

JACKSON COUNTY PLANNING OFFICE

401 Grindstaff Cove Road
Suite A-258
Sylva, N.C. 28779



Caroline LaFrienier
Planner II
carolinelafrerienier@jacksonnc.org
Phone: (828) 631-2283

MEMO

To: Board of Commissioners
Cc: Don Adams, County Manager and Michael Poston, Planning Director
From: Caroline LaFrienier, Planner II
Date: October 23, 2019

RE: Unified Development Ordinance Amendment to Section 9.3.5 Site and Building Design Standards for the Cashiers Commercial Area

The Cashiers Planning Council and the Planning Staff have worked on amendments to Section 9.3.5 of the Cashiers Commercial Area section of the Unified Development Ordinance. The proposed amendments would support village character with architectural design guidelines and standards as recommended in the Cashiers Small Area Plan. The Jackson County Planning Department is requesting you call for a public hearing on December 3rd regarding the amendments to Section 9.3.5 of the Unified Development Ordinance to give the public an opportunity to comment.

Section 9.3.5 Site and Building Design Standards

(a) Building Architecture

- (i) Building design and architecture are critical components for quality development. Building and architecture design standards are intended to promote compatibility within a development and throughout the Cashiers Commercial Area, allow creativity and diversity of design, protect property values and neighborhood quality, and provide a safe and attractive environment for residents and visitors alike to uses in the community.

(b) Building Materials and Color

(i) Materials.

- 1) All buildings shall be constructed of stone, exposed timber, fiber cement siding, wood siding, shingle siding, or other high-quality ~~masonry~~ material, as approved by the Design Review Committee. No building shall be covered with sheet or corrugated metal or with vinyl siding.
- 2) Exterior building materials shall be continued to finished grade of any elevation in accordance with minimum manufacture specifications.
- 3) Cornices shall be constructed of brick, stone, wood, pre-cast concrete, or other high quality, long-lasting material.
- 4) Architectural accent materials located above the roof line shall be constructed of brick, stone, wood, pre-cast concrete, architectural quality steel, fiber cement siding or other high quality, long-lasting material.

(ii) Colors.

- 1) Color schemes used for buildings shall aesthetically integrate building elements together, relate separate (free-standing) buildings on the same lot or parcel to each other, and be used to enhance the architectural form of the building.
- 2) Exterior colors for new buildings and structures, including roofs, ~~shall should~~ be ~~coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment. It is strongly encouraged that dark or earth tone colors be used to make the building or structure less conspicuous as seen from off site. the predominant colors of the historic Cashiers Summer resort traditions, historic whites, grays, browns and browns or colors from a rustic color palette are recommended, along with white or black pronounced trim colors. Fluorescent colors shall be avoided.~~ coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment. It is strongly encouraged that dark or earth tone colors be used to make the building or structure less conspicuous as seen from off site. the predominant colors of the historic Cashiers Summer resort traditions, historic whites, grays, browns and browns or colors from a rustic color palette are recommended, along with white or black pronounced trim colors. Fluorescent colors shall be avoided.
- 3) All building projections, including, but not limited to, chimneys, flues, vents, and gutters, shall match or complement in color the permanent color of the surface from which they project.

(c) Building Massing and Configuration

- (i) Building scale. Buildings shall be small in scale and shall not exceed ~~30-45~~ feet in height. Buildings located on steep areas shall conform to hillside topography by stepping or staggering the mass of the proposed structure up or down the slope.
- (ii) Visibility. Buildings with visibility from the public right-of-way or public street or pedestrian walkway in the Cashiers Commercial District shall be designed with the following specific limitations:
- ~~1) The height of a wall plane, including foundation and other continuous components, shall not exceed 24 feet, with the following exceptions:~~
 - ~~a) Architectural elements where the façade dimension for the architectural element does not exceed 15 horizontal feet, or~~
 - ~~b) Multiple such components (15 horizontal feet maximum) where combined horizontal dimension does not exceed 25 percent of the total horizontal dimension of the façade.~~

~~This limitation may be waived during the design review process for wall planes having demonstrably low visibility from the public right-of-way.~~

- a) Building masses shall maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping.
 - e)
 - d)b) _____ Proposed structures shall not be sited atop peaks or silhouetted against the sky when viewed from any designated public right-of-way.
 - e)c) Retaining walls visible from the valley floor shall not exceed ten feet in height as measured from grade at face to top of wall. Multiple "stepped" retaining walls whose total height exceeds ten feet must each be offset by at least six horizontal feet. Visible walls shall be colored and textured to complement the background land and vegetation.
- (d) **Building Façade Character**
- ~~(i)~~—Elements of articulation shall be employed on any building visible from the public right-of-way or public street or pedestrian walkway to reduce the apparent bulk and uniform appearance of large buildings, provide visual interest and variety, and reinforce local architecture.
 - ~~(ii)~~ Building scale. At least four of the following elements must comprise 50 percent of front façade length and at least two of the following elements must comprise 30 percent of any façade length fronting a major public street and/or parking lot:
 - ~~(iii)~~
 - (a) Trellises with vegetation.
 - (b) Balconies.
 - (c) Cornices.
 - (d) Covered porches.
 - (e) Roofline offsets.
 - (f) ~~Windows or d~~Doors.
 - (g) Window hoods.
 - (h) Transoms.
 - (i) Bulkheads.
 - (j) Awnings or canopies.
 - (k) Arcades.
 - (l) Arches.
 - (m) Outdoor patios.
 - (n) Planters or wing walls that incorporate landscape areas or places for sitting
 - (o) Ribs or columns.
 - (p) Changes in texture or masonry.
 - (q) Mansard Roofs or Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5 (e) below [IT1] .
 - (r) Shutters
 - (iii) Windows. Front building façade must be comprised of a minimum of 30 percent window or glazed area.

