

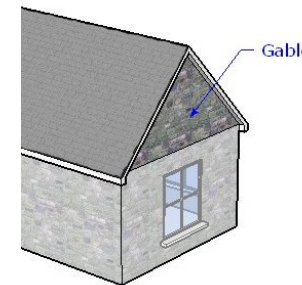
Strategic Investment Overlay Zone

Design Guidelines



All new development created under the SIZ shall include a number of minor design and site planning elements to ensure quality and compatibility with general housing trends within the city. The standards are as follows:

1. Front porches cannot be closer than 10' from any front property line;
2. Building materials shall be of wood, fiber-cement siding or other siding of similar or superior quality, stone or brick;
3. Optimize privacy of residents and minimize infringement on the privacy of adjoining land uses through the strategic placement of windows, door entrances, porches, and similar structures, especially as it relates to accessory structures;
4. Building orientation should maintain the integrity of the streetscape and provide direct, safe access to the street; and
5. Building shall use at least five (5) of the following design elements:
 - Dormers along the facades facing public streets;
 - Gables (pitch not less than 5:12) along the front facades facing public streets;
 - Recessed entries along the faces facing public streets;
 - Bay or bow window (minimum 12-inch projection) along the facades facing public streets;
 - Eaves (minimum 6-inch projection) along the facades facing public streets;
 - Off-sets in building face or roof (minimum 12-inches) along the facades facing public streets.



OAKDALE NEIGHBORHOOD



Oakdale Neighborhood - Existing



Oakdale Neighborhood - Concept A



Oakdale Neighborhood - Concept B

The Oakdale Neighborhood is ideally located to provide much-desired housing in downtown. The existing fabric of the mill village vernacular can be enhanced with new development that respects the scale of the neighborhood while interjecting new styles of architecture that are complementary to the mill vernacular. The following pages illustrate guidelines for new construction in the mill vernacular.

By completing the street grid in the neighborhood, several additional lots can be created. These will provide nice, market rate lots for new homes. These homes will nicely terminate the views from each road. The new street will create a few small lots, which can become small neighborhood parks or gardens.

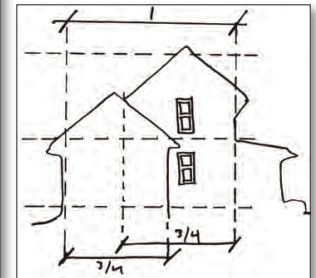


Oakdale Neighborhood - Concept C

OAKDALE NEIGHBORHOOD

Vernacular: Arts and Crafts Two-Story Cottage (1,800 - 3,200 SF)

This two-story single family house is based on a symmetrical plan and elevation with a central entry. The footprint and plan can be expanded by maintaining the symmetry, scale and proportions of the design. The number of windows can be increased, but should honor the symmetrical precedent.



Design Elements

Key Element:
Brackets at eave



1 Porches

- Porches 8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12
- Materials
 - Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
 - Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

- Windows
 - Double hung, 6 over 6 lights
 - 2:1 overall proportions
 - Windows: Painted wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")
- Doors
 - Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained.

- Walls
 - Smooth-finish wood or fiber-cement lap siding.
 - Foundations & Chimneys: Brick veneer.
 - Trim: Wood

4 Yard

- Setback is consistent with other houses on the street.
- House is set back from street allows for front yard.
- Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.

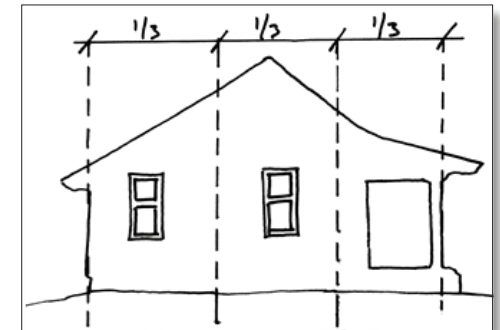
OAKDALE NEIGHBORHOOD



Vernacular: Arts and Crafts Two-Story Cottage (1,200 - 1,800 SF)



The Mill Cottage originally housed two families and had a shared, central foyer and front porch. This style could serve as a small, single-family home or a duplex with two studio apartments. The footprint can be expanded by maintaining the existing buildings proportions, utilizing the same door and window proportions, and tying into the existing roof condition.



Design Elements

Key Element:
Symmetrical Plan



1 Porches

- Porches 8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12
- Materials
 - Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
 - Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

- Windows
 - Double hung, 6 over 6 lights
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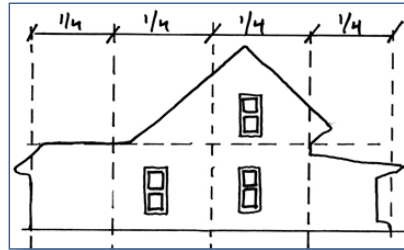
- Walls
 - Smooth-finish wood or fibercement lap siding.
 - Foundations & Chimneys: Brick veneer.
 - Trim: Wood

4 Yard

- Setback is consistent with other houses on the street.
- House is set back from street allows for front yard.
- Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.

