

Town of Lake Lure

Design Guidelines for
New Commercial Construction



Clemson University
Department of Planning and Landscape Architecture
in partnership with the
Town of Lake Lure

August 2008

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Acknowledgements

Thank you to the Town of Lake Lure for providing this opportunity for Clemson University students to participate in this wonderful project. We strive to inspire our students by working with projects that are looking for new and innovative ways to plan our environments. We hope that the ideas presented here will also provide inspiration for the boards, staff and administration of the Town of Lake Lure as they strive for a happy, healthy, thriving community. Special thanks to:

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Cover Image: Courtesy of Jim Proctor Photography

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1.0 Introduction

The Town of Lake Lure is a unique community that attracts many visitors and new residents each year. The town's natural resources, namely mountains, lake, and forest, provide an array of recreational opportunities. As the town continues to experience rapid growth, it is essential to protect the town's natural resources and unique "mountain-lake character". These design guidelines strives to achieve these goals by identifying desired aspects and setting these desires as guidelines for future development. It includes site aspects and building design. These design guidelines and the design review process, outlined in section 6.0, emphasize quality growth within the Town of Lake Lure to retain and enhance its unique character.

The Town of Lake Lure created the 2007 – 2027 Comprehensive Plan to guide development for the next 20 years. The Comprehensive Plan addresses all aspects of growth in the town and is the basis for the creation of design guidelines. The areas of commercial growth identified within the comprehensive plan are broken down into three commercial district types for these design guidelines: downtown, big-box and small-scale commercial. The designs for each type of commercial district strive to maintain the character of Lake Lure.

On September 17, 2007, graduate students from Clemson University's City and Regional Planning program met with stakeholders from the Town of Lake Lure. The stakeholder group consisted of Lake Lure Town officials, developers, landscape architects, local business owners, engineers and interested citizens. The objective of the stakeholder meeting was to gather information on the desired development patterns in keeping with the vision of the community. These design guidelines are a reflection of the information gathered during the meeting and is intended to guide development in a manner that will maintain the Town of Lake Lure's sense of place.

These design guidelines are essential in the process of reviewing proposed new development, as the review boards should base review decisions upon the contents of this document in conjunction with the existing Town regulations. The Town of Lake Lure's Zoning and Planning Board and Board of Adjustment use their discretion to approve each development as it is presented to them. If the proposal demonstrates consistency with the design guidelines, avoiding undesirable design elements, then the Zoning and Planning Board should recommend approval of the design to the Board of Adjustment. In order to ensure a review process favorable to the town, developer and citizens, the design guidelines should be followed to the greatest extent possible.

1.1 Letter from the Mayor

OFFICE OF THE MAYOR
TOWN OF LAKE LURE
2948 MEMORIAL HWY
LAKE LURE, NORTH CAROLINA 28746

Dear Developer and Design Professionals:

The Town of Lake Lure, a mountain-lake community, is truly a unique place. There has always been a desire among its residents to preserve those qualities that define its special character. We believe that, employing the principles of environmental stewardship and smart growth, we can have quality development, while at the same time protecting our community. It is important we maintain Lake Lure's "sense of place" for ourselves as well as for those who will follow in our footsteps. Our goal is to make our town the best possible place to live.

With the adoption of the town's first comprehensive plan in 2007, Town Council emphasized its commitment to quality growth, good design and appearance standards. This same year, Town Council also took bold steps and appointed a Design Guidelines Stakeholder Advisory Committee and secured the assistance of Clemson University to begin a process to develop a visual manual to facilitate good design as we grow into the future.

The document you hold is the result of this process. Please give it careful review and use the principles found herein in your design. After reading this document, if you have any questions, the Community Development Department staff is always available to assist you.

Sincerely yours,



Jim Proctor
Mayor

1.2 Letter from Advisory

As Mayor Proctor's opening letter explains, the Town of Lake Lure has historically been a strong supporter of land use planning. Most live here precisely because Lake Lure is a mountain-lake community with a unique history and architectural appearance, surrounded by breathtaking natural beauty. With citizens' seriousness about protecting these assets, the Town Council believes that the town will become a model of the way successful planning can permit growth, yet preserve those qualities which make Lake Lure special.

Although commercial design standards had been adopted via zoning regulations in 1995, the story of the "Design Guidelines for New Commercial Construction" begins with the 2007-2027 Comprehensive Plan, the town's first comprehensive plan, which the Town Council initiated in 2006 and adopted in 2007.

LandDesign, Inc., hired by Town Council and working with a comprehensive plan steering committee, distributed surveys to all property owners in the town, interviewed stakeholders, and drafted the comprehensive plan. Of 2,992 surveys sent out, an amazing 31.4 percent were returned. The survey included the following statements (and responses): 1. the traditional character of the Town is being threatened by new development in town limits (53.6% Agree); 2. Lake Lure should maintain its "mountain town" character (84.4%); 3. Lake Lure should develop stronger architectural guidelines for new commercial construction/development (82.5% Agree). With the responses to these statements clearly and strongly in the "Agree" category, the comprehensive plan outlined the need to develop design guidelines for new commercial construction. See Policy CA-1-1.1 of the 2007-2027 Comprehensive Plan.

The Town of Lake Lure "Design Guidelines for New Commercial Construction" was developed through a process initiated by the Town of Lake Lure and managed by Clemson University Professor, Pernille Christensen, and the Community Development Director. In August of 2007, Town Council adopted a resolution to establish a formal understanding with Clemson University to develop design guidelines for new commercial construction per the 2007-2027 Comprehensive Plan. A steering committee, appointed by Town Council to assist Professor Pernille Christensen and her team of students in developing the guidelines, included persons from the following interest groups: Commercial Building Owners, Business Owners, Realtors, Contractor/Builders, Building Designer/Architects, Developers, Landscape Designer/Architects, Landscape Installers, the Hickory Nut Gorge Chamber of Commerce, the Lake Lure Artists, the Comprehensive Plan Steering Committee, the Lake Structure Appeals Board, the Lake Advisory Committee, the Board of Adjustment, and the Zoning and Planning Board, plus property owners from various geographical areas within town limits. Professor Christensen and her students drew upon resources from existing design guidelines, including ideas from such western North Carolina municipalities as Highlands and Banner Elk that have long used design guidelines to communicate "good design" to commercial project designers, as well as other municipalities across the US.

This document represents the efforts of the Design Guidelines Steering Committee who provided valuable input during the development process and should be recognized not only for

the effort put forth, but also for the commitment to high quality commercial development. It also reflects the careful review and input of the Zoning and Planning Board. After the steering committee and Clemson University completed the first draft, the Zoning and Planning Board refined the design manual to produce the final version.

The following were members of the Design Guidelines Steering Committee and the Zoning and Planning Board:

Design Guidelines Steering Committee

Zoning and Planning Board

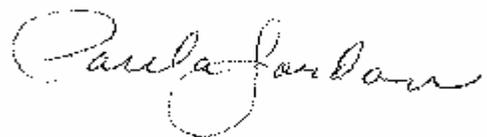
- Norman Shannon
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- Robin Proctor
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- Fred Noble
- Linda Turner
- Jeff McGahee
- John Cloud
- Carol Choun
- Lyn Weaver
- Rick Coley
- George Wittmer
- Pam Price
- Luther Smith

- Dick Washburn, Chairman
- Tony Brodfuhrer, Vice-chair
- Bill Bush
- Paula Jordan
- Bud Schichtel
- Russ Pitts, Council Liaison

Town staff, the Community Development Attorney, and others contributed to the development of the design manual. We would like to express deep appreciation and respectfully acknowledge them and the two groups named above for their effort, ideas, and dedication. It should be understood that this “Design Manual for New Commercial Construction” is in no way intended to limit the creativity of designers. Rather, its purpose is to propose a broad range of design options that those most affected by the commercial construction would find compatible with Lake Lure, in all its richness, by the year 2027.

Zoning & Planning Board

Design Guidelines Steering Committee



Richard Washburn, Chairman

Paula Jordan, ZPB Liaison

2.0 History

2.1 General History of Lake Lure

Lake Lure had its earliest beginnings in 1902 when Dr. Lucius B. Morse of St. Louis, Missouri, with the financial backing of his brothers Hiram and Asahel, purchased 400 acres of mountain land from Jerome Freeman for \$5000.00. The property included Chimney Rock, which Mr. Freeman had been operating as a popular tourist attraction for some years. As Dr. Morse worked to develop the park surrounding Chimney Rock, he often looked down on the valley below and imagined there a year-round resort community nestled into the rolling shoreline of a beautiful recreational lake. This dream moved toward reality when the brothers' company, Chimney Rock Mountains, Inc., raised funds through stock sales to purchase 8000 additional acres of land, the area that today includes the lake and the lower reaches of the surrounding mountains. The brothers then formed The Carolina Mountain Power Company, with a \$550,000 first mortgage from Stroud and Company of Philadelphia to begin construction of a dam at Tumbling Shoals on the Broad River, together with a power plant and distribution lines. Mees & Mees, a hydraulic engineering firm from Charlotte, NC, undertook construction of the dam. Meanwhile, the Bird Mortgage Company of Asheville, NC funded a \$1,000,000 mortgage for development of the resort on the land surrounding the lake. That mortgage was later acquired by the United States Fidelity and Guaranty Company of Baltimore.

The dam was completed in September 1926, and by 1927, the lake of 720 acres, with over 20 miles of shoreline, had been filled. Mrs. Morse suggested the name 'Lake Lure.' The Town of Lake Lure was incorporated the same year, including within its boundaries the entirety of the lake and the 7280 surrounding acres. Among the powers authorized for the new town by the North Carolina General Assembly are the right to acquire and hold real property, the express authority to regulate activities on Lake Lure, and significant discretion in the exercise of its authority to protect or promote the health, morals, order, safety and general welfare of the Town of Lake Lure.

On October 24, 1929, on the eve of the Great Depression and the failure of the national economy, both mortgage companies foreclosed their mortgages and plans for the resort surrounding Lake Lure came to a halt. Lee Powers, a new resident of Lake Lure, sold the foreclosed land on behalf of the United States Fidelity and Guaranty Company. Stroud & Company continued to operate the lake, dam, power plant, and distribution lines and named an employee, William Rommell, as president of the Carolina Mountain Power Co. to oversee the operation of the property. Mr. Rommell issued permits for lake structures and arranged year-to-year lease agreements by which the town operated recreation facilities on the lake. Willard Searcy was employed to manage the dam, power plant, and distribution lines.

Lake Lure was acquired by the town from the Carolina Mountain Corporation. The acquisition by the town was facilitated by legislation enacted by the North Carolina General Assembly in 1963 that authorized the Town of Lake Lure to issue revenue bonds for the purpose of acquiring Lake Lure. The acquisition was completed on July 26, 1965. Lake Lure is held in trust by the Town for benefit of the citizens of Lake Lure.

2.2 Lake Lure Planning History

Prior to the town's inception, Dr. Lucius B. Morse outlined his vision of a resort town in Chimney Rock Mountains by creating the "General Plan for the Development of a National-All Year-Mountain Lake Resort in the Chimney Rock Mountains". The original 1927 plan included residences such as beachfront cottages as well as mountain lots and estates. Several clubhouses were planned around the lake, as well as hotels, golf courses, a zoo, amusement park and several community centers. Largely due to the Great Depression's effect, not all of the original plans came into fruition. However, the lake has always remained the centerpiece of the area, valued for its recreational and resort uses.

The first planning committee in the Town of Lake Lure arose from the town's ownership of the lake, which limited homeowners' right to place boathouses or docks on the lake and homeowners' use of the Lake. On March 24, 1992, the Town of Lake Lure established the Lake Advisory Committee which advises on several pertinent issues:

1. Revisions to policy regulating the construction and use of structures on Lake Lure.
2. Enforcement of regulations to create a safer environment for all who use the lake.
3. A community network that could handle warning and clean-up operations before and after major storms.
4. The various ways of improving fishing on Lake Lure.
5. Silt removal, dredging and other methods that could be used to improve the ecosystem of the lake.
6. Boat use regulations, no-wake zones and navigational aids.

Finally, in 2003, the North Carolina General Assembly authorized the establishment of the Lake Lure Marine Commission, which puts forth regulations applicable to Lake Lure and its shoreline area concerning all matters relating to or affecting the use of Lake Lure.

A comprehensive plan is an essential tool for a town or municipality that seeks to guide development toward a preferred vision. The Town of Lake Lure produced its first official land use plan in 1997, providing recommendations regarding the future land use; and in accompanying this plan, the Strategic Planning Steering Committee provided defined short-term steps in addressing issues raised in the plan. The Town of Lake Lure wrote its first full Comprehensive plan in 2007, which addresses development and growth concerns for the next twenty-years. This plan looks specifically at an inventory of existing conditions, issues and opportunities at present, and then sets forth goals, objectives and policies. Each of these topics is addressed for various elements of the comprehensive plan, such as economic development and transportation. There is special emphasis on the lake itself since the natural environment of the town emphasizes recreational uses. Intended to be reviewed annually and updated every five years, the comprehensive plan seeks to effectively deal with new growth in the area while retaining the character that makes the town so unique and beloved.

3.0 General Characteristics of Lake Lure

Lake Lure is a mountain-lake community nestled in Hickory Nut Gorge, through which the Rocky Broad River flows. All of this is located in the Chimney Rock Mountains of the Blue Ridge Mountain Range. The town is situated around Lake Lure, which is 720 acres, with a surface elevation of 990 feet above sea level. This water elevation is maintained within eight inches year round, as the town owns both the lake and the dam that controls the water level. People come to the area to enjoy the natural beauty of the lake and the surrounding mountains. The existing architecture, both Mediterranean style and a rustic mountain-lake style, creates the character and exhibits the history of the town. As the town grows, the Design Guidelines will ensure that new developments enhance the sense of place that attracts people to the area.

There is no industrial base or manufacturing in Lake Lure. The town was established specifically as a resort area, and has remained that way since its founding in 1927. This period gave rise to many historic buildings in the Mediterranean architectural style that are still present in the downtown area today. The 1927 Lake Lure Inn & Spa and the Arcade Buildings are well-preserved examples of this style. Additional development has adopted rustic mountain-lake architecture that blends with the environment and natural surroundings.



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4.0 Historic Inventory

The historic structures of Lake Lure embody the unique history of the town, its start in the early twentieth century, and its evolution into a popular lake resort. The historic structures that are extant today contribute to the unique heritage of Lake Lure as a resort town created entirely around the vision of one man. The continuing popularity of Lake Lure as a destination for many people results from a beautiful man-made lake, and the town's historic structures that shape its sense of place. These structures should be protected and recognized. The structures listed here are recognized by the North Carolina State Historic Preservation Office as having historical significance.

Lake Lure Administration Buildings ca. 1926

Lake Lure Lodge ca. 1926

The Lake Lure Administration Building and the Lake Lure Lodge were constructed by an architecture firm located in Philadelphia, PA. The buildings were part of the original Chimney Rock Development Company town plan. The structures, with their stucco surfaces, gabled and hipped tile roofs, paired windows, and arcades, depict the mission style architecture characteristic of early Lake Lure structures.

Lakeview Service Center ca. 1926

The Lakeview Service Center is a one-story filling station with a stucco surface and a hipped roof supported by arches that extend out over the service area. The structure attests to the original attempts at creating a cohesive downtown area for Lake Lure.



Lake Lure Lodge (Inn), ca. 1926



*Lake Lure Administration Buildings
(Arcade Building), ca. 1926*



Lakeview Service Center, ca. 1926

Pine Gables ca. 1782

Pine Gables, also known as the Logan house or Red Coach Inn, is composed of two attached square log houses clad in weatherboard. The oldest parts of the structure are believed to have been erected over two hundred years ago by Dr. John Washington Harris. The gables were added ca. 1880 and the porches were also altered at this time, contributing to the many changes undergone by the house since its construction. The structure currently showcases nineteenth century porch sawn-work. Pine Gables is the only structure in Lake Lure currently on the National Register of Historic Places, and it is believed that three presidents lodged at the inn.



Pine Gables, ca. 1782

Ward House (Haynes Mansion) ca. 1925

The Ward House is located on a mountain overlooking Lake Lure. The Ward family commissioned a Florida architect to design the building and a local builder constructed it. The house uses many of the same Mediterranean elements as the original commercial town buildings, using specifically Spanish Colonial details, like the paired and arched windows, low hipped roofs, and bracketed eaves.



Ward House (Haynes Mansion), ca. 1925

Dr. James Washburn House ca. 1927

This Chalet Style house was designed by Courtland Van Brunt, son of noted architect Henry Van Brunt, for Dr. and Mrs. James Washburn, his sister and brother-in-law. Dr. Washburn studied in Austria for a period of time, thus influencing the design of the building. The house uses a combination of brick and frame exterior and stone and half-timbering interior.



*Dr. James Washburn House
(Chalet Club), ca. 1927*

Whitesides Valley Church (Chimney Rock Baptist Church) ca. 1926

The congregation for Whitesides Valley Church, formed in 1892, moved the original structure and cemetery because they were to be flooded by the creation of the lake. The present structure is constructed in the Colonial Revival style, with brick exterior and a Doric columned portico. At this time the name was changed to Chimney Rock Baptist Church. It is not clear when the present structure was erected, or how much of the original still remains.



