

EDGECOMBE COUNTY NORTH CAROLINA

Unified Development Ordinance

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ARTICLE 6. STANDARDS
§6.2. Design Standards and Guidelines

FIGURE 6.2.2.E.3. MULTI-FAMILY BUILDING MASSING

LEGEND

- Use Story Facade Only (Mount Beyond Ground Floor Footprint with Window Scape)
- Two Story Building Options:
 - Second Story In-Line with Facade of First Story
 - Second Story Setback from First Story Facade
- Three or More Story Building:
 - Upper Story Facade Setback from Second or First Floor Facades

4. BUILDING ARTICULATION

- Street-facing building facades shall be articulated with wall effects, in the form of recesses or projections from the primary facade plane, of at least two feet for every 35 linear feet of facade footage (see Figure 6.2.2.E.4 Multi-Family Facade Articulation).
- Where provided, projections or recesses shall extend from the grade to the top of the highest story in line with the ground-floor footprint.

FIGURE 6.2.2.E.4. MULTI-FAMILY FACADE

LEGEND

- History Facade
- Minimum 2' Articulation Every 35 Linear Feet
- Projections Extend to Top of Highest Story
- Not an Elevation Because Day Not Exposed to Highest Story

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ARTICLE 6. STANDARDS
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5. BUILDING HEIGHT

- Buildings subject to the standards of this section shall have a maximum height of two stories or 18 feet within 100 feet of a lot with an existing single-family detached residential dwelling, without an intervening street (see Figure 6.2.2.E.5, Multi-Family Building Height).
- Building stories that are 75 percent or more below the finished grade at the front of the lot shall not be counted towards the number of allowable stories.

FIGURE 6.2.2.E.5. MULTI-FAMILY BUILDING HEIGHT

When Within 100' of a Lot With an Existing Single-Family Detached Dwelling and No Intervening Street in Between:

- 18' or Non-Story Maximum Height
- A Story that is 75% or More Below Finished Grade Does Not Count Toward Story Limit
- 18' Max. Height From Finished Grade

6. ROOF FORM

- Developers shall incorporate roof pitches between 3:12 and 12:12 or shall incorporate parapet walls with a dimensional cornice around a flat roof.
- Alternative roof forms or pitches are encouraged for small roof sections over porches, entryways, or similar features.
- Buildings with eaves shall be configured such that no single horizontal eave continues and articulation features.
- Buildings with overhanging eaves and roof eaves shall extend at least six inches past supporting walls.

7. BUILDING MATERIALS AND COLORS

I. CONFIGURATION

- Buildings subject to these standards shall include at least two primary exterior materials on any single building.
- Changes in colors and materials shall take place at internal corners or in logical locations, such as side walls, wings, bump-outs, or recesses (see Figure 6.2.2.E.7 Multi-Family Building Materials). In no instance shall exterior materials or colors change at window corners.
- Horizontal or more bulky exterior materials shall be located beneath or below lighter materials.

II. PROHIBITED MATERIALS

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Edgecombe County contracted with CodeWright to update and modernize the County's outdated unified development ordinance. The goals for the project included a desire for a modern, effective development ordinance that is consistent with applicable State and federal laws, that is easy to understand and administer, that includes modern land uses, and has development standards tailored to the County's different development contexts.

The project included the development of an audit that provided a series of recommendations (or key themes for improvement) for the current regulations followed by an annotated outline that provided a blueprint for the new UDO. The annotated outline set out the topic based article structure with each major section sequenced in alphabetical order, a new numbering system, page layout, and heavy use of flowcharts, summary tables, and illustrations to ensure the document was user-friendly and easy to understand.

The annotated outline guided the drafting process, which was accomplished in groups of related chapters or modules reviewed by the Planning Board and a group of stakeholders. The new UDO is 160-D compliant, includes updated stormwater provisions for the Tar-Pamlico watershed, has new standardized development procedures, a new set of modern use types and a use classification system to help categorize new or unlisted use types. The code includes new modern use standards for telecommunications facilities, solar facilities, small lot/small site residential developments like pocket neighborhoods, and a comprehensive set of accessory and temporary uses. In addition, the new UDO sets out multi-family design standards and a set of single-family design guidelines that, if used, permits additional residential density.