- ~~1) Buildings containing nonresidential uses. The following requirements apply to any building containing nonresidential uses, regardless whether the building also contains residential uses:
 - ~~a) The distance between required offsets shall be every 40 feet. A building façade that is less than or equal to the height of the building shall not require an offset.~~
 - ~~b) The depth or projection of the offset shall be at least two feet.~~
 - ~~c) The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.~~~~
 - ~~2) Buildings containing residential uses. The following requirements apply to any building containing only residential uses:
 - ~~a) The distance between required offsets shall be 16 feet, provided that a building façade that is less than 20 feet in length shall not require an offset.~~
 - ~~b) The depth or projection of the offset shall be at least two feet regardless of the length of the adjacent façade walls.~~
 - ~~c) The change in wall plane (i.e., offset) shall extend at least 20 percent of the length of the façade wall.~~~~
- ~~(iii) Minimum wall articulation. Any building greater than 40 feet in length, measured horizontally, that faces a public right-of-way, private street or pedestrian walkway shall include at least three of the following features:~~
- ~~1) Change in texture or masonry pattern~~
 - ~~2) Change in color~~
 - ~~3) Windows~~
 - ~~4) Dormers~~
 - ~~5) Trellises with vegetation~~
 - ~~6) Covered porch~~
 - ~~7) Balconies~~
 - ~~8) Parapet walls designed to meet the minimum requirements set forth of Section 9.3.5 (e) below.~~
 - ~~9) All sides of the building shall include articulation, materials, and design characteristics consistent with those on the primary front façade in terms of quality and detail, unless the public's view of a rear or side building elevation from a public right-of-way or private street or pedestrian walkway is blocked by intervening buildings, topography, a solid screen wall at least six feet high built using materials consistent with the building, or landscaping measuring at least 15 feet in height at maturity.~~
- ~~(iv) Customer entrance. All customer entranceways shall be clearly defined, highly visible, and feature no less than three of the following:~~
- ~~1) Canopies or porticos;~~
 - ~~2) Overhangs;~~
 - ~~3) Recesses or projections;~~
 - ~~4) Arcades;~~
 - ~~5) Arches;~~
 - ~~6) Outdoor patios;~~
 - ~~7) Windows;~~
 - ~~8) Awnings;~~
 - ~~9) Architectural features that are integrated into the building structure or design; or~~
 - ~~10) Planters or wing walls that incorporate landscaped areas or places for sitting.~~

~~(e)(s)~~ Roof Form and Articulation

- (j) The roof of any building shall present a distinctive profile and add interest to larger buildings and complement the character of other buildings included on the same lot or parcel.
 - 1) Flat roof buildings.
 - a) The roof of any building with a flat roof shall include parapets to conceal the roof and roof-top equipment from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall, unless required for in Section 9.3.5 (f) Rooftop Equipment Screening, and such parapets shall not at any point exceed one-third of the height of the supporting wall.
 - b) Parapets used to conceal the roof and roof-top equipment for any building shall not extend a constant height for more than 100 feet in length.
 - 2) Slope roof buildings. The roof of any building with a slope roof shall include ~~at least two of~~ the following to maintain proportional building architecture:
 - ~~a) Three or more roof slope planes;~~
 - ~~b) a) Overhanging eaves, extending no less than one foot past the supporting wall;~~
 - ~~c) b) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet 5/12 pitch (5 inches of horizontal rise, 12 inches horizontal run). This would not apply to shed roofs or covered walkways. of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.~~
 - 3) Additional requirements.
 - a) Consistent roof treatments, whether flat or sloping, shall be provided on all sides of the building.
 - b) The back side of all cornices, parapets, and roofline that are visible from an adjacent public right-of-way shall be finished with materials consistent with the associated building.

~~(f)(t)~~ **Rooftop Equipment Screening**

- (i) Screen requirements. All rooftop mechanical equipment and vents greater than eight inches in diameter shall be:
 - 1) Screened from the line of sight of public rights-of-way, private roads, parking lots, public sidewalks, greenways, and internal pedestrian ways except for instances where site topography precludes reasonable compliance with the minimum screening requirement;
 - 2) Screened by either a parapet wall along the building edge or a freestanding screen wall on the roof of a material, color, and design architecturally compatible with the building, that is at least as high as the equipment and vents for which the screening is designed to hide.

~~(g)(u)~~ **Franchise Architecture**

- (i) To maintain the unique character of the Cashiers District, buildings shall not be constructed or renovated using franchise architecture. Franchise or national chains may be permitted in the Cashiers District but must follow the standards of this section to create a building that is compatible with the Cashiers District.

~~(h)(v)~~ **Architectural Unity**

- (i) All buildings within the same lot or parcel shall be architecturally unified. Architectural unity means that buildings shall be related and compatible in style, color, scheme, quality, and type of exterior building materials.