*Whitesides Valley Church
(Chimney Rock Baptist Church), ca. 1926*

Lake Lure Dam and Powerhouse ca. 1925-26

The Lake Lure Dam impounds the Broad River to form Lake Lure. The dam's intake and penstock supply water to the downstream powerhouse which serves as a hydroelectric station. The dam itself is configured in concrete, with multiple-arches and three steel, gated spillway bays. The dam has had no significant changes since its original construction. The dam was designed by the engineering firm Mees and Mees of Charlotte, NC. Construction on the dam was completed in 1926, and Lake Lure completely filled in 1927. The powerhouse and hydroelectric facility began operation in 1928.



Lake Lure Dam, ca. 1925-26

These other structures also have historic significance and should be considered for addition to the list in the future:

- The two original Lake Lure bridges
- The original boathouse
- Gary McCall's house
- The Lodge on Lake Lure

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5.0 Design Guidelines User Guide

5.1 Comprehensive Plan Requirements

In 2007 Lake Lure adopted a comprehensive plan for the town. In the process of completing the plan, a citizen survey was conducted regarding commercial development in Lake Lure. Within that survey, 82 percent of respondents agreed that the town needed to “develop stronger architectural guidelines for new commercial construction/development.” Therefore, in addition to considering future land uses, the plan calls for manuals that will regulate the size, placement and appearance of development within Lake Lure. This manual seeks to fulfill those requirements.

5.2 Purpose and Goals

The design guidelines are a response to residents’ desire to have new commercial development that is compatible with the scale and architectural style of the town’s existing buildings and development. While not intended to stifle or inhibit architectural creativity and design, the manual seeks to promote good design that is aesthetically pleasing, environmentally sound, and in character with Lake Lure.

5.3 Audience

Entities seeking to develop commercial establishments should reference these design guidelines as well as the Town of Lake Lure Zoning Regulation in order to decide if the development envisioned is appropriate for Lake Lure. Early consideration of all land use regulations and this manual will greatly facilitate the design review process and ensure that the new development is compatible with the existing built and natural environment.

5.4 How to Use the Manual

Architects and designers are encouraged to consult this document before creating designs and to take every opportunity to act on its suggestions, so that as many aspects of new development as possible will be in compliance with the desires of the Town of Lake Lure. The Town of Lake Lure Design Guidelines are intended to help developers produce quality developments that will be successful and will complement the character of Lake Lure. This manual was constructed following a participatory process and therefore reflects the desires of the stakeholders within the town.

Commercial development is divided into three categories. Big Box retail developments are any commercial building greater than 15,000 square feet. Smaller commercial buildings are divided into mountain-lake and Mediterranean styles, depending on where they are located. The Mediterranean section covers new development in the existing downtown area. All other commercial developments no larger than 15,000 square feet and not located in the downtown area are addressed by small-scale commercial section of the manual.

This manual is divided into three sections: downtown, big-box and small-scale commercial. Each section has several categories: relationship of building to its site, relationship of project to adjoining area, streetscape, landscaping, parking lots, sidewalks, open space, lighting, architectural style, mass and scale, exterior materials and façade, roof forms and materials, fenestration, entryway, accessory buildings and features, signage and color. The introduction

for each section contains an aerial map identifying the commercial district. The document is in a two page layout-one page contains a literary description of what is encouraged and discouraged, while the other page has images displaying the literary context.

The terms “encouraged” and “discouraged” mean exactly that. This document does not intend to set rigid requirements or prohibitions, but rather to guide architectural, landscape, and related design by suggestion rather than edict. Further it does not override any local, state or federal regulations. If there is a contradiction within this document to a requirement from a higher governmental authority, then the requirement from the higher authority takes precedence. It is up to the discretion of the respective boards to determine the validity of each case as it is presented to them.

It is required that all builders and/or developers be familiar with the Town of Lake Lure’s land use regulations and accompanying building regulations, as those regulations are not covered in this document.

6.0 Design Approval Process

All new commercial developments must go through the conditional use permit process prior to being issued a certificate of zoning compliance. The design review is a component of this process. The project may or may not be required to undergo thorough review, depending on the project and its compliance with existing regulatory zoning regulations. The conditional use permit application must be submitted to the Zoning Administrator along with

- Development Plan/Site Plan
- Building Elevation Drawings
- Floor Plans
- Landscape Plan
- Lighting Plan
- Sign Drawings
- Construction Schedule
- Description of Use(s).

The reviewer must present a cohesive vision of the project goals and how the builders/developer/architect intends to achieve them. Drawings must be comprehensive in nature. The application is then brought before the Development Review Committee for technical review. The Development Review Committee will make recommendations and forward the application on to the Zoning and Planning Board, which will then recommend approval or disapproval. Final approval of the project and plans is awarded by the Board of Adjustment. Please refer to the Commercial Building Review Process pamphlet and the Conditional Use Permit Process zoning regulations for further information.

6.1 Special Consideration

The following guidelines are meant to guide development in the local context, and to assure compliance with the principles set forth by the Town Council. These guidelines may be subordinated to the national standards if any conflicts occur; the guidelines, however, cannot be overruled by a standard set forth by a private entity. Special consideration will be given by the Community Development Director prior to the first design review provided that the developer of the project demonstrates that the existing guidelines conflict with national standards of that particular project. For example, certain national lighting standards do exist in the vicinity of ATM machines; and when an ATM machine is placed in the middle of the downtown commercial district, the national lighting standard will likely conflict with the local lighting guideline set forth in this manual. In cases like these, it is the responsibility of the developer and/or builder/architect to bring this to the attention of the Community Development Director.

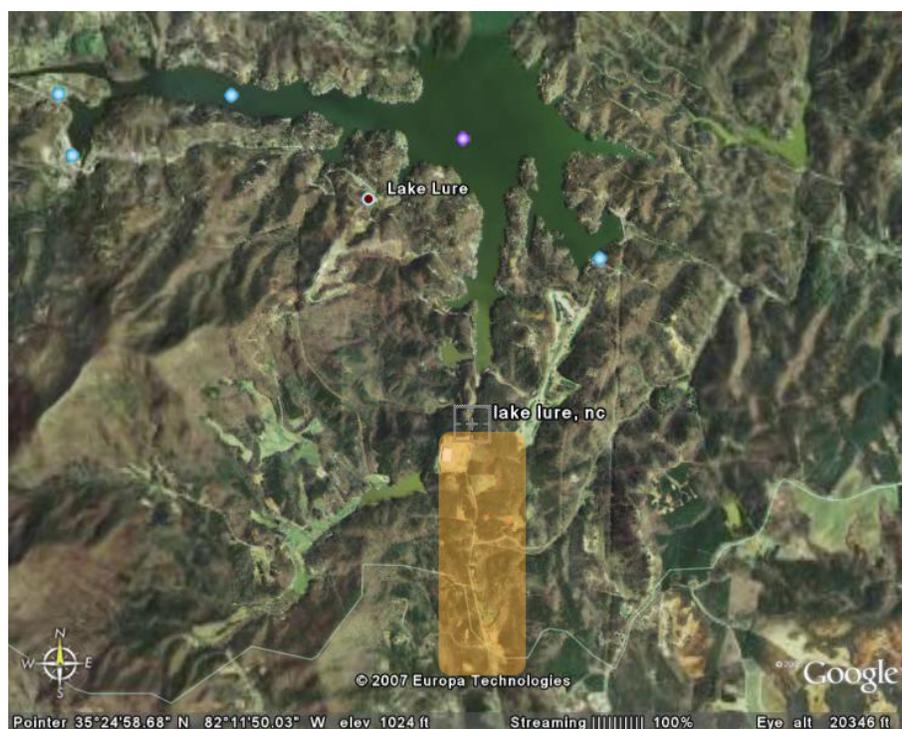
If the Design Guidelines do not allow for the proposed development and the development can prove to be complementary and beneficial to the town, one can apply for special consideration. It is recognized by both the Town of Lake Lure and the authors of these design guidelines that special cases can surface where, in some way or another, the project does not fully comply with the Design Guidelines but is beneficial to the town's intent. In this case, the developer and/or builder are encouraged to bring this to the attention of the Community Development Director early in the process.

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7.0 Big Box Commercial

Lake Lure's Big Box district encompasses the current Ingles grocery store and surrounding area on North Carolina Highway 9. Further commercial development in this area may reduce or eliminate the need to travel outside of Lake Lure for essential items. The design of such developments can reduce the negative impacts on the surrounding environment as well as provide for a more pleasing atmosphere. A focus on the pedestrian-scale aspect of big box developments can create more lively areas, attract more shoppers and possibly provide for residential living, if future zoning allows.

Big box developments may also include out-parcels, such as restaurants. Out-parcels, such as stand alone buildings, should be incorporated into the layout of the entire development to provide pedestrian access and uniformity of design. The architectural elements of the buildings will ensure that such large developments will still fit within the character of Lake Lure. The map below shows the location of the Ingles, which is a part of the big box district. It is acceptable for any future big box developments in Lake Lure to locate in this area, along North Carolina Highway 9, near its intersection with Highway 64/74A. Developments that occur near this intersection are visible from the lake, therefore efforts should be made to ensure that designs respect the viewshed as seen from the lake.



Google Earth

Image 7(A): Big box commercial area.

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7.1 Site Aspects

The requirements in this section seek to create a sense of harmony between a large commercial establishment and the site on which it is situated. New buildings should seek to blend with the natural environment while still being visible to the public. Taken together, the recommendations create an environment that is pleasing to the motorist and pedestrian, while still being conducive to commercial establishments. All aspects of the site design should seek to maintain the visual qualities of the Town of Lake Lure that make it a unique, resort-retirement, mountain town.

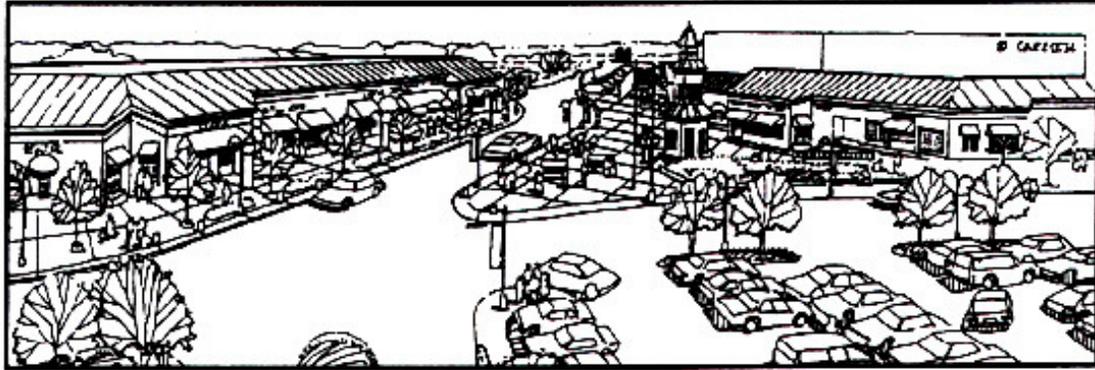
7.1.1 Relationship of building to its site

The characteristics that define a big box commercial establishment (extremely high square-footage and industrial structure) make it difficult to integrate fully with a site. Careful attention should be paid to the relationship of the structure to its site. By making choices that take into account the nature of the site itself, a big-box store can be placed on a site in such a way that it blends in with its surroundings and complements the landscape.

The following aspects of a development's design are **Encouraged**

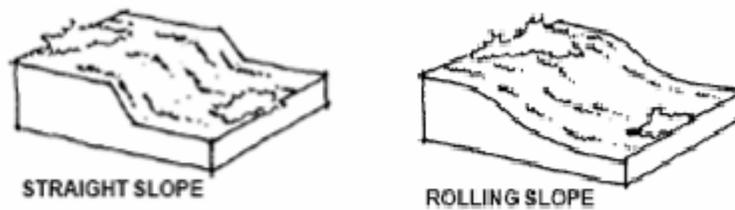
- Arrange buildings to be visually interesting on the site. Allow for views to and from the outside of the development.
- Situate building in a way that minimizes the impact on the surrounding environment by:
 - Following the contours of the land
 - Utilizing natural drainage patterns
 - Minimizing clearing of land
- Locate all utilities underground, where local topography and soil composition allow.
- The design of the site should incorporate central features that contribute to a sense of community through the addition of focal points that are not placed arbitrarily on the site but, when combined with the other elements of site design, bridge the connection between building and site and provide access to the town's sidewalk network. At least one of the following design elements should be incorporated into the site design:
 - Outdoor seating area/Patio
 - Clock tower, taking care to avoid obstructing mountain views
 - Water feature
 - Garden
 - Any other feature or designated space that is deemed by the Planning Board to successfully link building and site
- Building entrances should facilitate direct access to sidewalks for pedestrians and bicyclists and link to the commercial area's overall sidewalk network.
- Big box buildings should have maximum setbacks of 85 feet, while out-buildings should have a maximum setback of 25 feet, from the edge of right-of-way.
- Where grading and filling are needed, they should be kept to the minimum necessary so as to preserve the natural contour of the site.
- Building placement should create outdoor areas for shoppers to rest and have viewsheds of natural settings.
- Incorporate liner stores along the sidewalks of larger retailers to create a streetfront (**Image 7.1.1(A)**).
- Changes in grade that are rolling slopes (**Image 7.1.1(B)**).
- Buildings should merge with the forest when located at the forest edge.

7.1.1 Relationship of building to its site



Fort Collins, CO Design Standards and Guidelines for Large Retail Establishments

Image 7.1.1(A): Big Box development with liner stores fronting the streets.



Courtesy of Louisville, CO

Image 7.1.1(B): Discouraged straight slopes and acceptable rolling slopes.

[See also: **Image 9.1.1(A)**, and **Section 9.1.1**]

7.1.1 Relationship of building to its site (continued)

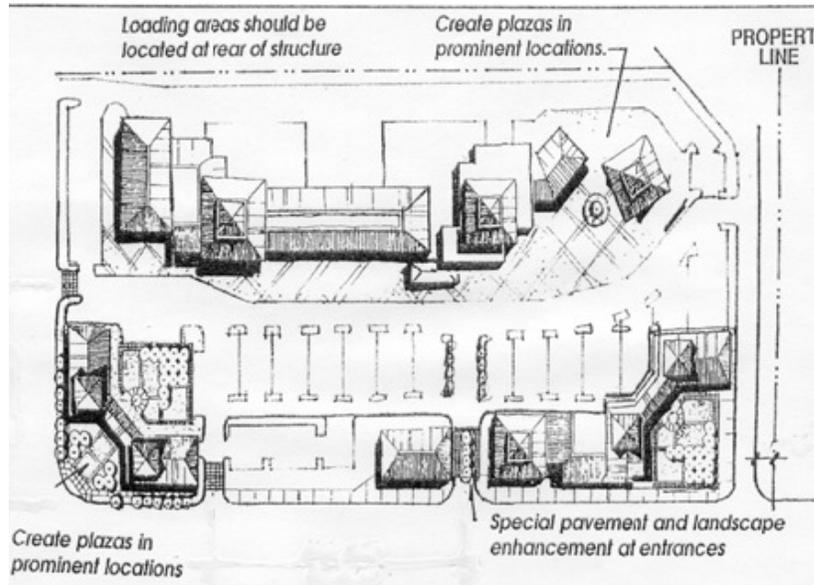
The following aspects of a development's design are **Discouraged**

- Blank walls on buildings. Landscaping or architectural elements can be used to add interest.
- Single stores arranged as islands in large parking lots. Buildings should be clustered on the site (**Image 7.1.1(C)**).
- Changes in grade that are straight slopes.
- Grade changes within the drip-line of existing trees that are to be retained (**Image 7.1.1(D)**).
- Clear-cutting for development (prohibited by town ordinance).
- Building over natural swales.
- Parking areas lacking trees and other vegetation (integrated vegetation is required by town ordinance) (**Image 7.1.1(E)**).
- Big Box developments lacking integrated outparcels.

**Summary of Resolution Directing Site Design
Policy NE-3-1.1**

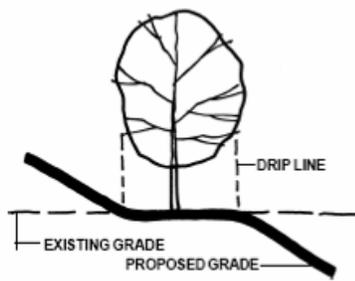
“Minimize negative impacts from grading on steep slopes and post-construction stormwater run-off.”

7.1.1 Relationship of building to its site (continued)



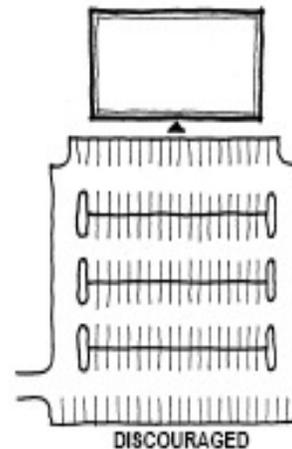
Courtesy of Arcadia, OR

Image 7.1.1(C): Buildings should be clustered on the site.