OAKDALE NEIGHBORHOOD

Vernacular saltbox and cottage style combination (1,200–1,800 SF)



This style utilizes the same basic proportions of the second style while raising the roof to allow for a single bay of rooms and storage space. This house in particular utilizes a Saltbox style roofline, which creates a high eave line to the street, and low eave to the back yard.



Design Elements

Key Element:

Craftsman porch columns



1 Porches

- Porches >8' depth
- Presentation to street, connection from porch steps to public sidewalk.

2 Roofs

- Pitch: 4:12 to 8:12

Materials

- Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles.
- Soffits: smooth-finish wood, fiber-cement or composition board.

3 Exterior

Windows

- Double hung, 6 over 6 lights
- 2:1 overall proportions
- Windows: Painted wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained.

Walls

- Smooth-finish wood or fiber-cement lap siding.
- Foundations & Chimneys: Brick veneer.
- Trim: Wood

4 Yard

- Setback is consistent with other houses on the street.
- House is set back from street allows for front yard.
- Main floor level is 18-24" above ground level on brick perimeter wall. Plantings at drip line of roof above absorb roof drainage and soften the visual boundary between house and ground.

COTTAGE

Description

The Cottage Use permits single-family homes on lots with a minimum area of 2,500(1,500)s.f. and a minimum width of 40 ft. If chosen, the Cottage is permitted in the SIZ in addition to the site development standards listed in the table, on page..

Cottage development is subject to the following regulations:

- A cottage development project may not exceed one acre in total site area.
- The main entrance of a cottage home shall face the front property line, except on a flag lot.
- Cottage homes shall provide an entry-level covered porch with a minimum depth of 8 ft. along at least 50% of the front building façade, except on a flag lot.
- Two hundred s.f. of private open space is required for each cottage lot. For a cottage special development no more than eight lots, 250 s.f. of community open space is required for each lot. The community open space requirement is in addition to subdivision requirement.
- Parking: Two spaces required. Parking, other than in a driveway, is not permitted in a front yard.



The requirements above are more restrictive than those required for other singly-family development to ensure the SIZ is designed well and is compatible with the neighborhoods.

Design Elements

- | | | | | |
|--|---|--|--|--|
| <p>1 Porches</p> <ul style="list-style-type: none"> ⇒ porches >8’ depth ⇒ presentation to street, connection from porch steps to public sidewalk | <p>2 Roofs</p> <ul style="list-style-type: none"> ⇒ Pitch: 5:12 to 8:12 <p>Materials</p> <ul style="list-style-type: none"> ⇒ Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles ⇒ Soffits: smooth-finish wood, fiber-cement or composition board. | <p>3 Exterior Windows</p> <ul style="list-style-type: none"> ⇒ Double hung, 6 over 6 lights ⇒ 2:1 overall proportions ⇒ Windows: paned wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8”) | <p>Doors</p> <ul style="list-style-type: none"> ⇒ wood, fiberglass or steel with traditional stile-and rail proportions and raised panel profiled painted or stained. <p>Walls</p> <ul style="list-style-type: none"> ⇒ smooth-finish wood or fiber cement lap siding ⇒ Foundation & chimneys: brick veneer ⇒ Trim: wood | <p>4 Yard</p> <ul style="list-style-type: none"> ⇒ Setback is consistent with other houses on the street. ⇒ House is set back from street, allows for front yard. ⇒ Main floor level is 24” above ground level on brick perimeter wall. Plantings at drip line of roof absorb roof drainage and soften the visual boundary between house and ground. |
|--|---|--|--|--|

