

## ARTICLE 10. BUSINESS PLANNED BUILDING GROUP REGULATIONS

Planned building groups must be approved by the Lillington Planning Board unless otherwise specified. Planned building groups shall be submitted to the Administrator at least twenty-one (21) days prior to the regular Planning Board meeting at which it is to be reviewed.

### Section 10-1: Construction or Expansion in C-2, C-3, O/I, LI, and HI Districts Only

The following planned building group regulations shall apply to all new construction or expansion of existing buildings in C-2, C-3, O/I, LI, and HI zoned property. These requirements shall be in effect for both the development of individual buildings and parcels and two (2) or more buildings on a single parcel. The following are site plan requirements:

- (A) **Parking.** As specified in Article 12 of this Ordinance.
- (B) **Loading.** As specified in Article 12 of this Ordinance.
- (C) **Buffering and Fencing.** A buffer not less than six (6) feet high of dense plant material and/or fence where a lot abuts a residentially zoned lot.
- (D) **Streets.** As required by the Subdivision Regulations or Planning Board.
- (E) **Plans are required and must show:**
  - (1) **Structures.** The accurate location and use of all buildings and other structures and the location and size, in square feet, of all built-upon areas including parking and loading facilities.
  - (2) **Circulation.** Proposed points of ingress and egress and proposed pattern of internal automobile and pedestrian circulation. Curb cuts at a maximum combined width of twenty-five (25) feet shall be allowed for each eighty (80) feet of lot frontage or portion thereof. The locations of all points of ingress and egress shall be approved by the Town of Lillington Planning Board.
  - (3) **Signs.** The applicable zone sign regulations shall apply to this planned building group requirement.

(4) ***Other Site Plan Requirements.***

- (a) Size and location of all signs.
- (b) Size and location of all fences, walls, and hedges.
- (c) Proposed provision for storm drainage (including retention pond facilities, when applicable), approved by the Administrator. Where stormwater control devices are used, the name of the certifying engineer shall be shown on the plan.
- (d) Proposed solid waste storage facilities.
- (e) Sanitary water and sewer connections.
- (f) Lighting plan, inclusive of wattage and illumination.
- (g) Installation of curb and gutter shall be mandatory.
- (h) Depict traffic control devices.
- (i) Parking area shall be a paved surface with parking space and traffic lanes clearly marked.
- (j) Identification of the specific Watershed Protection Overlay District in which the project is located.
- (k) The percent of the project that will be covered with an impervious surface.
- (l) The area, in acres, to be left in a natural state.
- (m) The accurate location of all perennial streams and natural drainage areas on the property including associated stream buffers.
- (n) The names of adjoining property owners.

- (o) If private water and sewer systems are to be used, preliminary approval of such facilities shall be approved by the County Health Department.
- (p) Topographic contour lines not to exceed ten (10) foot intervals.
- (q) Written evidence acknowledging the submission and approval of any required soil erosion and sedimentation control plan where the project area disturbed or graded is one (1) acre or greater in area.

(F) ***Other Requirements.***

- (1) Points of ingress and egress shall consist of driveways or roadways at least twenty (20) feet in width and shall be set back a sufficient distance from highway intersections to minimize traffic hazards, inconvenience, and congestion.
- (2) Parking areas shall be a paved surface with parking spaces and traffic lanes clearly marked.

(G) ***Placement of Buildings.***

- (1) Exterior walls of unattached buildings shall be located no closer than twenty (20) feet.
- (2) Any courtyard created by the placement of the buildings shall have at least twenty-five (25) percent of its perimeter open for access by emergency vehicles.