Courtesy of Louisville, CO

Image 7.1.1 (D): Preserve existing grade within tree drip lines.



Courtesy of Louisville, KY

Image 7.1.1 (E): Parking lots should have outparcels and vegetation.

7.1.2 Relationship of project to adjoining area

Big box structures often facilitate and appear in highly commercialized areas. The desire of the Town of Lake Lure to have all commercial buildings contribute to, and preserve its unique character, requires design concepts that will foster a sound relationship with adjoining commercial and residential areas.

The following aspects of a development's design are **Encouraged**

- Buildings should be sited to maintain pedestrian connectivity: e.g. building-to-building, building-to-streetscape (**Image 7.1.2(A)**).
- The project should respect the scale of surrounding buildings, including other smaller commercial businesses (**Image 7.1.2 (B)**).
- Outdoor storage, trash collection, recycle yards, and loading areas should be screened, recessed, or enclosed where viewable from adjoining properties and/or public streets (**Image 7.1.2 (C)**).
- Site design should ensure storm-water runoff control, ideally through the use of vegetated swales.
- A minimum setback of 35 feet from each property line should be employed to ensure the structure does not present unnecessary noise and views to adjoining property.
- Buildings should be in close proximity to streets (so long as distant viewsheds are not blocked) with vegetative screening to soften the view (**Image 7.1.2 (A)**).
- Paths and greenways for access from site to lake and other cultural areas via bicycles, pedestrian trails, and/or other alternative transportation.
- The building should complement existing architecture through the use of materials and stylistic elements that utilize the mountain town architectural style of natural materials such as wood and stone.

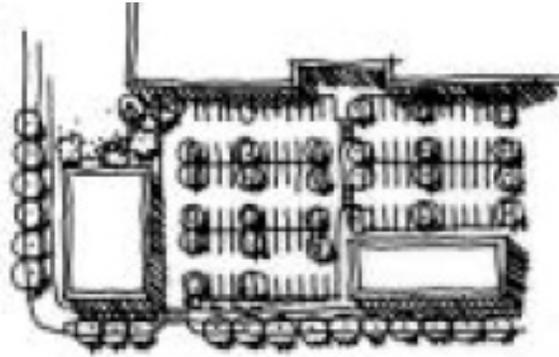
The following aspects of a development's design are **Discouraged**

- Maximizing setback, except as a means of preserving distant views.
- Lack of buffering from surrounding area.
- Buildings out of context to the area.
- Areas designated for trash collection, compaction, and outdoor storage should not be located within 20 feet of any public street, sidewalk, or other interior pedestrian walk.
- Design and construction of buildings that obstruct lake and mountain views.

Summary directing setback requirements
§ 92.031D CSC, COMMERCIAL SHOPPING CENTER DISTRICT
 (E) Setback Requirements

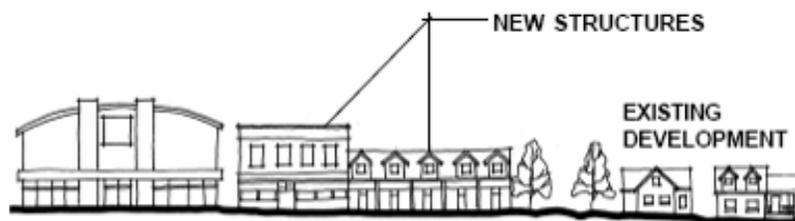
(2) The building setback from adjoining property lines to the buildings (e.g. those sides not abutting the street) should be not less than 35 feet.

7.1.2 Relationship of project to adjoining area



Courtesy of Lynnwood, WA

Image 7.1.2 (A): Set buildings in close proximity to one another and in close proximity to the street (except where distant viewsheds are impacted).



Courtesy of Louisville, CO

Image 7.1.2 (B): New structures should respect existing development.



http://library.ucsc.edu/mlar/2006/02/temporary_loading_dock_finishe.html

Image 7.1.2 (C): Loading areas should be screened by fences or landscaping.

7.1.3 Streetscape

Street design within big-box commercial centers should be easily navigable and accommodate motorists, pedestrians, and other alternative modes of transportation.

The following aspects of a development's design are **Encouraged**

- Integration of public space, street activity, and store-front access (**Image 7.1.3(A)**).
- A minimum of 100 feet of continuous street length should be maintained between curb cuts and motor-vehicle entryways except where not possible due to lot dimensions.
- Sidewalks should connect all parking areas, buildings and public streets.
- Crosswalks should delineate pedestrian activity, e.g. contrasting materials, colors, and/or signage (**Image 7.1.3(B)**).
- Buildings should have ground floors that maximize public use.
- Plantings should be located along the street to provide a buffer between the pedestrian sidewalk network and the street (**Image 7.1.3(C)**). This buffer should:
 - Be a minimum of 3 feet wide.
 - Have continuous plantings that leave no more than 4 feet of space between plants when fully mature.
 - Have plants at a minimum of 2 feet in height when fully mature.
 - Consist of a minimum of two different plant types that are consistent throughout the buffer.
- Porous, organic materials creating texture and soft feel along sidewalk and/or street-side (e.g. brick sidewalks, stone curbs, grass stripping).
- Make efficient use of street frontages by sharing entryways and main circulation routes within commercial centers.
- Utilize alternate, pervious paving materials that reduce the total impervious surface and blacktop surface, e.g. brick sidewalks, stone curbs.
- Use of accented corners; e.g. bulb-out corners (**Image 7.1.3(D)**).
- Wide sidewalks should be utilized for outdoor seating and dining.

The following aspects of a development's design are **Discouraged**

- Solid concrete throughout public space (e.g. sidewalks).
- Parcel curb cut separation of less than 50 feet from a public road intersection.
- Developments that disregard public street-life and make no positive contributions to the public realm.

7.1.3 Streetscape



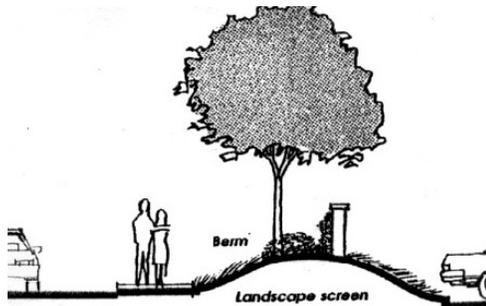
*Washingtonian Center, Gaithersburg, MD
Courtesy of Maryland Department of Planning*

Image 7.1.3(A): Big box retail development designed with a “main street” atmosphere.



http://www.memphisriverfront.com/riverfront/index.cfm?fuseaction=showInsidePage&page_id=54&page_parent=54

Image 7.1.3(B): Designated crosswalks with different paving materials.



Courtesy of Arcadia, OR

Image 7.1.3 (C): Buffers between parking lots and sidewalks make commercial centers more pedestrian friendly.



Courtesy of Vancouver, WA

Image 7.1.3 (D): Bulb out intersections calm traffic and reduce crossing distances for pedestrians.

7.1.4 Landscaping

Landscaping is the primary tool used to enhance the appearance of big-box commercial structures, minimize the appearance of such a large structure on a site, and provide natural buffers from the road and adjoining sites (see also: **7.1.7 Open Space**).

The following aspects of a development's design are **Encouraged**

- There should be a minimum of 1 tree planted for every 2,500 square feet of parking (see town regulations).
- Vegetation or fencing should buffer utilities and building walls.
- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped open space. (**Image 7.1.4(A)**). This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- A minimum of 3 different types of vegetation should be used in landscaped open space.
- Preservation of the natural features of the site (e.g. swales) and utilization of these features as natural drainage paths and/or earth berms.
- Use of native vegetation. Consult Appendix C for a list of native trees, shrubs, plants, and flowers appropriate for the climate of Lake Lure.
- Plant vegetation along sidewalks and in public spaces. (**Image 7.1.4(B)**).
 - Sidewalks: minimum 1 tree every 15 feet of sidewalk.
 - Low growing vegetation: 160 square feet for every 2500 sq. ft. of sidewalk.
- Provide screens:
 - Between parking lots and streets
 - Between streets and sidewalks
 - Between parking lots and sidewalks
 - Along blank walls
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height.
 - Include trees at least 10 feet in height.
- Parking areas should include planters, at both ends of a parking row, that are a minimum of 3 feet wide and the length of a full parking space (or two parking spaces if the parking rows are back to back). Vegetation should not exceed 2 feet in height when fully mature, with the exception of trees that are planted to shade cars provided they do not obstruct driver vision. Planters should be constructed of a barrier (for instance, a curb) that is a minimum of 6 inches by 6 inches.

7.1.4 Landscaping



Shops at Greenridge, Greenville, SC

Image 7.1.4(A) – Buffer between parking lot and sidewalk, clearly defined pedestrian realm.



<http://www.barkmanconcrete.com/products/commercial/commercial.html>

Images 7.1.4 (B) – Raised planters add interest to public space.

7.1.4 Landscaping (continued)

The following aspects of a development's design are **Encouraged**

- Developers should consult a professional landscaper.
- Raised planters are encouraged in public spaces (**Image 7.1.4(B)**).
- Vegetation types, heights and widths may vary.
- Landscaping should be located on all areas of building site: roofs, walls, floors and sidewalks.
- Plant beds are encouraged to be used as stormwater management tools.
- Additional trees and vegetation are encouraged in pedestrian gathering places.
- The use of flower beds mingled in with required tree screens and the use of flowering plants (annual and perennials) are encouraged.

The following aspects of a development's design are **Discouraged**

- Use of temporary plant containers.
- Absence of vegetation between street edge and building façade.
- Use of synthetic/artificial plant material (**Image 7.1.4 (C)**).
- Use of railroad ties or other wood treated with creosote or similar materials such as coal tar, due the toxic environmental hazard (**Image 7.1.4 (D)**).
- Hardscaping that is more than 30 percent of total landscaped lot area (see "Encouraged" section).

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

"Whereas, 88percent of the survey respondents selected "Agree" to the following statement: 'The Town should require tree planting for all new commercial development...'"

7.1.4 Landscaping (continued)



<http://www.kannandepartmentstore.com/images/flowers1.jpg>

Image 7.1.4 (C) – Synthetic plant materials are undesirable.



<http://extension.missouri.edu/explore/agguides/hort/g06985.htm>

Image 7.1.4 (D) – Railroad ties should not be used in landscaping.

7.1.5 Parking Lots

Parking lots should promote efficient circulation of vehicular traffic, while still being pedestrian friendly and aesthetically pleasing.

The following aspects of a development's design are **Encouraged**

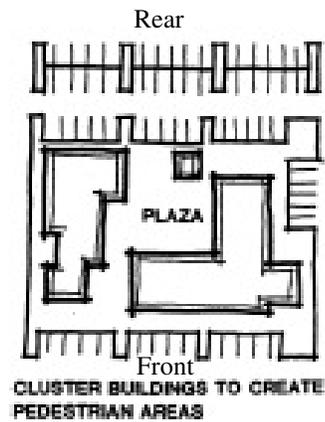
- Pedestrian and landscaping trails should be integrated throughout parking lot to connect to buildings – one trail or walkway for every two rows of parking (**Image 7.1.5 (A)**).
- Vegetation should be placed in parking lots: (**Image 7.1.5 (A)**)
 - Tree minimum: 1 tree every 2500 square feet of parking.
 - Low growing vegetation minimum: 124 square feet vegetation for every 5000 square feet of parking.
- Provide screens:
 - Between parking lots and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height.
 - Include trees at least 10 feet in height.
- Landscaping should be maintained in such a way that it does not interfere with driver visibility.
- Parking should be located on all sides of buildings (**Image 7.1.5(B)**). No more than 60 percent of off-street parking should be located between the primary street and building façade unless screened by vegetation or additional commercial buildings at the street frontage. The remaining 40 percent of off-street parking should be located in side or rear parking lots with clear pedestrian pathways to the building entrances.
- Minimize the number of required parking spaces by sharing existing parking and parking lot entries with other commercial uses.
- Locate and size parking lots so that parking is not the main feature of the site.
- Mitigate the appearance of large parking spaces with trees and landscaping.
- Utilize alternative surface materials to reduce the amount of impervious surface.
- Natural swales between parking lanes, and/or curb cuts leading into plant beds are encouraged in parking lots for stormwater management: this applies to paved parking (**Images 7.1.5 (C) & 7.1.5 (D)**).

7.1.5 Parking Lots



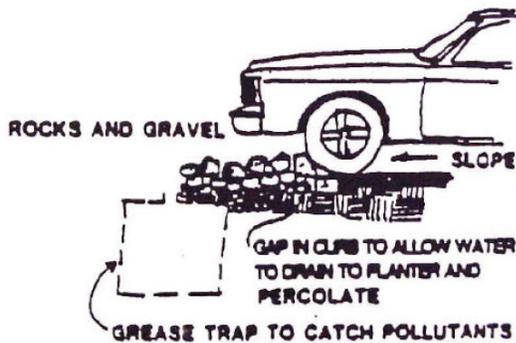
Courtesy of Louisville, KY

Image 7.1.5 (A) – Designate clear pedestrian realms through parking lots with vegetation and seating.



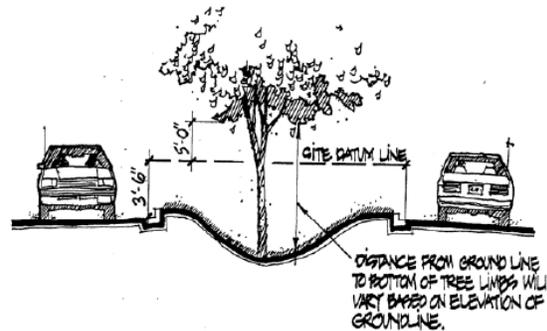
Courtesy of Louisville, KY

Image 7.1.5 (B) – Cluster retail establishments and locate as much parking as possible in the rear of the development.



Courtesy of Gainesville, FL

Image 7.1.5 (C) – Use natural drainage systems.



Courtesy of Gainesville, FL

Image 7.1.5 (D) – Natural swales between parking to handle stormwater management.

7.1.5 Parking Lots (continued)

The following aspects of a development's design are **Discouraged**

- Large expanses of parking lots without landscaping.
- Parking lots that visually dominate the site.
- Lots that are 100 percent impervious surface area (**Image 7.1.5 (E)**).
- Parking lots without pedestrian walkways; having only crosswalks from parking lot edge to building front (**Image 7.1.5 (E)**).
- All parking located in front of building (**Image 7.1.5 (E)**).
- Parking lot entrances that lead directly into head-on parking.

7.1.5 Parking Lots (continued)



Courtesy of Naples, FL

Image 7.1.5 (E) – Parking lots entirely of impervious surfaces and located in front of the building are undesirable.

7.1.6 Sidewalks

Sidewalks are an important aspect of connectivity, both from the street to the store entryway and between stores themselves. The specific dimensions and relationships discussed in this section seek to maintain and enhance pedestrian life.

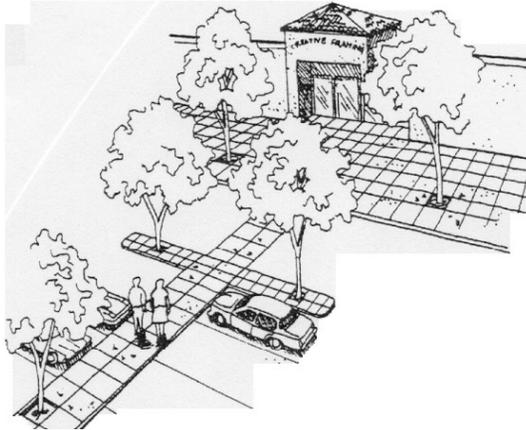
The following aspects of a development's design are **Encouraged**

- Designate clear pedestrian sidewalks and pathways through parking areas that lead to the main entry of the building (**Image 7.1.6(A)**).
- Provide a continuous system of internal pedestrian sidewalks, including those along building frontages, with a minimum width of 10 feet at building frontage and 8 feet on main walking arteries. Sidewalk system should connect to the town sidewalk network, or to the main town street where no sidewalk network exists (**Image 7.1.6(B)**).
- Provide buffers:
 - Between sidewalks and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height.
 - Include trees at least 10 feet in height.
- Sidewalks should connect buildings and public spaces.
- Distinguish pedestrian crosswalks through parking lots and streets with different paving materials and paint. Crosswalk material should be a contrasting color to the parking lot or street and incorporate a speed hump of at least 5 inches in height and 3 feet in width on streets within the commercial lot.
- Sidewalks should be a minimum of 8 feet, not including the 4-foot buffer zone.
- Sidewalks should be in proportion to the mass of the building, e.g. the greater the mass, the wider the sidewalk.
- Use materials other than concrete to provide color and visually appealing design for the pedestrian.
- Wide sidewalks should be utilized for outdoor seating and dining.