South Hartsville Neighborhood

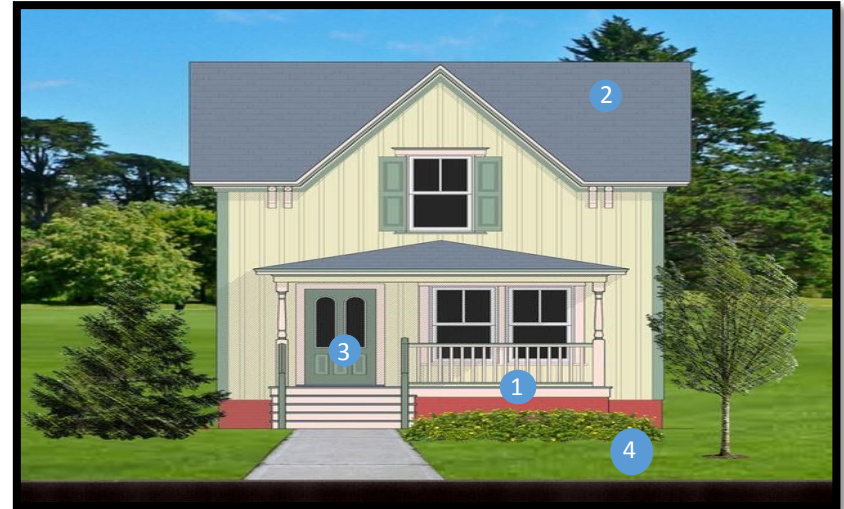
URBAN HOME

Description

The Urban Home use/type permits detached single-family homes on lots with a minimum area of 3,500 (2,500) s.f. and a minimum width of 50ft. If chosen, the Urban Home is permitted neighborhood wide. In addition to the site development standards listed in the table on page, Urban Home development is subject to the following additional regulations:

- If Urban Homes are proposed for the entire length of a block face, the minimum front yard setback may be reduced to 15ft.
- For Urban Home lots adjacent to a legally developed lot with a front setback less than 25 ft., the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots.
- For an Urban Home with a front driveway:
 - the garage must be at least five feet behind the front façade of principle structure,
 - And,
 - for a garage within 20ft. Of the front façade, the width of the garage may not exceed 50% of the width of the front façade.
- The main entrance of an Urban Home shall face the property line treated as the front, except on a flag lot.
- Urban Home shall provide an entry-level covered porch with a minimum depth of 8 ft. along at least 50% of the front building façade, except on a flag lot.
- Parking: 2 spaces required. Parking, other than a driveway not permitted in a front yard.

The requirements above are more restrictive than those required for other singly-family development to ensure the SIZ is designed well and is compatible with the neighborhoods.



Design Elements

1

Porches

- ⇒ porches >8' depth
- ⇒ presentation to street, connection from porch steps to public sidewalk

2

Roofs

- ⇒ Pitch: 5:12 to 8:12

Materials

- ⇒ Standing seam metal, slate (including manufactured slate products), asphalt or composition shingles
- ⇒ Soffits: smooth-finish wood, fiber-cement or composition board.

3

Exterior Windows

- ⇒ Double hung, 6 over 6 lights
- ⇒ 2:1 overall proportions
- ⇒ Windows: paned wood or solid cellular PVC, or vinyl clad. True divided or simulated divided light sash with traditional profile (7/8")

Doors

- ⇒ wood, fiberglass or steel with traditional stile-and rail proportions and raised panel profiled painted or stained.

Walls

- ⇒ smooth-finish wood or fiber cement lap siding
- ⇒ Foundation & chimneys: brick veneer
- ⇒ Trim: wood

4

Yard

- Setback is consistent with other houses on the street.
- ⇒ House is set back from street, allows for front yard.
- ⇒ Main floor level is 24" above ground level on brick perimeter wall. Plantings at drip line of roof absorb roof drainage and soften the visual boundary between house and ground.

NEIGHBORHOOD MIXED-USE BUILDING

Applied to Specific Properties

The Neighborhood Mixed-Use Building special use permits a mix of uses, including residential, within a single building on a site measuring one(1) acre or less. If chosen, this special use is applied to specific properties in the SIZ. The Neighborhood Mixed-Use Building is an option available only to designated properties in the SIZ. A critical distinction is that the Neighborhood Mixed-Use Building prescribes a mix of commercial and residential in one building structure that has pedestrian oriented design standard. In addition to the site development regulations given in the table, the Neighborhood Mixed-Use Building must meet the following requirements:

- Residential units must be above the ground floor and not more than 50% of the gross floor area of the ground floor; however residential units are not required.
- Drive-through facilities are prohibited.
- House of Operation: a neighborhood association for different parts of the SIZ may choose to limit commercial/office business hours of operation.
- Parking Requirements:
 - For commercial uses, must provide at least one vehicle space for each 500s.f. of gross floor area.
 - For residential uses, must meeting parking requirements stated in...
 - Parking must be located to the rear & the side, with not more than 50% located on the side. NO parking is permitted in the front yard.

Design Elements



- Lighting
 - ⇒ All exterior lighting must be hooded or shielded
 - ⇒ At the property line, the lighting may not exceed 0.4 footcandles.

