

Policy 8.8: SPECIAL ROADWAY OVERLAY ZONING should be employed to help implement roadway corridor plans, particularly with regard to development standards for buildings, signage, and parking areas within sight of the roadway.

Policy 8.9: Proper code enforcement shall be employed to deal with the public health, safety, and appearance issues of ABANDONED AND NEGLECTED PROPERTIES, as well as general trash and debris.

Policy 8.10: BILLBOARDS shall be prohibited throughout the Town of Summerfield.

Policy 8.11: UNLICENSED VEHICLES shall not be permitted to remain in locations visible from any public right of way, except as may be specifically permitted within an approved junkyard. Unlicensed farm vehicles, parked on farm property, should be exempt from this policy.

### **Common Objective 9: Quality School Facilities**

The Town of Summerfield shall continue to work closely with Guilford County Schools and local public and private school leaders to support the construction, rehabilitation and maintenance of high quality schools serving the community. Schools should be located and designed to be accessible to the neighborhoods around them. Access to such schools by walking and biking should be encouraged, provided that safety and security issues are addressed. Rather than functioning as single purpose “factories to educate children”, schools in Summerfield should serve as true community centers, providing meeting space for community gatherings, recreational events, and other functions. Mobile classrooms should be avoided.

Policy 9.1: ADVANCED PLANNING FOR THE LOCATION AND CONSTRUCTION OF NEW PUBLIC SCHOOLS serving Summerfield should be a joint effort between the Guilford County School Board and the Town. The Town shall work proactively to engender a close working relationship between the two governmental authorities.

Policy 9.2: New and rehabilitated schools in Summerfield should be integrated with the DESIGN OF THE COMMUNITY AND NEIGHBORHOODS around them.

Policy 9.3: Site planning for TRAFFIC MANAGEMENT in the vicinity of schools, including PEDESTRIAN AND BICYCLE SAFETY, shall be given careful attention. On-street and off street travel corridors within walking distance of all schools should be a priority for construction of sidewalks, bike paths, and pedestrian trails.

Policy 9.4: The Town, through its development review process, and in coordination with the County, shall encourage OFFERS OF LAND for the siting of new public schools, particularly in conjunction with the development of nearby neighborhoods. Acceptance of such offers shall depend upon location criteria and other factors.

Policy 9.5: The CO-LOCATION AND JOINT DEVELOPMENT of public parks and recreation facilities in conjunction with public schools shall be encouraged.

Policy 9.6: School design and access should give a high priority to SECURITY CONCERNS, during both school hours and after hours activities.

Policy 9.7: Schools should be viewed as a social and cultural cornerstone of the community they are intended to serve. FUNCTIONS DURING NONSCHOOL HOURS might include, for example, senior activities, fitness classes, youth recreation, and clubs.

### **Common Objective 10: Summerfield Road Focus Area**

The Summerfield Road Focus Area shall be supported as the historic and cultural center of the Summerfield community. The heart of this area should remain a varied, yet compatible, mix of residential and non-residential uses. A fire station, elementary school, community park, day care center, post office, eye doctor, feed mill, specialty auto dealership, and real estate office are representative of the non-residential uses that, together with a variety of single family homes, should continue to make up this important part of Summerfield. The Town shall also support preservation efforts associated with the National Register Historic District, and the desirability of a neighborhood level service area that includes Town Hall. Going forward, the Summerfield Road Focus Area should continue to be a natural location for community gatherings as well as basic services for local residents. Whatever uses go into this

The whole of Article X is added and approved by Town Council \_\_\_\_\_.

area, it is important that they be compatible, in both appearance and function, with uses on surrounding properties.

Policy 10.1: Various sections of Summerfield Road should be treated according to their UNIQUE CHARACTERISTICS; policies and related ordinances should respect and reinforce the “natural leanings” of each road section. Specifically, the following areas and characteristics may be described: A.) A MIXED USE NODE AT THE INTERSECTION OF NC 150 AND SUMMERFIELD ROAD (near Town Hall)—for local, neighborhood-oriented services convenient to town residents. With meaningful input and guidance from property owners, there also exists the potential to extend this node to the north and east toward US 220, thereby creating a gateway corridor to the heart of the community. B.) RECOGNITION OF THE NATIONAL REGISTER HISTORIC DISTRICT on both sides of Summerfield Road south of Town Hall to Medaris Street, and a few lots west along Oak Ridge Road—respecting the architectural character and heritage of the buildings found there. (See Policy Area 11: Historic Preservation for detailed land use and design policies pertaining to this area.) C.) A CENTRAL MIXED USE AREA ALONG SUMMERFIELD ROAD extending from Centerfield Drive at the Elementary School south to Auburn Road—for low impact non-residential uses that are able to coexist with nearby residences. (See Policy 10.2 Below) D.) The balance of the Summerfield Road Focus Area should be for residential uses.