The following aspects of a development's design are **Discouraged**

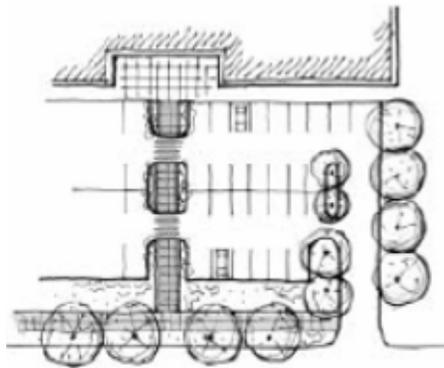
- The use of cobblestones is discouraged.

7.1.6 Sidewalks (continued)



Arcadia, OR

Image 7.1.6(A): Pedestrian design that provides delineated access to store entrance.



Sedro-Woolley, WA

Image 7.1.6(B): Access from the main entrance is directly linked to the town sidewalk network.

7.1.7 Open Space

In order to maintain a sense of harmony with the surrounding environment, a site plan should preserve distinctive characteristics of the site through the use of open space.

The following aspects of a development's design are **Encouraged**

- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped and/or hardscaped open space (**Image 7.1.7(A)**). This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- Site plans should preserve and enhance the natural features of the site.
- Open space should be integrated into the site plan.
- Bicycle racks should be incorporated into site plans.
- Promote natural runoff containment into flower beds to minimize the need for artificial processes such as retention ponds (**Image 7.1.7(B)**).
- Outdoor dining areas should be incorporated into site plans.
- Street furniture arrangements should encourage public activity.

The following aspects of a development's design are **Discouraged**

- Ignoring the need for pedestrian seating in an area that demands such.
- Clear-cutting of a site that removes all native vegetation (town regulations prohibit clear-cutting).
- Hardscaping of more than one-third of total landscaped open space on lot.

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

“Whereas, 88percent of the survey respondents selected “Agree” to the following statement: “The Town should require tree planting for all new commercial development...””

7.1.7 Open Space (continued)



Tompkins County, NY

Image 7.1.7(A): Combination of landscaped and hardscaped open space.



Louisville, CO

Image 7.1.7(B): Flower bed as an example of landscaped open space.

7.1.8 Lighting

Lighting is an important feature for safety. However, it should not be used in a manner that disturbs neighboring land uses or dims the view of stars at night. A balance can be achieved that provides an adequate level of lighting to promote pedestrian safety without overwhelming the site. Minimizing light pollution and energy consumption is also a crucial element to proper lighting. Improper lighting methods can cost public and private entities thousands of unnecessary dollars a year in energy costs. These suggestions provide means for reducing both cost and light pollution.

The following aspects of a development's design are **Encouraged**

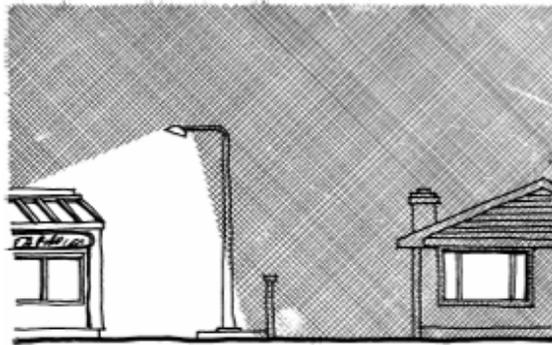
- Public gathering spaces should have adequate lighting (**Image 7.1.8(A)**).
- Down lighting should be used (except in cases where down lighting cannot be provided for stairs).
- Lighting shade should complement architectural style and color.
- Utilize lighting that fits the character of the site and avoids spillover and light pollution.
- Provide separate, pedestrian-scale lighting for pedestrian walkways within parking lots.
- Use metal halide or other white-light fixtures.
- Maximum height of all poles within landscaped plaza areas is 20 feet, measured from finished grade.
- The following levels of illumination should be maintained*:
 - Building Entrances 5.0 foot-candles
 - Sidewalks 2.0 foot-candles
 - Bikeways 1.0 foot-candles
 - Courts/Plazas/Terraces 1.5 foot-candles
 - Ramps 5.0 foot-candles
 - Stairways 5.0 foot-candles
 - Underpasses 5.0 foot-candles
 - Waiting Areas 1.0 foot-candles
 - Parking Lots 1.0 foot-candles
 - Roadways 1.5 foot-candles
 - * Values given are in minimum average maintained horizontal foot-candles, which are measured at the average point of illumination between brightest and darkest areas, 4'-5' above the ground surface. (Source: IES Lighting Handbook - 4th Edition).
- Solar powered lights should be incorporated into developments.
- Low wattage lights, those less than 75 watts, should be used.
- Timed lighting should be used.
- Ground lighting should be used.
- Select metal halide lighting with a concealed light source of the “cut-off” variety to prevent glare and “light trespass” onto adjacent buildings and sites (**Image 7.1.8(B)**).
- Locate light poles in landscaped areas or landscaped medians wherever possible, with a maximum base height of 2 feet.

7.1.8 Lighting (continued)



www.subcommittee.com/SubComm/events.cfm

Image 7.1.8(A) – Outdoor seating with appropriate scale lighting.



Courtesy of Louisville, CO

Image 7.1.8(B) – Lighting should be directed downward onto the commercial structure and avoid glare in neighboring land uses.

7.1.8 Lighting (continued)

The following aspects of a development's design are **Discouraged**

- The use of colored lights is discouraged.
- The use of neon lighting is undesirable (**Image 7.1.8 (C)**).
- The incorporation of upward lighting (with the exception of stairways, in cases where down lighting is not feasible).
- Fixtures not accommodating downward lighting and light control.
- Fixtures not complementary of site.
- High-pressure sodium in any application due to the unattractive illumination.
- Highway-style lamp posts with excessive heights.

Summary of Resolution Directing the Limitation of Light Pollution

Policy CA-1-4.1(1)

“Develop a regulation to restrict light pollution, controlling foot-candles, specifying down lighting, and a maximum height for cut-offs / directional parking and other light luminaries.”

7.1.8 Lighting (continued)



www.pbase.com/fonglam/image/59712179

Image 7.1.8 (C) – Neon lights are undesirable.

7.2 Building Design

The design of big-box stores is constricted in terms of size, structure, and internal design. Often, the exterior design follows a predictable pattern that is visible throughout much of the United States. All elements including the scale and mass of buildings, materials, colors, roof styles, door and window openings, and details should be responsive to existing architectural design in Lake Lure. New buildings should add to community character without rigid uniformity of design. By thoughtfully incorporating these aspects of design, big-box stores will take on characteristics unique to Lake Lure.

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7.2.1 Architectural Style

The two predominant styles of commercial architecture in Lake Lure are Mediterranean and Mountain Lake. See Appendix E for examples of these types of architecture. New large-scale commercial structures should choose the architectural style appropriate to the area of Lake Lure in which it is located and seek to integrate elements of that style into building design. This linkage to the existing architectural style of Lake Lure will distinguish the buildings in such a way that they contribute to the overall character of the town, rather than detract from it.

The following aspects of a development's design are **Encouraged**

- Buildings should fit into the architectural context of existing structures and natural landscape; Mediterranean and/or Mountain Lake architectural style accomplished through components, materials, and color (**Image 7.2.1(A) and Image 7.2.1(B)**).
- Buildings should have variety of materials to set off and compliment fenestrations.
- Innovative combination of architectural styles: e.g. Mediterranean and Mountain Lake, Contemporary and Mountain Lake, etc.

The following aspects of a development's design are **Discouraged**

- Conventional big-box design (**Image 7.2.1(C & D)**).
- Buildings that do not fit into character of the town (**Image 7.2.1 (C & D)**).

7.2.1 Architectural Style (continued)



Panattoni Development Company Advertisement in Shopping Centers Today, September 2007

Image 7.2.1 (A): Mountain Lake architectural elements and materials.



City of Sedro-Woolley Design manual; 2004

Image 7.2.1 (B): Mediterranean architectural elements and materials.



Courtesy of Louisville, CO

Image 7.2.1(C): Developments with continuous façade lines over 100 feet in length should incorporate wall projections and/or recesses.



http://www.agoravox.com/IMG/jpg/800px-walmart_exterior.jpg

Image 7.2.1 (D): Buildings obtrusive to cultural resemblance are undesirable.

7.2.2 Mass and Scale

Building form should use mass and scale to break up the very large big box structure, creating a more intimate and pedestrian-friendly environment. Facades should create a high level of visual interest both for motorists and pedestrians.

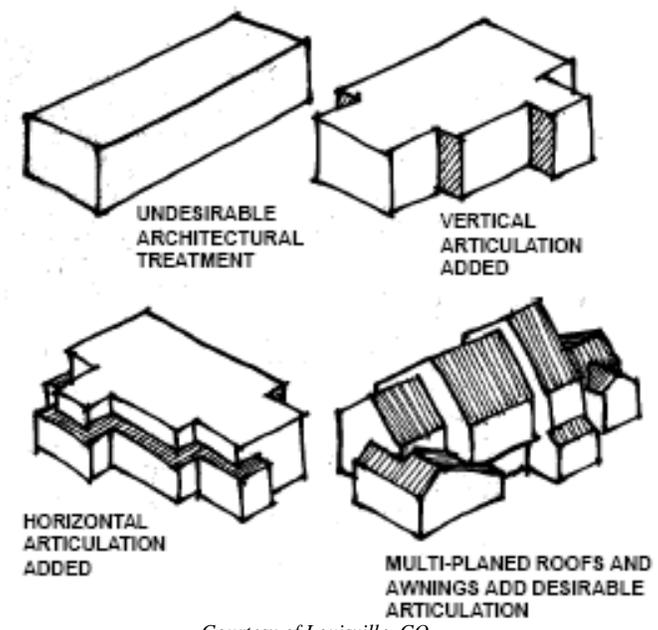
The following aspects of a development's design are **Encouraged**

- Building height should be one to two stories.
- Facades should vary in massing, depth and texture to breakup solid masses (**Image 7.2.2(A)**).
- Developments with continuous façade lines facing the street over 100 feet in length should incorporate wall projections and/or recesses. These features should be a minimum of 3 feet in depth and 20 feet in length with every 100 feet of façade length and should extend over at least 20 percent of the façade (**Image 7.2.2(B)**).
- Facades facing the street or parking lot, or containing building entrances, that are more than 30 feet in length should incorporate significant architectural features and treatments, such as, but not limited to:
 - Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Peaked roof forms
 - Arches
 - Outdoor patios
 - Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- Use of variations in colors and textures on building façades.
- Use of belt courses or other horizontal elements to define floor lines and break up parapet façades.
- Inclusion of architectural features such as columns, pilasters, canopies, porticos, awnings, brackets or arches.

The following aspects of a development's design are **Discouraged**

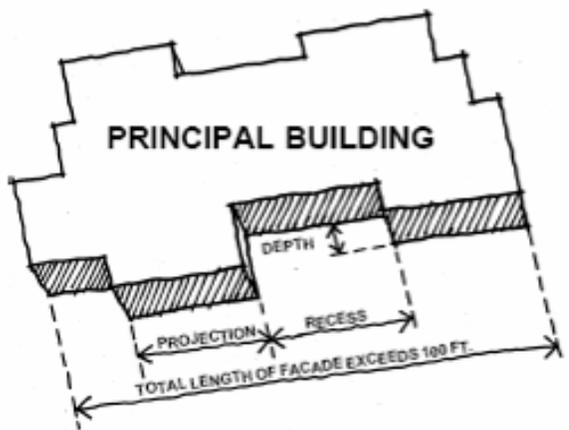
- Uniform colors and textures across unbroken façades of more than 30 feet in length.
- Building with great difference in height and scale to adjacent buildings.

7.2.2 Mass and Scale (continued)



Courtesy of Louisville, CO

Image 7.2.2(A): Horizontal and vertical articulation should be used to reduce the perceived mass of a building.



Courtesy of Louisville, CO

Image 7.2.2 (B): Projections and recesses reduce the perceived mass of a large building.

7.2.3 Exterior Materials

The treatment of exterior materials and façades with architectural features ensure that big-box structures will have a visual interest compatible with Lake Lure’s design character and will enhance the human scale environment.

The following aspects of a development’s design are **Encouraged**

- Materials should differ throughout façade (a minimum of three), not including door and window trimming. Varying materials should designate architectural features, e.g. columns, ground level, etc. (**Image 7.2.3(A)**)
- The predominant exterior building materials should complement existing context in texture and color, including but not limited to:
 - Brick
 - Wood
 - Sandstone
 - Other native stone
 - Tinted or textured concrete masonry units
 - Textured tilt-up concrete panels
 - Textured pre-fabricated panels
- Use of façade enhancing features on at least 50 percent of the length of the façade, including but not limited to:
 - Awnings
 - Arcades
 - Display windows
 - Entry areas
- Continuing patterns of windows and recesses across the entire façade of the building through the use of wall recesses and display windows may be used (**Image 7.2.3(B)**).
- Metal roofs can be used in place of asphalt shingles.
- Multiple materials should be used to accent architectural features, such as parapets (**Image 7.2.3(A)**).

The following aspects of a development’s design are **Discouraged**

- Use of less than 3 exterior materials on a façade is discouraged.
- Material change should not be limited to main entrance and signage (**Image 7.2.3(C)**).
- Materials:
 - Smooth-faced concrete blocks
 - Faux stucco
 - Untextured tilt-up concrete or pre-fabricated panels

7.2.3 Exterior Materials (continued)



<http://fullyarticulated.typepad.com/sprawledout/images/2007/06/19/davistarget.jpg>

Figure 7.2.3(A) – Variety of materials accenting architectural features such as the tower, columns, walls, cornices, and doorways.



Courtesy of Austin, TX

Figure 7.2.3(B) – The use of awnings and display windows makes for an interesting pedestrian environment.



http://www.pdatoday.com/images/uploads/CircuitCity_Exterior.jpg

Figure 7.2.3(C) – Doorways and signage should not provide the only material change.

7.2.4 Roof Form and Materials

Roof forms and materials should reflect the existing buildings to maintain a consistency, but small variations are encouraged. Variations in rooflines add visual interest and help to break up larger building mass and shield unsightly rooftop structures from view.

The following aspects of a development's design are **Encouraged**

- Earth-tone colors and/or maroon are acceptable roof colors.
- Variation in roof lines in relation to adjacent buildings.
- Varying roof lines within the same structure if the building is more than 60 feet in length (**Image 7.2.4(A)**).
- Buildings should have a roof pitch visible from street elevation (**Image 7.2.4(A)**).
- Uses of Spanish or Italian terracotta tiles are acceptable (**Image 7.2.4(B)**).
- Gable, hip and flat roofs are acceptable, but flat roofs must be hidden by parapets and/or suggested gable roofs around perimeter.
- Use of multiple roof types to accent architectural elements and different components of building, such as corner pieces (**Image 7.2.4(C)**).

The following aspects of a development's design are **Discouraged**

- Use of traditional asphalt shingles.
- Use of gambrel and shed roofs.
- Designs without a roof pitch visible from ground-floor elevation (**Image 7.2.4(D)**).

7.2.4 Roof Form and Materials (continued)



Advertisement in Shopping Center Today, September 2007.

Image 7.2.4(A): Roof pitches should be visible from elevation.



www.roofilemanagemetn.com

Image 7.2.4(B): Clay terracotta roofing materials.



www.hscontractinginc.com/

Image 7.2.4(C): Roof pitches that accentuate architectural feature.



Advertisement in Shopping Center Today, September 2007

Image 7.2.4(D): Flat roofs should not be visible from elevation; see Image 7.2.4(A) for handling this.

7.2.5 Fenestration (Windows)

The placement and sizing of windows provides visual interest to the pedestrian, allows the incorporation of architectural elements, and is a tool to provide continuity between buildings and structure sections.

The following aspects of a development's design are **Encouraged**

- Building front should have a window at a minimum of every 24 feet and should contain large display windows on either side of store front.
- Buildings should have second story windows proportionate to lower story; 2:1 height to width ratio.
- Display windows facing the sidewalk should have vertical delineation to create a spatial rhythm that heightens the interest at the pedestrian level.
- Vertical delineations should occur at a minimum of five feet and a maximum of eight feet (**Image 7.2.5(A)**).
- Display windows placed around entryways are encouraged.
- Large, vertically articulated display windows enhance pedestrian street-life.
- Separate windows by columns or trim work.
- Multiple windows in consistent patterns are appropriate for upper stories.
- Textured materials and use of color on trimming may be used to add depth to fenestrations.

The following aspects of a development's design are **Discouraged**

- Large expanses of blank walls without any windows or articulation.
- Large horizontal picture windows without any vertical articulation.
- Use of opaque glass surfaces.
- Blank walls with no windows (**Image 7.2.5(B)**).
- Windows greater than one story in height.
- Use of plastic or Plexiglas glazing materials.
- Use of reflective mirrored glass.
- Windows longer than 5 horizontal feet without vertical articulation.

7.2.5 Fenestration (continued)



Courtesy of Louisville, CO

Image 7.2.5(A): Display windows add visual interest to the pedestrian realm.



Advertisement in Shopping Center Today, September 2007.

Image 7.2.5(B): Blank walls without any windows or enhancing fenestration are undesirable.

7.2.6 Entryway

Entryways are the key features of commercial buildings, as they inform customers where to enter the store. Therefore, they should be highly visible, aesthetically pleasing and unify the building frontage.