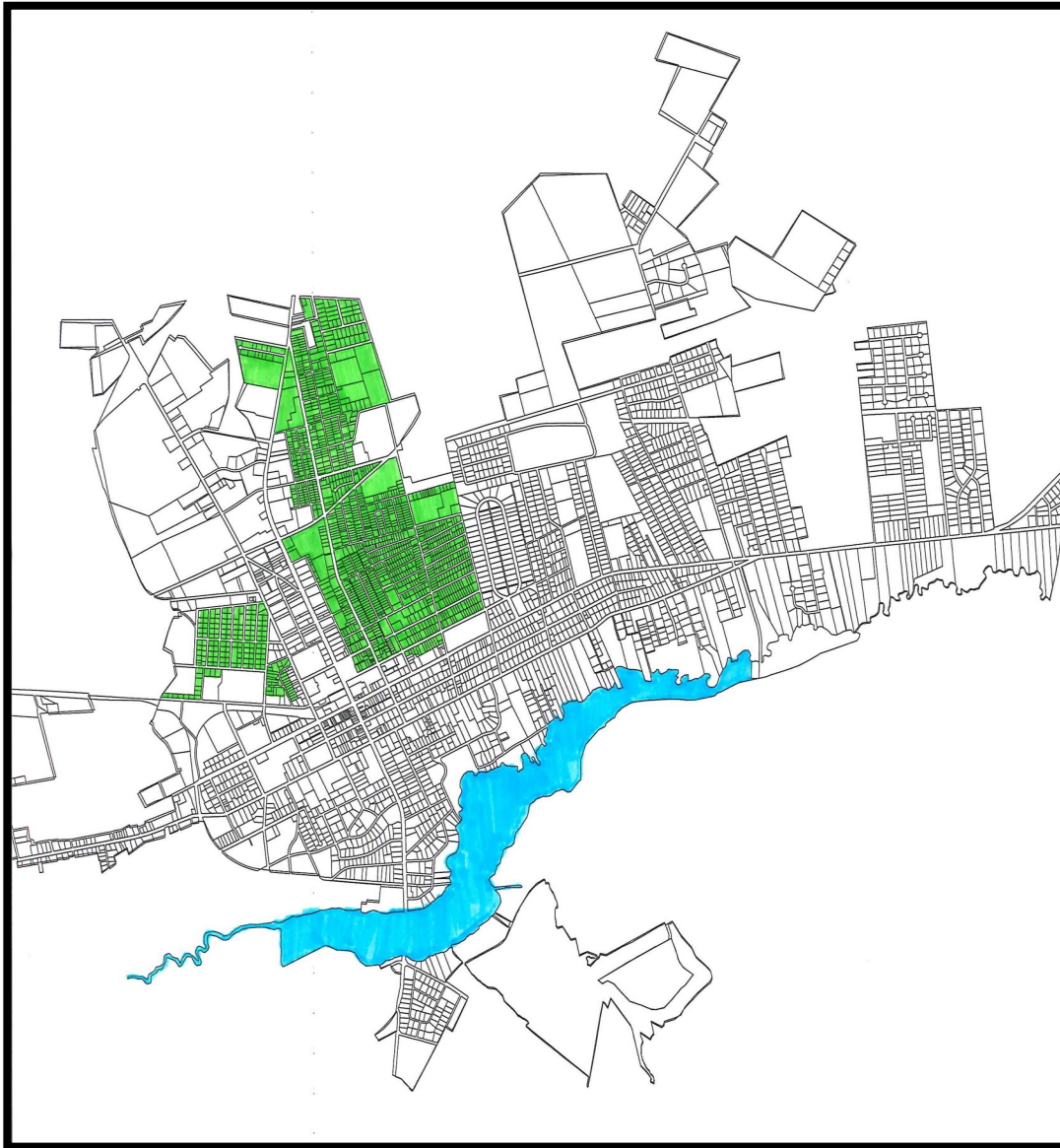
- Building Façade:
 - ⇒ May not extend horizontally in an unbroken line for more than 30 ft.
 - ⇒ Must include: windows, balconies, porches, stoops, or similar architectural features.
 - ⇒ Must have awnings along at least 50% of the length of the ground floor façade
 - ⇒ At least 50% of the wall area must consist of doors or clear or lightly-tinted windows.

- Landscaping
 - ⇒ Required, unless streetyard is less than 1,000 s.f. in area.
 - ⇒ Landscaped islands, peninsulas, or medians are not required for parking lots with less than 12 spaces.

SITE DEVELOPMENT REGULATIONS

	MIN	MAX
LOT AREA	5,750S.F.	---
LOT WIDTH	50FT.	---
STREETSIDESETBACK	10FT.	---
FRONTYARDESETBACK	5FT./10FT.	10FT./15FT.
BUILDING HEIGHT	---	The buildings adjacent to roadways with more than 2 lanes, refer to base zoning district

Strategic Investment Overlay Zone



Oakdale Neighborhood



South Hartsville Neighborhood