Policy 10.2: BUSINESSES LOCATED IN THE CENTRAL SECTION OF THE SUMMERFIELD ROAD FOCUS AREA should ... • be of a RESIDENTIAL SCALE AND DESIGN character. • have a MARKET AREA serving primarily a local clientele. • have no OUTSIDE LIGHTING beyond that associated with a residence. • have understated SIGNAGE with low level lighting. • have OPERATING HOURS compatible with a residential area. • be of a type that generates low TRAFFIC COUNTS • limit the RATIO OF FLOOR AREA TO LOT AREA to that of nearby residential uses. • retain TREES and provide LANDSCAPED BUFFER STRIPS when adjoining a residential use or district and offer substantial buffering within one or two growing seasons. • provide parking lot and site LANDSCAPING greater than that associated with a typical commercial use. • provide STORMWATER RETENTION and release to match predevelopment/redevelopment conditions. • carefully control service and customer VEHICULAR ACCESS to minimize light and noise impacts.

Policy 10.3: Summerfield’s off-road TRAIL AND SIDEWALK NETWORK should lead to and from the Summerfield Road Focus Area as the hub of a community-wide pedestrian system. Sidewalks and bikeways should also be required for any future development or redevelopment within the area. (Also see Policy Area 2)

### **Common Objective 11: Historic Preservation**

The Town of Summerfield will strive to preserve the rural and small town heritage of the community. The Town and its Boards and Committees will continue to work with property owners toward the identification, designation, restoration, and preservation of individual buildings, sites, and areas that contribute to the historic foundations and quality of life in the town. In addition to buildings and sites, the Town will also support efforts to document and share the unique cultural history of the area.

Policy 11.1: The identification, restoration, and active use of structures, buildings, monuments, landmarks, sites, and neighborhoods of HISTORIC OR ARCHITECTURAL SIGNIFICANCE should be encouraged to safeguard the heritage of the town, and to enhance their educational, economic, and cultural value to the community and state.

Policy 11.2: The DESTRUCTION OF ARCHITECTURAL, HISTORIC, AND ARCHAEOLOGICAL RESOURCES of the Summerfield community should be strongly discouraged.

Policy 11.3: MULTIPLE AND ADAPTIVE REUSE OF HISTORIC RESOURCES should be encouraged. Examples include the conversion of an historic building to a restaurant or coffee house, small retail shops, office space or a bed and breakfast. The new use should be appropriate to the location.

Policy 11.4: Appropriate development of the town’s ARCHITECTURAL, HISTORIC, SCENIC, and NATURAL RESOURCES should be encouraged.

Policy 11.5: New development, redevelopment, and rehabilitation of structures and sites should occur in a manner that is consistent with the NEIGHBORHOOD AND ARCHITECTURAL CONTEXT of the immediate area and supportive of Summerfield’s rural, small town heritage.

Policy 11.6: Owners of historic properties should be encouraged to take advantage of STATE AND FEDERAL TAX CREDITS when restoring their properties.

Policy 11.7: Local efforts to document and share the unique CULTURAL HISTORY of Summerfield should be supported and encouraged.

**Common Objective 12: Summerfield as a Limited Services Local Government**

The Town of Summerfield shall continue to control its own destiny—the Town shall remain an independent community, carefully managing its own finances and its own growth and development. Town government should be small and accessible, citizen-engaged, with services limited and taxes kept low. Town government should continue to focus on the highest priorities of area residents—managing growth and preserving and enhancing the area’s quality of life.

Policy 12.1: The Town should continue to employ a MULTIPLE COMMITTEE STRUCTURE to advise the Town Council and to constructively engage citizen volunteers in the governance of their community.

Policy 12.2: The Town should continue to employ CONTRACTED SERVICES as an efficient way to hold down fixed costs and overhead, and to direct resources to service areas where most needed at any given time.

Policy 12.3: ADDITIONS TO THE TOWN STAFF should be considered when it can be shown that the on-going, regular demand for a particular service becomes so great as to make contracted services more costly to Town taxpayers and/or less effective than if it were handled in-house.

Policy 12.4: The Town should minimize municipal OWNERSHIP OF INFRASTRUCTURE (e.g. water and sewer systems) not identified as a priority by the citizens or mandated by the county or state government.

Policy 12.5: Carefully BALANCE CITIZEN PRIORITIES for enhanced quality of life, with concept of limited services and low taxes. Continue to make budget process transparent to community and use as a tool to prioritize efforts to implement the Comprehensive Plan and goals of the Town Council.

**APPENDIX 2:****REFERENCES****Documents that are referenced in the ordinance itself:**

- Adopted long range plan per 160A-138: Summerfield Comprehensive Plan adopted 2010
- Executive summary for Summerfield Comprehensive Plan adopted 2010

**Other helpful references and links:**

- **An Introduction to Form-Based Codes** by Mary Madden and Joel Russell, published December 5<sup>th</sup>, 2014 by <http://plannersweb.com>, which includes:

Part 1: What Is a Form-Based Code?

Part 2: The Emergence of Form-Based Codes

Part 3: Typical Elements of a Form-Based Code

Part 4: How Form-Based Codes Are Written

- **Rural by Design** by Randall Arendt (second edition)
- **A Pattern Language** by Christopher Alexander
- **The Option of Urbanism** by real estate market research and developer Christopher Lineberger
- **Light Imprint: Integrating Sustainability and Community Design** by dpz Charlotte
- **The Center for New Urbanism** (<https://www.cnu.org/resources/tools>)
- **Center for Applied Transect Studies** (<http://transect.org/>)