The following aspects of a development's design are **Encouraged**

- Windows and doors should complement each other by proportion, material and color.
- Additional doorways (more than one public entrance) should be located in buildings longer than 100 feet. These entrances can then be used to create public gathering areas (**Image 7.2.6(A)**).
- Accenting materials should be incorporated on floor, ceiling and door jamb.
- Incorporation of at least three of the following features at all building entrances: (**Image 7.2.6(B)**)
 - Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Outdoor patios
 - Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- Entryways should be clearly visible to pedestrians.
- Landscaping around the main building entrance. Options include, but are not limited to:
 - Landscaped strips
 - Plant hangings
 - Hardscaped plazas
- Windows should flank both sides of doorway.
- Doorways should be distinguished by material, color and/or varying depth (**Image 7.2.6(B)**).

The following aspects of a development's design are **Discouraged**

- Main doorways should not be out of immediate view from the street or walkways.
- Entryways taller than one story in height.

7.2.6 Entryway (continued)

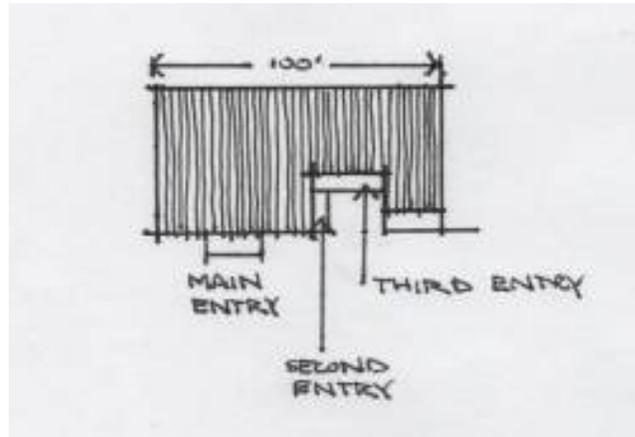


Image 7.2.6(A) – Building with facades longer than 100 feet should have additional entryways.



Figure 7.2.6(B) - Prominent architectural features around entryways illustrate their significance.

7.2.7 Accessory Buildings and Features

Loading docks, refuse storage, and other service functions are a necessary part of commercial building design. However, these unsightly necessities can and should be screened in such a manner that they do not detract from the quality design of the building and site.

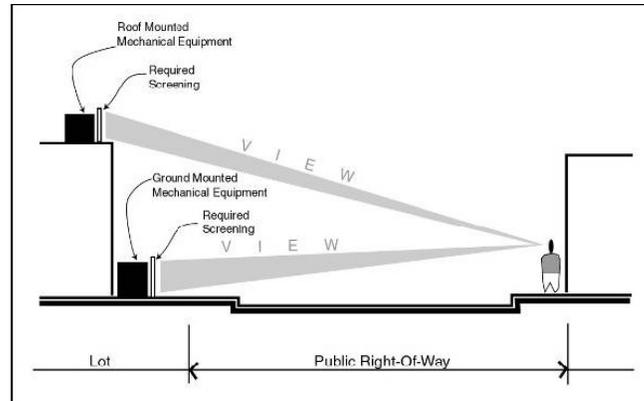
The following aspects of a development's design are **Encouraged**

- HVAC and other mechanical systems should be incorporated into the design of a building so that they are visually and acoustically screened from public and private right of ways (**Image 7.2.7(A)**). Screening options include, but are not limited to:
 - Fences
 - Walls
 - Parapets
 - Landscaping
- Truck parking, refuse storage and other service functions should be screened from sight by fences, walls, and/or plant materials.
- All screening elements should retain architectural elements of the building design.
- Screening element should use the same building materials as the rest of the development in order to match aesthetically with the rest of the building and site design (**Image 7.2.7(B)**).

The following aspects of a development's design are **Discouraged**

- Screening mechanical systems with the use of inferior building materials or materials that are not consistent with the architecture of the rest of the development.
- Mechanical systems visible from sidewalks and public right of ways.
- Use of chain link fences.

7.2.7 Accessory Buildings and Features (continued)



Courtesy of Austin, TX

Image 7.2.7(A): Mechanical equipment should be screened from public view.



Image 7.2.7(B): Materials of screening should match building materials.

7.2.8 Signage

An important aspect of commercial development is making the development visible to the public and passing motorists and pedestrians. However, signage should not detract from the character of the area.

The following aspects of a development's design are **Encouraged**

- Signage must conform to the ordinances previously established by Lake Lure. (See Town of Lake Lure Zoning Regulations, Sections 92.145–92.161)
- New signage should not obscure existing sign structures.
- Wall signs should be placed to enhance the established façade rhythm; sign scale and proportion should be in keeping with the buildings they are on (**Image 7.2.8(A)**).
- Entrance and exit signs should indicate one-way roads in and out of developments.
- Signage should conform to prevailing architecture and existing sign typology.
- Utilize colors, materials, and designs that are consistent with associated buildings.
- Signs at building entries should be in scale with entry architecture.
- Developments with more than one retail establishment should group signs in a single sign structure placed at the street frontage.
- New signs should be of such quality as to not be visually intrusive or add to visual clutter.

The following aspects of a development's design are **Discouraged**

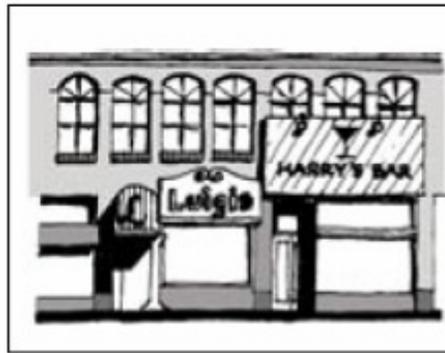
- Use of neon, internally illuminated, or animated signs.
- Signs larger than 15 percent of the building façade they are placed on.
- Signs within 20 feet of the back of the curb of the adjacent road or highway.
- Signs within 50 feet of each other.

Refer to Zoning and Ordinance, Sign Regulations, Section 92.145: Intent and Application, through Section 92.161: Permits, Fees, Nonconforming Signs, and Enforcement

7.2.8. Signage (continued)



Encouraged



Discouraged
Courtesy of Louisville, CO

Image 7.2.8(A): Consistent signage creates a more uniform and cohesive look

7.2.9 Color

The colors of a building factor a great deal into whether it blends well with the site, or stands out boldly from it. Considering Lake Lure's mountain lake setting, it is important that commercial buildings retain the mountain feel established in the area. See Appendix D for color charts.

The following aspects of a development's design are **Encouraged**

- Use of colors in Appendix D as primary colors for building façades (**Image 7.2.9(A)**).
- Use of no more than two colors for primary façade.
- Use of low reflectance, subtle, and neutral colors.
- A third color may be used as an accent, especially on prominent architectural features.

The following aspects of a development's design are **Discouraged**

- Use of bright, primary colors as a major color on the façade.
- The use of high intensity colors, metallic colors, black or fluorescent colors.

7.2.9 Color (continued)



Image 7.2.9(A): Color examples from Appendix D

8.0 Small Scale Commercial

Lake Lure is set in the beautiful Blue Ridge Mountains of North Carolina, and much of the architecture in the area reflects the natural landscape and human heritage. The use of native and natural building materials, as well as colors that are found in the surrounding landscape, make for commercial structures that blend well with the surrounding environment. For the purposes of this manual, the term Small Scale Commercial refers to any building less than 15,000 square feet that contains one or more commercial businesses and is located either in a neighborhood commercial or town center zoning district. This is a separate designation from a “Big Box” area, but could be appropriate for small structures in the “Downtown” area.

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

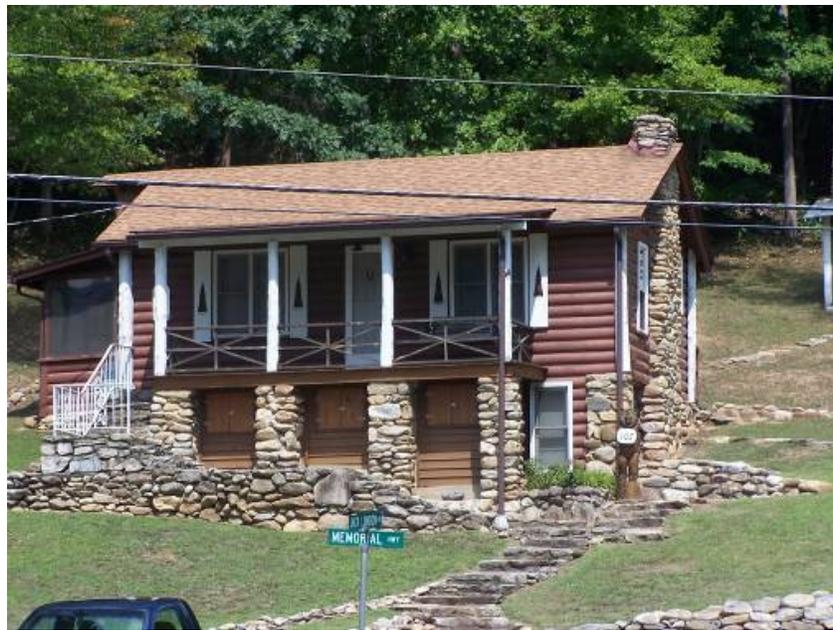
“Whereas, the town desires to ensure new commercial buildings are in harmony with existing neighborhood and community character...”

8.0 Small Scale Commercial (continued)



Thehma's Mountain Store

Image 8.0(A): Example of Mountain Lake architecture.



Caine's Cottage

Image 8.0(B): Building materials and colors create a rustic feel.

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8.1 Site Aspects

Buildings in this style of architecture are designed to blend with the natural environment while still being visible as commercial establishments. The manner in which a building is situated on a site will have a great bearing on the extent to which it achieves harmony with the natural environment. Site Aspects refers to the relationship of a building to its site, the relationship of the building to the surrounding environment (e.g. natural environment and existing built environment), streetscape, landscaping vegetation, parking lots, sidewalks and public realm, open space, and lighting. All aspects of the site design should seek to maintain the visual qualities of the Town of Lake Lure that make it a unique, resort-style, mountain town.

8.1.1 Relationship of building to its site

Smaller commercial establishments are more easily situated in a manner that preserves the natural characteristics of a site. New construction should minimize the clearing of land, including cutting into slopes and clearing trees. Careful attention to natural drainage systems, contours, and native vegetation will allow a building to take full advantage of the site it sits on.

The following aspects of a development's design are **Encouraged**

- Building should merge with the forest when located on the forest edge.
- Building should not overwhelm the surrounding landscape, but should utilize the site's natural features, contour, and drainage systems; thus minimizing the impact on the natural environment and surrounding landscape.
- Improved utilities should be located underground, where soil composition and topography allow.
- Building entrances should facilitate direct access to sidewalks for pedestrians and bicyclists and link to the town's overall sidewalk network.
- All entrances should be architecturally prominent and visible from customer parking areas and interior drives.
- Building orientation should allow for natural lighting and solar collection.
- Design should integrate pedestrian access and building layout.
- Grading and filling should be kept to the minimum amount necessary so as to preserve the natural contour of the site.
- Changes in grade should be rolling slopes.

The following aspects of a development's design are **Discouraged**

- Buildings larger in height and mass than existing structures.
- Straight line buildings without a varying layout.
- Changes in grade that are straight slopes.
- Grade changes within the drip-line of existing trees that are to be retained.
- Clear-cutting for development (clear-cutting is prohibited by town ordinance).
- Building over natural swales.

[See also: **Section 9.1.1 and Image 9.1.1(A)**]

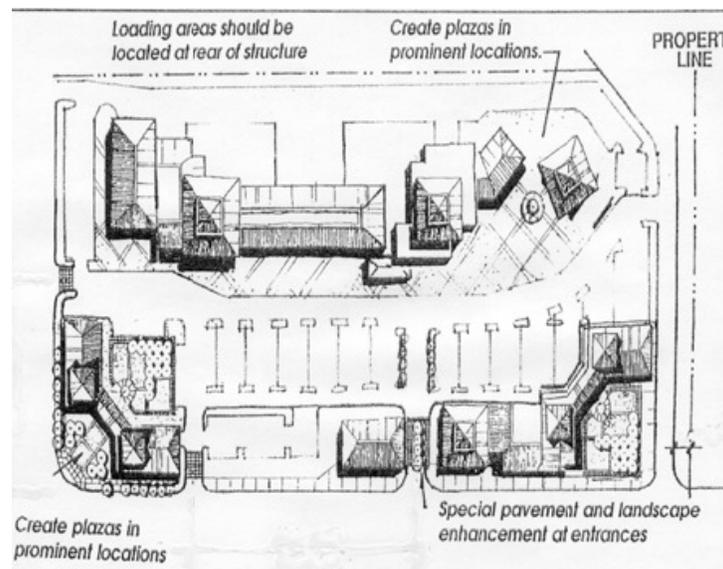
**Summary of Resolution Directing Site Design
Policy NE-3-1.1**

“Minimize negative impacts from grading on steep slopes and post-construction stormwater run-off.”

8.1.1 Relationship of building to its site (continued)

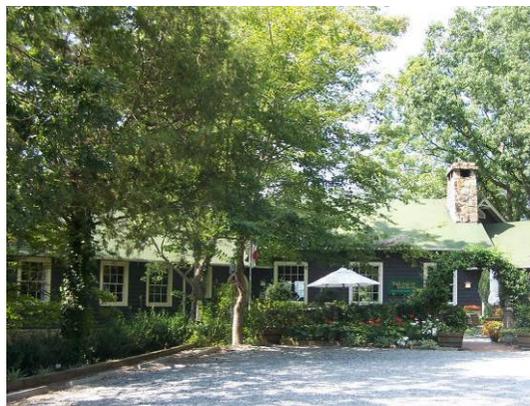


Image 8.1.1(A): An integrated pedestrian/building layout with social gathering areas.



Arcadia, OR

Image 8.1.1(B): Desirable site design.



The Lodge on Lake Lure

Image 8.1.1(C): This building utilizes the site's natural features and blends in with its surroundings.

8.1.2 Relationship of project to adjoining area

New development should be respectful of the size and style of existing buildings in an area. This is especially true of Lake Lure, where commercial and residential land uses have close proximity and visibility to one another. The desire of the Town of Lake Lure that all commercial buildings contribute to and preserve its unique character requires Design Concepts that will foster a sound relationship with adjoining commercial and residential areas.

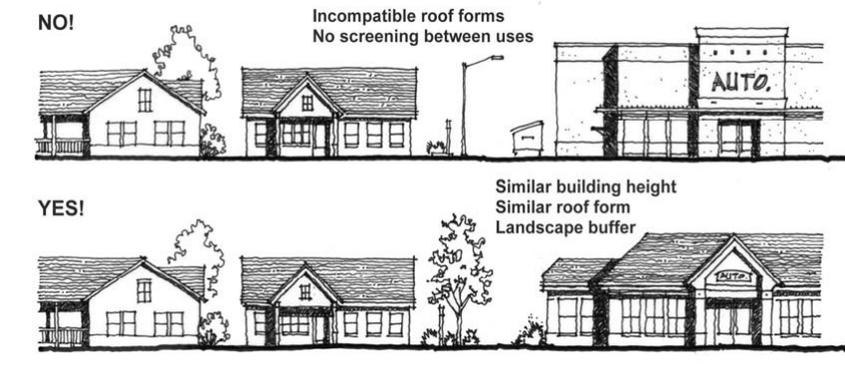
The following aspects of a development's design are **Encouraged**

- Developments should be sensitive to surrounding land uses (**Image 8.1.2(A)**).
- Buildings should be sited to maintain pedestrian and vehicular connectivity with other commercial uses. This enables users to relate to the structure on a variety of scales and allows sharing of parking spaces.
- The project should respect the scale of surrounding buildings, including other smaller commercial businesses (**Image 8.1.2(C)**).
- A minimum setback of 25 feet from all property lines should be employed to ensure the structure does not present unnecessary noise and views to adjoining property.
- Outdoor storage, trash collection, recycling, and loading areas should be screened, recessed, or enclosed from adjoining properties and/or public streets.
- Design should include paths and greenways to provide access from commercial site to other commercial sites, to the lake and other cultural areas via bicycles, pedestrian trails and/or alternative transportation.
- The building should complement existing architecture through the use of materials and stylistic elements that utilize the Mountain Lake architectural style of natural materials such as wood and stone.

The following aspects of a development's design are **Discouraged**

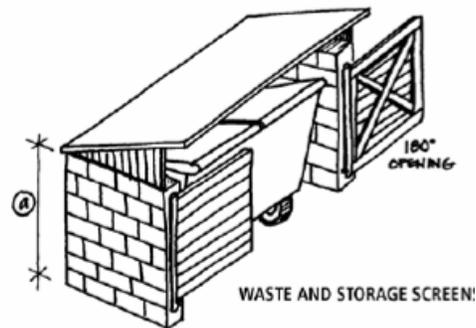
- The design and construction of buildings that obstruct lake and mountain views.
- Buildings not complementary to the site and existing structures.
- Areas designated for trash collection, compaction, and outdoor storage that are located within 20 feet of any public street, sidewalk, or other interior pedestrian walk.
- Design and construction of buildings that obstruct lake and mountain views.

