

ARTICLE 8. 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 8-1: Planned Building Group Regulations for Apartments and Condominiums

- (A) **Minimum Lot Area.** As required by the zoning district in which the Planned Building Group is located, see Table of Yard, Area, and Height Regulations.
- (B) **Parking.** As specified in Article 12 of this Ordinance.
- (C) **Recreation Area.** Play areas shall be provided for all apartments and condominium planned building groups with over five (5) dwelling units. A minimum play area of two thousand (2,000) square feet, having a minimum width of forty (40) feet or a minimum radius of twenty-six (26) feet shall be provided for the first six (6) to twenty-five (25) dwelling units. For each dwelling unit over twenty-five (25) in number, an additional fifty-six (56) feet per dwelling unit shall be provided. The spatial distribution and number of individual play areas within the planned building group shall be determined by the Planning Board on the basis of the spatial arrangement of the dwelling units, topography, and other physical features. Swimming pools and their accessory areas shall not constitute any part of the open space requirements. No part of the required play area shall be used for any other purpose. All recreation areas shall be enclosed with permanent fencing at least five (5) feet in height.
- (D) **Timing.** Proposed schedule of development including stages likely to be followed.
- (E) **Other Details.**
 - (1) Proposed provision for storm drainage (including retention pond facilities, when applicable) and sanitary sewerage, approved by the Administrator. If stormwater control devices are used, the name of the certifying engineer shall be provided on the plans.

- (2) Size and proposed location of any signs.
- (3) Proposed solid waste storage facilities.
- (4) Proposed water system and fire fighting facilities such as hydrants and sprinkler connections.
- (5) Types of surfacing, slope, grade, and cross-section of drives, sidewalks, malls, etc. Topographic contour lines not to exceed ten (10) foot intervals shall be shown on plans.
- (6) The location and heights of all fences, walls, and hedges shall be shown.
- (7) Profiles of publicly maintained water and sewer lines.
- (8) Profiles, cross-sections, and slopes of on-site and off-site ditches carrying water runoff.
- (9) Erosion and sedimentation control plan.
- (10) Lighting plan inclusive of wattage and illumination.
- (11) Installation of curb and gutter may be required by the Planning Board.
- (12) Depict traffic control devices.
- (13) All plans and construction details must meet the current specifications of the Town of Lillington.
- (14) Location and amount of recreation area and area, in acres, to be left in a natural state.
- (15) Accurate location and use of all existing and proposed buildings and other structures, and the location and size, in square feet, of all built-upon areas including parking and loading facilities.
- (16) The percent of the project that will be covered with an impervious surface.

- (17) The accurate location of all perennial stream and natural drainage areas on the property and their required stream buffers.
- (18) Identification of the particular Watershed Protection Overlay District in which the project is located.
- (19) Names of adjoining property owners.
- (20) The total number of dwelling units proposed on the lot or tract.

(F) ***Placement of Buildings.***

- (1) There shall be maintained at least twenty (20) linear feet of open space between individual and unattached buildings in a residential planned building group.
- (2) Any group of buildings forming a courtyard shall have at least twenty-five (25) percent of the perimeter of such courtyard open for access by emergency vehicles.
- (3) Where the length of a street exceeds two hundred (200) feet and where there exists six (6) or more dwelling units, an area must be provided for the turnaround of fire-fighting vehicles on a paved or graveled surface. This area shall not be used for parking and shall subscribe a circular area having a radius of thirty five (35) feet or shall have a configuration which provides comparable turnaround space.
- (4) ***Fire Hydrants.*** See Article 25.