ARTICLE 3. DISTRICTS
§3.2. Conventional Zoning Districts

3.2.9. SINGLE-FAMILY RESIDENTIAL (R-30) DISTRICT

A. R-30 DISTRICT PURPOSE STATEMENT

The Single-Family Residential (R-30) district has a suburban character typically comprised of single-family detached residential uses in numerous locations throughout the County's planning jurisdiction. Allowable residential densities are around one and one-half units per acre but may be increased based on design quality or open space provision. Lot sizes are generally larger than in neighborhoods and more vibrant portions of the County and tend to be landscaped to include undisturbed vegetation. Most uses are not served by public potable water and sanitary wastewater services, though neighborhood-scale water and wastewater facilities may be present. Most buildings are located in height, or between one and three stories tall. Off-street parking is common. Neighborhood-scale or low-density nonresidential and recreational uses like schools, religious institutions, parks, and minor utility uses are allowed, provided they do not detract from the quiet, residential character of the district. In order to maintain compatibility with surrounding uses and ensure a high quality of development, all activities shall comply with the standards in **§3.03.0 Standards**.

B. R-30 EXAMPLE DEVELOPMENT

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ARTICLE 3. DISTRICTS
§3.2. Conventional Zoning Districts

C. R-30 DIMENSIONAL REQUIREMENTS

STANDARD	RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
Max. Residential Density (units/acre) [1]	1.40 (15)	-
Single-Family Detached [2]	1.3	-
Accessory Dwelling Unit [3]	2	-
Assisted & Group Living [4]	-	-
Minimum Lot Area (sq. ft.) [5] [6]	-	-
Single-Family Detached [2]	30,000 (3)	-
Conversion Subdivision [7]	3,000	-
Pocket Neighborhood [8]	100	-
Assisted & Group Living [4]	3,000 (min)	-
Non-Residential Use [9]	-	30,000
Minimum Lot Width (feet) [10]	125	-
Single-Family Detached [2]	125 (B)	-
Conversion Subdivision [7]	125	-
Pocket Neighborhood [8]	125	-
Assisted & Group Living [4]	125	-
Non-Residential Use [9]	-	125
Maximum Lot Coverage (% of lot area) [11]	30	-
Single-Family Detached [2]	30	-
Conversion Subdivision [7]	30	-
Pocket Neighborhood [8]	30	-
Assisted & Group Living [4]	30	-
Non-Residential Use [9]	-	30
Minimum Street Setback (Street Front) [12] [13] [14]	-	-
Single-Family Detached [2]	50	-
Conversion Subdivision [7]	20 (15)	-
Pocket Neighborhood [8]	20 (15)	-
Assisted & Group Living [4]	40	-
Non-Residential Use [9]	-	35
Minimum Side Setback (Street Front) [15] [16]	-	-
Single-Family Detached [2]	12 (15)	-
Conversion Subdivision [7]	5	-
Pocket Neighborhood [8]	5	-
Assisted & Group Living [4]	10	-
Non-Residential Use [9]	-	15 (15)
Minimum Rear Lot Setback (Street Front) [17] [18]	-	-
Single-Family Detached [2]	5	-
Conversion Subdivision [7]	5	-
Pocket Neighborhood [8]	5	-
Assisted & Group Living [4]	10 (15)	-
Non-Residential Use [9]	-	20 (15)

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KEY PROJECT FEATURES

- A set of FAQs at the front of the document
- A single unified conflict section that also addressed flexibility and use of incentives
- A modern use classification system
- Single-family design guidelines and density bonuses

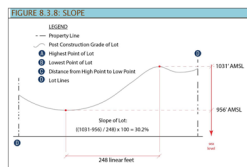
ARTICLE 4. LAND USES
§4.2. Principal Uses

TABLE 4.2.1. PRINCIPAL USE TABLE

Approved Principal Uses: Agricultural, Agricultural Production, Agricultural Support Services, Livestock Related, Ancillary, General, and Business

Use Category	Use Type	Zoning Districts										Use Statement	
		AG	AP	AP-1	AP-2	AP-3	AP-4	AP-5	AP-6	AP-7	AP-8		
Agricultural Production	Agricultural Production and Processing	P	P	P	P	P	P	P	P	P	P	P	A330
	Storage and Distribution	P	P	P	P	P	P	P	P	P	P	P	
Agricultural Support Services	Equipment and Machinery	P	P	P	P	P	P	P	P	P	P	P	A330
	Service	P	P	P	P	P	P	P	P	P	P	P	
Livestock Related	Animal Husbandry	P	P	P	P	P	P	P	P	P	P	P	A330
	Equine	P	P	P	P	P	P	P	P	P	P	P	
Ancillary	Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	P	A330
	Accessory Storage	P	P	P	P	P	P	P	P	P	P	P	
General	Residential	P	P	P	P	P	P	P	P	P	P	P	A330
	Business	P	P	P	P	P	P	P	P	P	P	P	

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The Board of County Commissioners adopted the new UDO on November 1, 2021.