8.1.2 Relationship of project to adjoining area (continued)



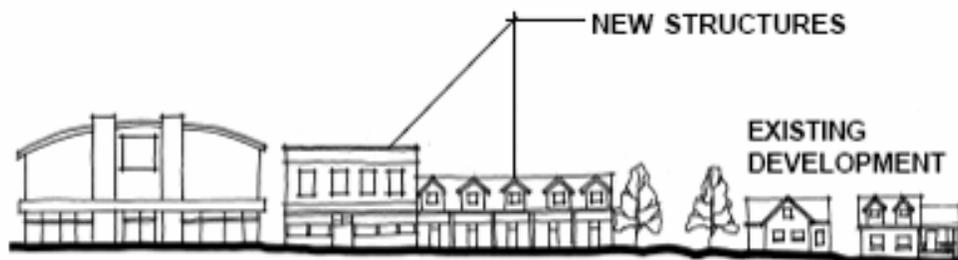
Overland Park, Kansas

Image 8.1.2(A): Screening between uses.



Sedro-Woolley, Washington

Image 8.1.2(B): Screening options for waste and storage.



Louisville, Colorado

Image 8.1.2(C): New structures should respect existing development.

8.1.3 Streetscape

Commercial developments should enhance the street environment by providing sidewalks and connectivity with existing development. Good streetscape design enhances not only the surrounding buildings, but the urban environment as a whole.

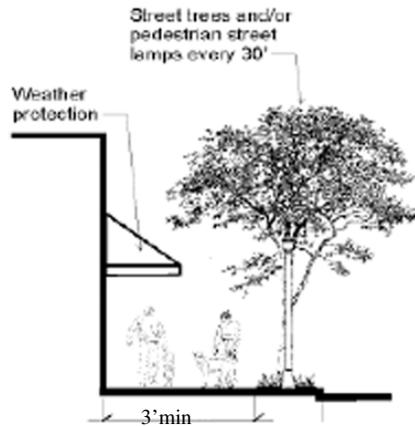
The following aspects of a development's design are **Encouraged**

- A minimum of 100 feet of continuous street length is preferred between curb cuts and motor-vehicle entryways except where not possible due to lot dimensions.
- Plantings should be located along the street to provide a buffer between the pedestrian sidewalk network and the street (**Image 8.1.3(A)**). This buffer should:
 - Be a minimum of 5 feet wide.
 - Have continuous plantings that leave no more than 4 feet of space between plants when fully mature.
 - Have plants at a minimum of 2 feet in height when fully mature.
 - Consist of a minimum of two different plant types that are consistent throughout the buffer.
- Where pedestrian realms cross internal or external street systems, alternative paving surfaces or paint should be used to mark the pedestrian crossing.
- Porous, organic materials creating texture and soft feel along sidewalk and/or street-side (e.g. brick sidewalks, stone curbs, grass stripping).
- Make efficient use of street frontages by sharing entryways and main circulation routes within commercial centers.
- Utilize alternate, pervious paving materials that reduce the total impervious surface and blacktop surface, e.g. brick sidewalks, stone curbs.
- Use of accented corners, e.g. bulb-out corners (**Image 8.1.3(B)**).
- Provide wide sidewalks for outdoor seating and dining.

The following aspects of a development's design are **Discouraged**

- Solid concrete throughout public space (e.g. sidewalks).
- Parcel curb cut separation of less than 50 feet from a public road intersection (**Image 8.1.3(C)**).
- Development that disregards public street-life and makes no positive contributions to the public realm.
- Curb cuts wider than 36 feet.

8.1.3 Streetscape (continued)



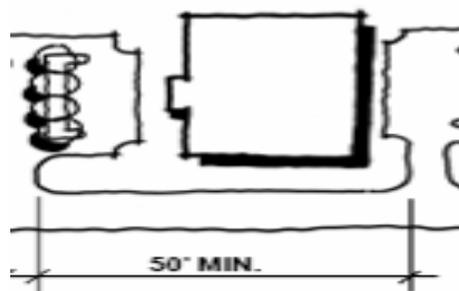
City of Renton Regulations and Environmental Overlay District Code

Image 8.1.3(A): Provide buffers between the street and pedestrian realm.



www.tfsrc.gov/pubrds/03jul/07.htm

Image 8.1.3(B): Use corner bulb outs at intersections.



Courtesy of Louisville, CO

Image 8.1.3(C): Curb cuts should be no closer than 50 feet to intersections.

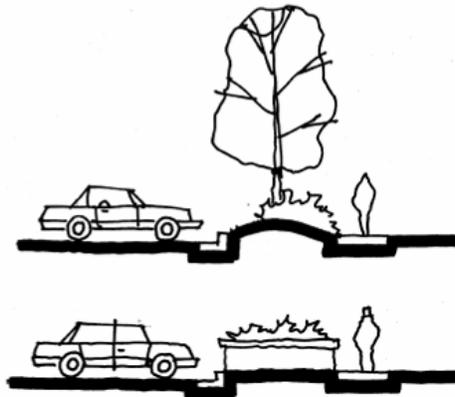
8.1.4 Landscaping

Landscaping is an invaluable tool for helping a building blend with its site, reducing the heat island effect, and providing shade and protection from the sun. This can best be accomplished through carefully planned landscaping along exterior walls and the use of tree screens. Landscaping can also be used to buffer pedestrian environments and mitigate the appearance of parking lots (see town ordinances for requirements).

The following aspects of a development's design are **Encouraged**

- There should be a minimum of 1 tree for every 2,500 square feet of parking.
- Plantings and flower beds should be made of wood, stone, concrete, and/or cast iron.
- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped and/or hardscaped open space. This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- A minimum of 3 different types of vegetation should be used.
- Preservation of the natural features of the site (e.g. swales) and utilization of these features as natural drainage paths and/or earth berms.
- Use of native vegetation. Consult Appendix C for a list of native trees, shrubs, plants, and flowers appropriate for the climate of Lake Lure.
- Plant vegetation along sidewalks and in public spaces (**Image 8.1.4(A)**).
 - Sidewalks: minimum 1 tree every 10 feet of sidewalk.
 - Low growing vegetation: 160 square feet for every 2500 sq. ft. of sidewalk.
- Provide screens:
 - between parking lots and streets
 - between streets and sidewalks
 - between parking lots and sidewalks
 - along blank walls
- These screens should:
 - be a minimum of 3 feet wide
 - consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height
 - include trees at least 10 feet in height

8.1.4 Landscaping (continued)



Courtesy of Louisville, CO

Image 8.1.4(A): Screens should be provided between parking lots and sidewalks.



Shops at Greenridge, Greenville, SC

Image 8.1.4(B): Provide planters at the ends of parking rows.

8.1.4 Landscaping (continued)

The following aspects of a development's design are **Encouraged**

- Parking areas consist of planters, at both ends of a parking row, that are a minimum of 3 feet wide and the length of a full parking space (or two parking spaces if the parking rows are back to back). Vegetation should not exceed 2 feet in height when fully mature, with the exception of trees that are planted to shade cars provided they do not obstruct driver vision. Planters should be constructed of a barrier (for instance, a curb) that is a minimum of 6 inches by 6 inches (**Image 8.1.4(B)**).
- Developers should consult a professional landscaper.
- The use of flower beds mingled in with required tree screens and the use of flowering plants (annual and perennials) are encouraged.
- Plant beds are encouraged to be used as stormwater management tools.
- Mature trees should be preserved wherever possible.

The following aspects of a development's design are **Discouraged**

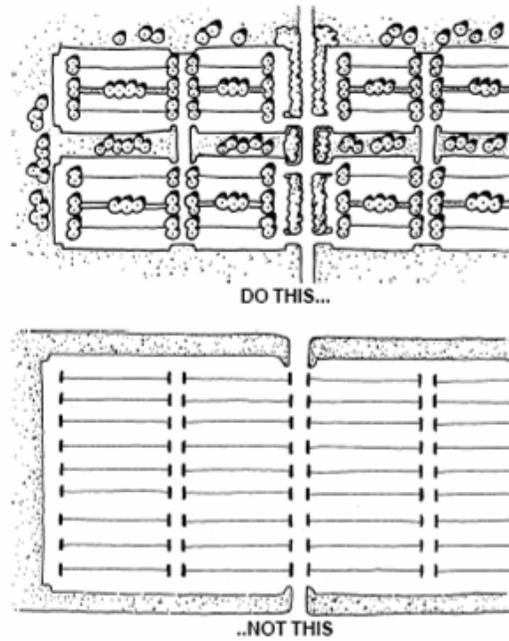
- Temporary plant containers.
- Absence of vegetation between street edge and building façade (**Image 8.1.4(C)**).
- Use of synthetic/artificial plant material.
- Use of railroad ties or use of other wood treated with creosote or similar materials such as coal tar.
- Hardscaping that is more than 30 percent of total landscaped lot area (see Preferred section).

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

“Whereas, 88percent of the survey respondents selected “Agree” to the following statement: ‘The Town should require tree planting for all new commercial development...’”

8.1.4 Landscaping (continued)



Courtesy of Louisville, CO

Image 8.1.4(C): Vegetation should be used in and around parking lots.
(See town regulations)

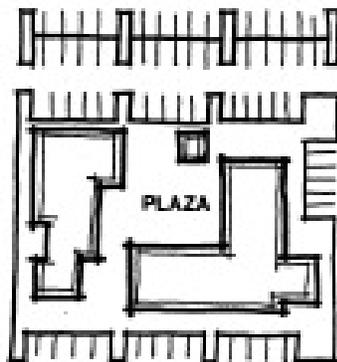
8.1.5 Parking Lots

Parking lots should promote efficient circulation of vehicular traffic, while still being pedestrian friendly and aesthetically pleasing.

The following aspects of a development's design are **Encouraged**

- No more than 60 percent of off-street parking should be located between the primary street and building façade unless screened by vegetation or additional commercial buildings at the street frontage. The remaining 40 percent of off-street parking should be located in side or rear parking lots with clear pedestrian pathways to the building entrances (**Image 8.1.5(A)**).
- Vegetation should be placed in parking lots (see town regulations):
 - Tree minimum: 1 tree every 2500 square feet of parking.
 - Low vegetation minimum: 124 square feet vegetation for every 5000 square feet of parking.
- Provide screens:
 - Between parking lots and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height.
 - Include trees at least 10 feet in height.
- Landscaping should be maintained in such a way that it does not interfere with driver visibility.
- Locate parking on the interior of the site wherever possible.
- Minimize the number of required parking spaces by sharing existing parking and parking lot entries with other commercial uses.
- Mitigate the appearance of large parking spaces with trees and landscaping.
- Utilize alternative surface materials to reduce the amount of impervious surface (**Image 8.1.5(B)**).
- When side parking is used, incorporate street-front public space.
- Natural swales between parking lanes, and/or curb cuts leading into plant beds are encouraged in parking lots for stormwater management: this applies to paved parking (**Image 8.1.5(C)**).

8.1.5 Parking Lots (continued)



Courtesy of Louisville, KY

Image 8.1.5(A) – Cluster retail establishments and locate parking in the rear of the development.



www.ia.nrcs.usda.gov

Image 8.1.5(B): Alternative paving materials.



*Stormwater Journal:
Jan/Feb 2007*

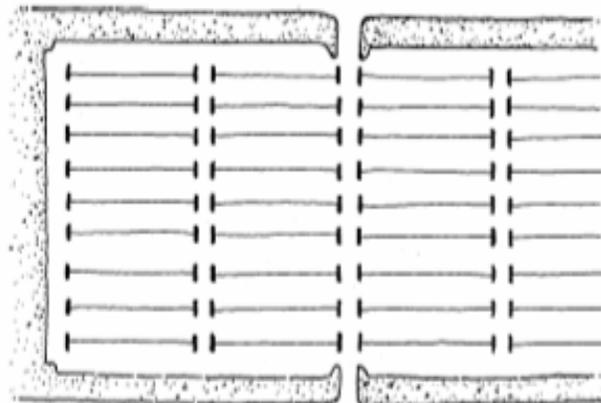
Image 8.1.5(C): Vegetated swales as buffer strips.

8.1.5 Parking Lots (continued)

The following aspects of a development's design are **Discouraged**

- Large expanses of parking lots without landscaping.
- Parking lots that visually dominate the site.
- Lots that are 100 percent impervious surface area (**Image 8.1.5(D)**).
- Disconnected pedestrian walkways.
- All parking located in front of building.
- Parking lot entrances that lead directly into head-on parking.

8.1.5 Parking Lots (continued)



Courtesy of Louisville, CO

Image 8.1.5(D): Parking lots should not be 100 percent impervious surface.

8.1.6 Sidewalks

Sidewalks are an important aspect of connectivity, both from the street to the store entryway and between stores themselves. The specific dimensions and relationships discussed in this section seek to maintain and enhance pedestrian life.

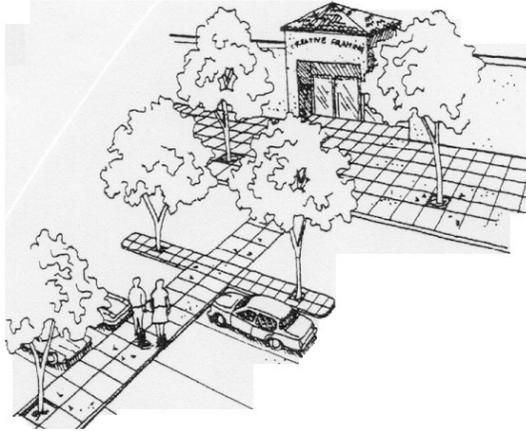
The following aspects of a development's design are **Encouraged**

- Designate clear pedestrian sidewalks and pathways through parking areas that lead to the main entry of the building (**Image 8.1.6(A)**).
- Provide a continuous system of internal pedestrian sidewalks, including those along building frontages, with a minimum width of 10 feet at building frontage and 8 feet on main walking arteries. Sidewalk system should connect to the town sidewalk network, or to the main town street where no sidewalk network exists (**Image 8.1.6(B)**).
- Provide buffers:
 - Between sidewalks and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed 2 feet in height.
 - Include trees at least 10 feet in height.
- Sidewalks should connect buildings and public spaces.
- Distinguish pedestrian crosswalks through parking lots and streets with different paving materials and paint. Crosswalk material should be a contrasting color to the parking lot or street and incorporate a speed hump of at least 5 inches in height and 3 feet in width on streets within the commercial lot.
- Sidewalks should be a minimum of 8 feet, not including the 4-foot buffer zone.
- Sidewalks should be in proportion to the mass of building, e.g. the greater the mass, the wider the sidewalk.
- Use materials other than concrete to provide color and visually appealing design for the pedestrian.
- Wide sidewalks should be utilized for outdoor seating and dining.

The following aspects of a development's design are **Discouraged**

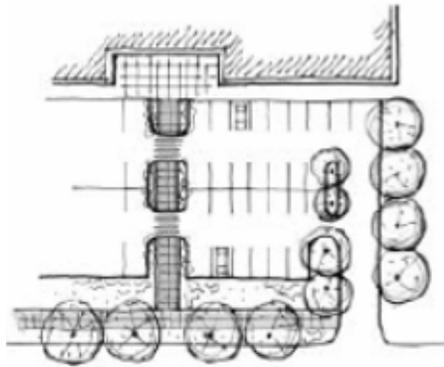
- The use of cobblestones or any other irregular pavement materials are discouraged because of the potential tripping hazard.

8.1.6 Sidewalks (continued)



Arcadia, OR

Image 8.1.6(A): Pedestrian design that provides delineated access to store entrance.



Sedro-Woolley, WA

Image 8.1.6(B): Access from the main entrance is directly linked to the town sidewalk network.

8.1.7 Open Space

In order to maintain a sense of harmony with the surrounding environment, a site plan should preserve distinctive characteristics of the site through the use of open space.

The following aspects of a development's design are **Encouraged**

- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped and/or hardscaped open space (**Image 8.1.7(A)**). This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- Site plans should preserve and enhance the natural features of the site.
- Open space should be integrated into the site plan.
- Promote natural runoff containment to minimize the need for artificial processes such as retention ponds (**Image 8.1.7(B)**).
- Bicycle racks should be incorporated into site plans.
- Outdoor dining areas should be incorporated into site plans.
- Street furniture arrangements should encourage public activity (**Image 8.1.7(A)**).

The following aspects of a development's design are **Discouraged**

- Ignoring the need for pedestrian seating in an area that demands such.
- Clear-cutting of a site that removes all native vegetation (clear-cutting is prohibited by town regulations).
- No more than one-third of total landscaped open space on lot should be hardscaped.

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

“Whereas, 88percent of the survey respondents selected “Agree” to the following statement: ‘The Town should require tree planting for all new commercial development...’”

8.1.7 Open Space (continued)



Tompkins County, NY

Image 8.1.7(A): Combination of landscaped and hardscaped open space.



Louisville, CO

Image 8.1.7(B): Flower bed as an example of landscaped open space that can promote natural runoff containment.

8.1.8 Lighting

Lighting is an important feature for safety. However, it should not be used in a manner that disturbs neighboring land uses or dims the view of the stairs at night. A balance can be achieved that provides an adequate level of lighting to promote pedestrian safety without overwhelming the site. Minimizing light pollution and energy consumption is also a crucial element to proper lighting. Improper lighting methods can cost public and private entities thousands of unnecessary dollars a year in energy costs. These suggestions provide means for reducing both cost and light pollution.

The following aspects of a development's design are **Encouraged**

- Light fixtures should direct the light in a downward direction and prevent spillover lighting (**Image 8.1.8(A)**).
- Lighting shade should complement architectural style and color.
- Utilize lighting that fits the character of the site and avoids spillover and light pollution into neighboring residential areas and roads.
- Provide separate, pedestrian-scale lighting for pedestrian walkways within parking lots.
- Maximum height of all poles within landscaped plaza areas is 20 feet, measured from finished grade.
- Use metal halide or other white-light fixtures with a concealed light source of the "cut-off" variety to prevent glare and "light trespass" onto adjacent buildings and sites.
- Use metal halide or other white-light fixtures with a concealed light source of the "cut-off" variety to prevent glare and "light trespass" onto adjacent buildings and sites."
- The following levels of illumination should be maintained*:
 - Building Entrances 5.0 foot-candles
 - Sidewalks 2.0 foot-candles
 - Bikeways 1.0 foot-candles
 - Courts/Plazas/Terraces 1.5 foot-candles
 - Ramps 5.0 foot-candles
 - Stairways 5.0 foot-candles
 - Underpasses 5.0 foot-candles
 - Waiting Areas 1.0 foot-candles
 - Parking Lots 1.0 foot-candles
 - Roadways 1.5 foot-candles
 - * Values given area in minimum average maintained horizontal, foot-candles which are measured at the average point of illumination between brightest and darkest areas, 4'-5' above the ground surface. (Source: IES Lighting Handbook - 4th Edition).
- Timed lighting is highly encouraged and adjustments to shifting dusk and dawn times should be made regularly.
- The use of solar powered lights is encouraged (**Image 8.1.8(B)**).
- Locate light poles in landscaped areas or landscaped medians wherever possible, with a maximum base height of 2 feet.

8.1.8 Lighting (continued)



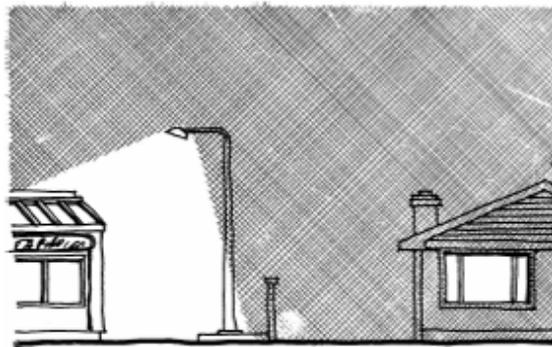
www.cache.consumerlist.com

Image 8.1.8(A): Downward facing lighting.



www.hammerheadlighting.com

Image 8.1.8(B): Solar lighting.



Louisville, CO

Image 8.1.8(C): Lighting should be directed at the commercial structure to avoid glare in neighboring land uses.

8.1.8 Lighting (continued)

The following aspects of a development's design are **Discouraged**

- The use of colored lights is discouraged.
- The use of neon lighting is undesirable (**Image 8.1.8(D)**).
- Upward lighting; with the exception of stairways, in cases where down lighting is not feasible.
- Fixtures not accommodating downward lighting and light control.
- Fixtures not complementary of site.
- High-pressure sodium in any application.
- Highway-style lamp posts with excessive heights.

Summary of Resolution Directing the Limitation of Light Pollution

Policy CA-1-4.1(1)

“Develop a regulation to restrict light pollution, controlling foot-candles, specifying down lighting, and a maximum height for cut-offs / directional parking and other light luminaries.”

8.1.8 Lighting (continued)



www.pbase.com/fonglam/image/59712179

Image 8.1.8(D): Neon lights are undesirable.

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8.2 Building Design

Commercial building design that exists outside of Lake Lure's downtown largely reflects a Mountain Lake commercial design that utilizes natural materials such as wood and stone, colors that mirror the natural environment, and rustic architectural elements. It should reflect a human scale that is pedestrian friendly and fall in line with Lake Lure's high standard for commercial construction.

8.2.1 Architectural Style

The architectural style reflected in the design of Small Commercial buildings should seek to integrate and reflect the pre-existing elements found in this style throughout Lake Lure. See Appendix E for examples of this style of architecture. It should contribute to a consistency of architectural elements that shape the village atmosphere and be compatible with the character of its surrounding neighborhoods.

The following aspects of a development's design are **Encouraged**

- Buildings should fit into the architectural context of existing structures and natural landscape; Mountain Lake architectural style should be accomplished through components, materials, and color (**Image 8.2.1(A)**).
- Other architectural styles, such as Contemporary, can be used. For example, a building can be built in a modern style, but should contain elements consistent with Mountain Lake style architecture, such as arcades, roofs, fenestrations, and materials.
- Innovative combination of architectural styles: e.g. Mediterranean and Mountain Lake, Contemporary and Mountain Lake, etc.

The following aspects of a development's design are **Discouraged**

- Buildings that present no façade and/or architectural elements in the Mountain Lake style.

8.2.1 Architectural Style (continued)



Image 8.2.1(A): An excellent example of the 'Mountain Lake' architectural style.

8.2.2 Mass and Scale

Single, large dominant building mass should be avoided in new buildings and to the extent feasible, in projects involving changes to the mass of existing buildings. The clustering of buildings is encouraged to minimize the impacts on sensitive areas and to create greater walkable streets. The scale and massing prescribed here are meant to keep development patterns consistent, without dramatic variation. Facades should create a high level of visual interest both for motorists and pedestrians.

The following aspects of a development's design are **Encouraged**

- Building height should be one to three stories.
- Ground floor walls should be broken up by elements such as columns and windows to eliminate flat facades; arcades are encouraged to attain this.
- Structures with façades of a linear length of more than 40 feet should break up the building into 20-25 foot modules.
- Horizontal masses facing the street should not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height as well as projecting and recessed elements.
- Changes in mass should be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.
- Vary height and width of buildings by no more than eight feet.
- Building mass should decrease when slopes and tree line are encroached.
- Vary colors and textures on building façades.
- Use belt courses or other horizontal elements to define floor lines and break up parapet façades.
- Bulk and mass should relate to prevailing scale of existing buildings.
- Inclusion of architectural features such as columns, pilasters, canopies, porticos, awnings, brackets or arches.

The following aspects of a development's design are **Discouraged**

- Uniform colors and textures across unbroken façades of more than 50 feet in length.
- Structures over three stories in height.
- Building with great difference in height and scale to adjacent buildings.

8.2.2 Mass and Scale (continued)



Arcadia, OR

Image 8.2.2(A): Example of good massing and scale.

8.2.3 Exterior Materials and Façade

The treatment of exterior materials and façades ensure that commercial structures will have a visual interest compatible with Lake Lure’s design character and enhance the human scale of buildings. Exterior materials are defined as being the exterior wrapping of the structure, as materials protecting the structure from weathering, and as any material that is visible from the exterior of the building.

The following aspects of a development’s design are **Encouraged**

- Use of façade enhancing features on at least 60 percent of the façade, including but not limited to: **(Image 8.2.3 (A))**
 - Awnings
 - Arcades
 - Display windows
 - Entry areas
- Exterior materials should match existing building materials in texture and color. The predominant exterior building materials should be of high quality, including but not limited to: **(Image 8.2.3 (B))**
 - Brick
 - Wood
 - Sandstone
 - Other native stone
 - Tinted or textured concrete masonry units
 - Textured tilt-up concrete panels
 - Textured pre-fabricated panels
- Continuation of pattern of windows and recesses across the entire façade of the building through the use of wall recesses and display windows.
- Use of renewable, recycled and organic materials.

The following aspects of a development’s design are **Discouraged**

- Use of more than four exterior materials.
- Building bays greater than 30 feet in length.
- Use of the following materials:
 - Smooth-faced concrete blocks
 - Tilt-up concrete panels (untextured)
 - Pre-fabricated panels (untextured)
 - Stucco of any kind (real or faux)

8.2.3 Exterior Materials and Facade (continued)



Pinnacle Sotheby's International

Image 8.2.3(A): Building makes good use of natural materials and colors; it has an interesting roofline and animating features such as wooden columns.



Coldwell Banker Quarters Real Estate

Image 8.2.3(B): This structure incorporates several materials to create an interesting, but fluid, façade.

8.2.4 Roof Form and Materials

Variations in rooflines add visual interest and help to break up larger building mass and shield unsightly rooftop structures from view.

The following aspects of a development's design are **Encouraged**

- Maroon and/or earth-tone colors.
- Roof peaks should be varied with a change in height at least every 100 linear feet.
- Use of parapets, gable roofs, and hip roofs to conceal rooftop equipment and flat roofs from public view.
- Varying roof lines within the same structure if the building is more than 60 feet in length (**Image 8.2.4(A)**).
- Gable and hip roofs, or flat roofs with parapets; roofs can vary in form and style on the same building, but all roofs should have perpendicular and/or parallel roof lines.
- Special attention should be paid to articulation of top portion of buildings, so as to coordinate with the surrounding buildings (**Image 8.2.4(B)**).
- Use of variation in roof slope planes.
- Roof designs that are consistent with building design.
- Use of Italian or Spanish terracotta roof tiles.

The following aspects of a development's design are **Discouraged**

- Traditional asphalt shingles.
- Use of gambrel and shed roofs.
- Flat roofs. Where they are unavoidable, they should be screened by parapets and/or architectural details.
- Use of long, unbroken, horizontal rooflines.

8.2.4 Roof Form and Materials (continued)



ERA LakesEdge Realty

Image 8.2.4(A): The roofs here are broken at intervals to add visual interest, but consistent in material use and style.



APPROPRIATE



INAPPROPRIATE

www.vmw.com/.../Rooflines200.jpg

Image 8.2.4(B): The roof on the top image is consistent with the design of neighboring structures, while the roof on the bottom image is inconsistent with the design of neighboring structures.

8.2.5 Fenestration

The placement and sizing of windows provides visual interest to the pedestrian, allows the incorporation of architectural elements, and is a tool to provide continuity between buildings and structure sections. It also maximizes ground level transparency, increasing pedestrian-level interest on the street.

The following aspects of a development's design are **Encouraged**

- Building front should have display windows on ground floor; a minimum surface area of 48 square feet of glass should be installed every 52 linear feet of ground floor façade, maximizing transparency for street life (**Image 8.2.5(A)**).
- For sides of structures not facing street, windows should be placed every 24 feet at a minimum.
- Vertical upper story windows should have a height to width ratio of 2:1 (**Image 8.2.5(B)**).
- Display windows facing the sidewalk should have vertical delineation to create a spatial rhythm that heightens the interest at the pedestrian level. Vertical delineations should occur at a minimum of 5 feet and a maximum of 8 feet
- Design of doors and windows should coordinate with quality molding and trim.
- Multiple windows in consistent patterns should be in upper stories (**Image 8.2.5(B)**).
- Square windows and additional architectural components, such as parapets, are encouraged on attic floors.
- Textured material and use of color should be used to add depth to fenestrations.
- Aluminum and/or wood window frames are encouraged.
- Display windows around entryways should accentuate entryway.

The following aspects of a development's design are **Discouraged**

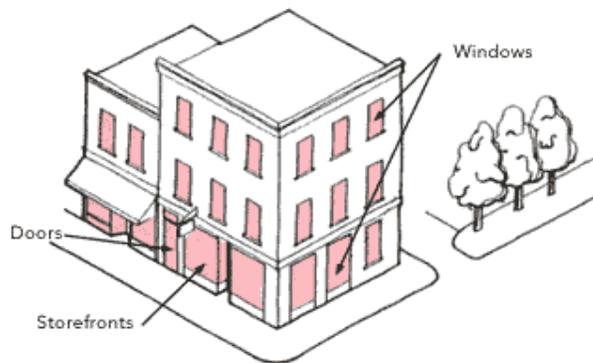
- Large expanses of blank walls without any windows or articulation.
- Large horizontal picture windows without any vertical articulation.
- Use of opaque glass surfaces.
- Reflective or mirrored glass.
- Windows greater than one story in height.
- Use of plastic or Plexiglas glazing materials.
- Storefront windows that begin closer than 18 inches to the ground.
- Windows longer than 5 feet without vertical articulation.

8.2.5 Fenestration (continued)



Coldwell Banker Quarters Real Estate

Image 8.2.5(A): The fenestration is consistent throughout the building, defined with trim of a complementary color, and separated by columns.



www.historicrockymount.com

Image 8.2.5 (B): Window placement complementing doors and storefronts

8.2.6 Entryway

Entryways are the key features of commercial buildings, as they inform customers where to enter the store. Therefore, they should be highly visible, aesthetically pleasing and unify the building frontage.

The following aspects of a development's design are **Encouraged**

- Windows and doors should complement each other by proportion, material and/or color, but should contrast the façade (e.g. contrasting by colors and/or material) (**Image 8.2.6 (A)**).
- Entryways should be at least 6 feet wide, be clearly visible from the street, and contain at least 60percent glass (**Image 8.2.6 (B)**).
- If building exceeds the length of 60 feet, additional public doors should be used on that façade.
- Incorporation of at least three of the following features at all building entrances:
 - Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Outdoor patios
 - Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- Door frame set back from the façade 2 feet to 4.5 feet.
- Windows on either side of doorway.
- Awnings and/or signage at entryways should clearly demarcate building entries and help orient pedestrians.

The following aspects of a development's design are **Discouraged**

- Main doorways that are out of immediate view from the street.
- Landscaping that obscures the visibility of building entrances.
- Entryways taller than one story in height.

8.2.6 Entryway (continued)



Thelma's Mountain Store

Image 8.2.6(A): The entryways here, although not recessed, are clearly defined in a complementary color and consistent in design



Bellingham, WA

Image 8.2.6(B): This entrance is clearly identified

8.2.7 Accessory Buildings and Features

Loading docks, storage, and other service functions are a necessary part of commercial building design. However, these unsightly necessities can and should be screened in such a manner that they do not detract from the quality design of the building and site.

The following aspects of a development's design are **Encouraged**

- HVAC and other mechanical systems should be incorporated into the design of a building so that they are visually and acoustically screened from public and private right of ways (**Image 8.2.7(A)**). Screening options include, but are not limited to:
 - Fences
 - Walls
 - Parapets
 - Landscaping
- Truck parking, refuse storage and other service functions should be screened from sight by fences, walls, and/or plant materials.
- All screening elements should match architecturally and aesthetically with the rest of the building and site design.
- Screening elements should use the same building materials as the rest of the development in order to match aesthetically with the rest of the building and site design (**Image 8.2.7(B)**).

The following aspects of a development's design are **Discouraged**

- Screening mechanical systems with the use of inferior building materials or materials that are not consistent with the architecture of the rest of the development.
- Mechanical systems visible from sidewalks and public right of ways.
- Use of chain link fences.

8.2.7 Accessory Buildings and Features (continued)

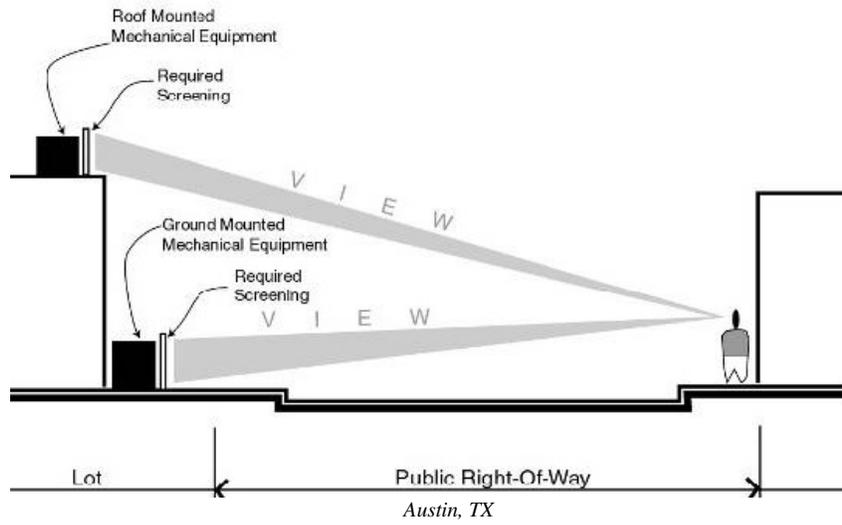


Image 8.2.7(A): Mechanical and HVAC systems should be screened from view,



Image 8.2.7(B): Materials of screening should match building materials,

8.2.8 Signage

An important aspect of commercial development is making the development visible to the public and passing motorists and pedestrians. However, signage should not detract from the character of the commercial area.

The following aspects of a development's design are **Encouraged**

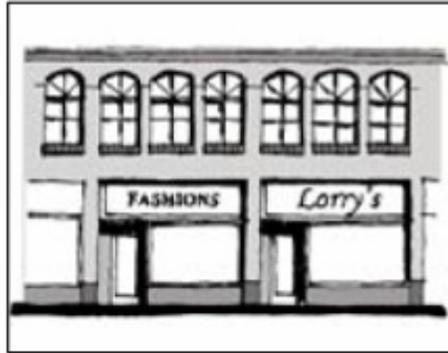
- Signage should conform to the ordinances previously established by Lake Lure (See Town of Lake Lure Zoning Regulations, Sections 92.145–92.161).
- New signage should not obscure existing sign structures.
- Wall signs should be placed to enhance the established façade rhythm; sign scale and proportion should be in keeping with the buildings they are on (**Image 8.2.8(A)**).
- Entrance and exit signs should indicate one-way roads in and out of developments.
- Signage should conform to prevailing architecture and existing sign typology.
- Utilize colors, materials, and designs that are consistent with associated buildings.
- Signs at building entries should be in scale with entry architecture.
- Developments with more than one retail establishment should group signs in a single sign structure placed at the street frontage.
- New signs should be of such quality as to not be visually intrusive or add to visual clutter.

The following aspects of a development's design are **Discouraged**

- Use of neon, internally illuminated, or animated signs.
- Signs larger than 15 percent of building facade on which the sign is placed.
- Signs within 20 feet of the back of the curb of the adjacent road or highway.
- Signs within 50 feet of each other.

Refer to Zoning Regulations, Sign Regulations, Section 92.145: Intent and Application, through Section 92.161: Permits, Fees, Nonconforming Signs, and Enforcement

8.2.8 Signage (continued)



Encouraged



Discouraged
Louisville, CO

Image 8.2.8(A): Consistent signage creates a more uniform and cohesive look.

8.2.9 Color

The colors of a building factor a great deal into whether it blends well with the site or stands out boldly from it. Considering Lake Lure's mountain lake setting, it is important that commercial buildings retain the mountain feel established in the area. See Appendix D for color charts.

The following aspects of a development's design are **Encouraged**

- Use of colors in Appendix D as primary colors for building façades (**Image 8.2.9(A)**).
- No more than two colors should be used for primary façade.
- Low reflectance, subtle, and neutral colors should be used.
- A third color may be used as an accent, especially on prominent architectural features.

The following aspects of a development's design are **Discouraged**

- Bright, primary colors should not be used as a major color on the façade.
- High intensity colors, metallic colors, black or fluorescent colors should not be used.

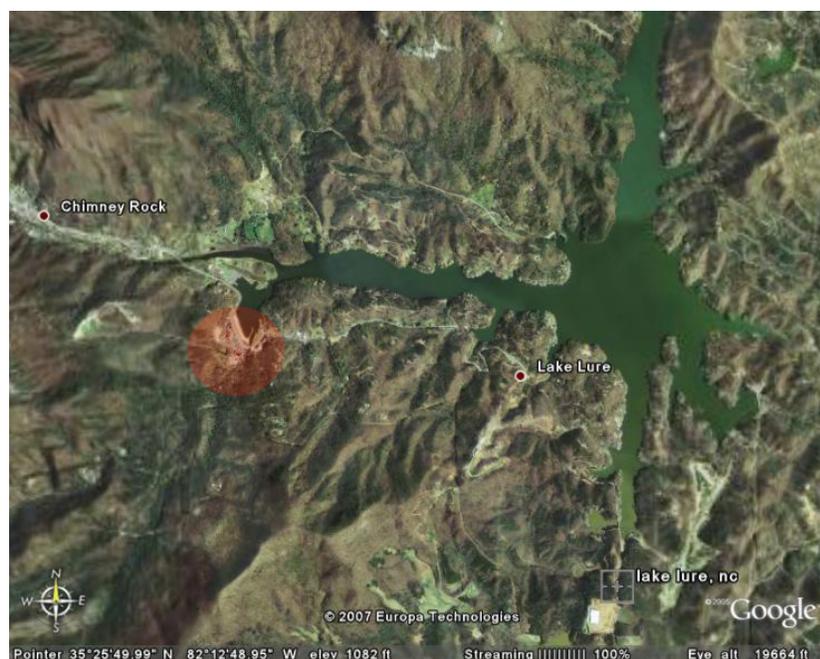
8.2.9 Color (continued)



Image 8.2.9(A): Color examples from Appendix D

9.0 Mediterranean Downtown

The downtown area of Lake Lure consists of buildings original to the 1927 town plan; these central town buildings, the Arcade Building (**Image 9.0(B)**) and the 1927 Lake Lure Inn and Spa (**Image 9.0(C)**) are designed in the original Mission Mediterranean style and set the precedent for future construction. Some features of this style include gable or hip tile roofs, arcades, paired windows, and stucco finish. The design guidelines for the Mediterranean Downtown area recognize this unique presence of architectural style in a mountain lake community and encourage new commercial structures to incorporate these design elements in a way that honors the vision of the 1927 plan while incorporating modern aspects conducive to a successful downtown area. Due to the high influx of tourists to Lake Lure's downtown and its close proximity to the Lake Lure Beach and Water Works, a more pedestrian-friendly environment is encouraged.



Base Map Resource: Google Earth, 2007.

Image 9.0(A): Mediterranean Downtown general location (see zoning map for exact perimeter).

9.0 Mediterranean Downtown (continued)



Image 9.0(B): Arcade Building



Image 9.0(C): 1927 Lake Lure Inn and Spa



Image 9.0(D): Lake View Store

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9.1 Site Aspects

Site Aspect requirements seek to create a sense of harmony between the Mediterranean commercial establishment, the site on which it is situated, and the site's natural features. New buildings should blend with the natural environment, retain public view-sheds, enhance pedestrian activity, and minimize all impacts on the natural landscape. Taken together, these recommendations create an environment that reduces automobile dependency, enhances commercial activities, and incorporates natural features into the design. All aspects of the site design should seek to maintain the aesthetic qualities of the Town of Lake Lure and connect people with their natural environment.

9.1.1 Relationship of building to its site

The location of buildings on a site is of particular importance when trying to shape a downtown environment. The building should be placed on the site in such a way that it is visible to the pedestrian and motorist, and is close enough to the public right of way to create the intimacy experienced in a downtown setting. At the same time, the natural features of the site should not be ignored, but incorporated into the overall site design.

The following aspects of a development's design are **Encouraged**

- Situate building in a way that minimizes the impact on the surrounding environment by minimizing cutting and grading, building according to the contours of the land, and utilizing natural drainage patterns (**Image 9.1.1(A)**).
- Locate utilities underground, when feasible.
- Buildings should merge with the forest when located on the forest edge.
- Building entrances should facilitate direct access to sidewalks for pedestrians and bicyclists and link to the town's overall sidewalk network.
- All entrances should be architecturally prominent and visible from customer parking areas and interior drives.
- Building orientation should allow for natural lighting and solar collection.
- Buildings should be situated at or near the front property line to contribute to the "building street edge" that unifies separate buildings into a tightly knit district.
- Elevations should be inviting and detailed to strengthen the image of this area.
- Shopping centers should utilize existing external pads at the street edge for visual interest or incorporate a clustered, pedestrian-, or village-oriented site design.

The following aspects of a development's design are **Discouraged**

- Buildings larger in height and mass than existing structures, see Zoning Regulations § 92.031B CTC Commercial, Town Center District.
- Straight-line buildings without a varying layout.
- Clear-cutting for development. (clear-cutting is prohibited by town ordinance)
- Building over natural swales (**Image 9.1.1(B)**).
- Buildings that do not merge with the forest edge, on the forest edge (**Image 9.1.1(C)**).

9.1.1 Relationship of building to its site (continued)

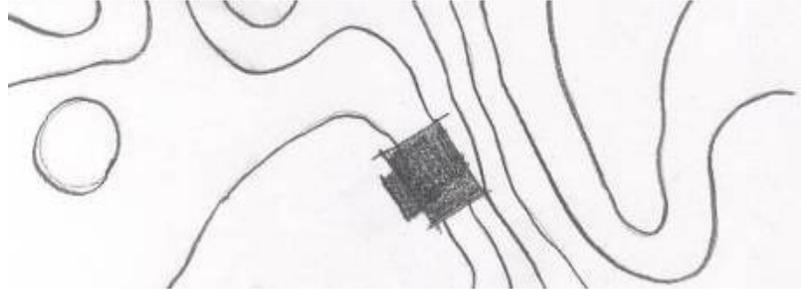
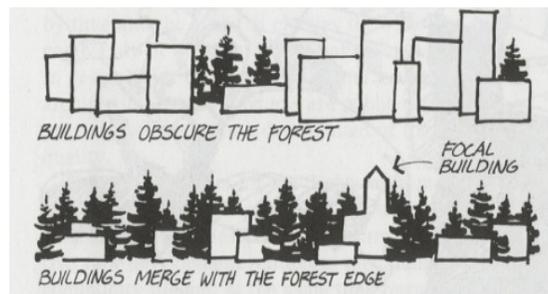


Image 9.1.1(A): The building footprint follows the contours of the land to minimize the impact on the natural landscape; reduces cutting and grading and protects slopes and natural swales.



http://h2o.enr.state.nc.us/su/what_is_stormwater.htm

Image 9.1.1(B): Natural Drainage patterns should be maintained and utilized for stormwater management.



Dorward, Sherry. Design For Mountain Communities; 1990

Image 9.1.1(C): Buildings should merge with the forest edge.

9.1.2 Relationship of project to adjoining area

The project should link to adjoining downtown sites in such a way that the buildings are close in proximity, and complement each other in terms of dimensions, design, mass, and scale.

The following aspects of a development's design are **Encouraged**

- Buildings should be consistent in scale and design with adjacent buildings, with a minimum difference in mass and height of 20percent (**Image 9.1.2(A)**).
- Minimum building setbacks (for building footprints less than or equal to 30,000 gross square feet):¹
 - Street R.O.W. Line:
 - Arterial Street 30 ft.
 - Collector Street 20 ft
 - Local Street 15 ft.
 - Internal/Common Property Boundary 10 ft.
 - Internal/Private Driveway 10 ft.
(to back of curb)
- Buildings should be sited to maintain pedestrian and vehicular connectivity with other commercial uses. This enables users to relate to the structure on a variety of scales and allows sharing of parking spaces.
- Outdoor storage, trash collection, and loading areas should be screened, recessed, or enclosed where viewable from adjoining properties and/or public streets.
- Design should include paths and greenways to provide access from commercial sites to other commercial sites, to the lake, and other cultural areas via bicycles, pedestrian trails and/or alternative transportation.
- Builders should prioritize with infill development in the downtown district before building in the perimeter of the downtown district.

The following aspects of a development's design are **Discouraged**

- The design and construction of buildings that obstruct lake and mountain views.
- Buildings not complementary to the site and existing structures.
- Areas designated for trash collection, compaction, and outdoor storage should not be located within 20 feet of any public street, sidewalk, or other interior pedestrian walk.

¹ Louisville, CO

9.1.2 Relationship of project to adjoining area (continued)

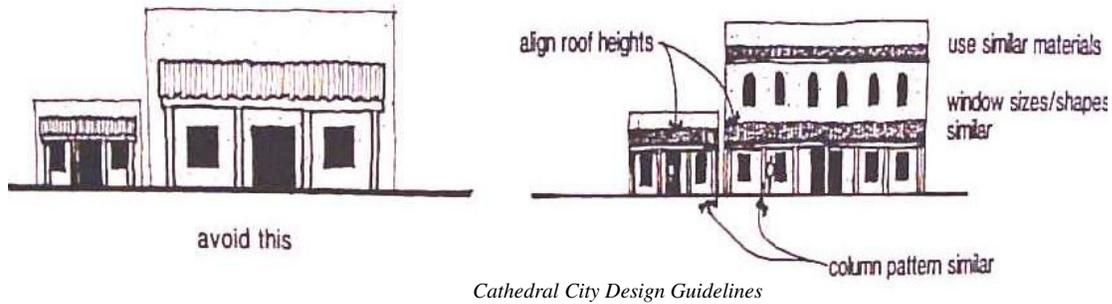
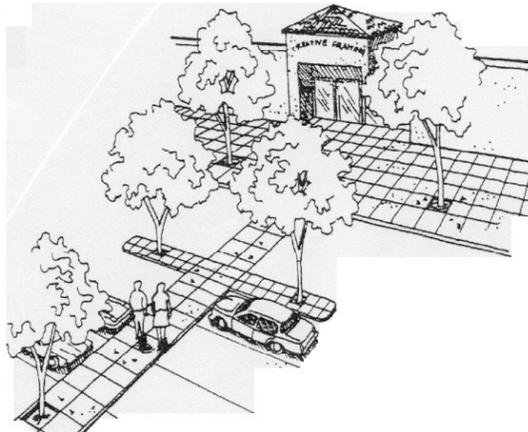


Image 9.1.2(A): How to make new buildings consistent with adjacent buildings in scale and design.



Courtesy of Arcadia, OR

Image 9.1.2(B): The project should seek to enhance connections with other commercial uses, especially via pedestrian paths: sidewalks.

9.1.3 Streetscape

Commercial developments should enhance the street environment by providing sidewalks and connectivity with existing development. Good streetscape design enhances building facades, improves pedestrian activities, and encourages economic activity; streetscapes improve the urban environment as a whole.

The following aspects of a development's design are **Encouraged**

- A minimum of 100 feet of continuous street length is preferred between curb cuts and motor-vehicle entryways except where not possible due to lot dimensions.
- Plantings should be located along the street to provide a buffer between the pedestrian sidewalk network and the street (**Image 9.1.3(A)**). This buffer should:
 - Be a minimum of 3 feet wide.
 - Have continuous plantings that leave no more than 4 feet of space between plants when fully mature.
 - Have plants at a minimum of 2 feet in height when fully mature.
 - Consist of a minimum of two different plant types that are consistent throughout the buffer.
- Crosswalks should delineate pedestrian activity (e.g. contrasting materials, colors, and/or signage) and should connect buildings and public spaces.
- Buildings should contain ground floors that maximize public use through the incorporation of public gathering spaces, such as sitting areas.
- Utilize alternate, pervious paving materials that reduce the total impervious surface and blacktop surface.
- Porous, organic materials should create texture along sidewalk and/or street-side, e.g. brick sidewalks, stone curbs, grass stripping (**Image 9.1.3(B)**).
- Make efficient use of street frontages by sharing entryways and main circulation routes within commercial centers. This will encourage more pedestrian activity between sites.
- Accentuate pedestrian dominance by the use of bulb-out corners, continuation of arcade, and wide sidewalks.

The following aspects of a development's design are **Discouraged**

- Parcel curb cut separation of less than 50 feet from a public road intersection.
- Developments that disregard public street-life and make no positive contributions to the public realm (**Image 9.1.3(C)**).
- Curb cuts wider than 36 feet.

9.1.3 Streetscape (continued)

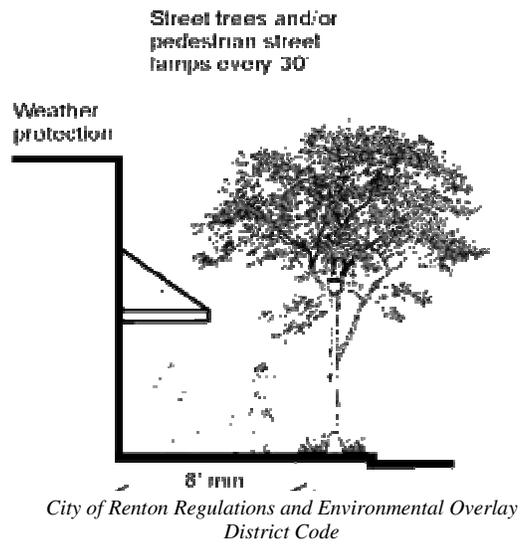


Image 9.1.3(A): Pedestrian sidewalk should contain a vegetation buffer from the street.



Well Urban Blog

Image 9.1.3(B): Colorful paving surfaces of different materials should designate pedestrian realms.



<http://www.unc.edu/~kueber/durhamplazadeck.jpg>

Image 9.1.3(C): Here there exists no street improvements and it is not pedestrian in scale.

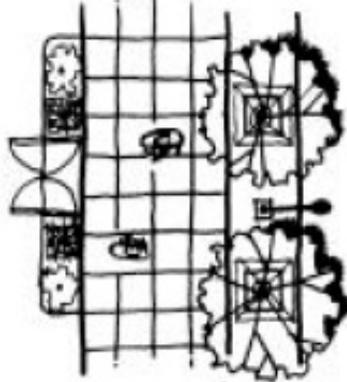
9.1.4 Landscaping

Vegetation improves the environment and quality of life by reducing heat island effects, providing shade and protection from the sun and acting as a buffer to unsightly objects. Vegetation is also a good way to blend buildings with the natural environment, provide texture to hardscapes, and mitigate the appearance of these hardscapes. This section provides the means for utilizing vegetation in safe, protective, and enhancing ways.

The following aspects of a development's design are **Encouraged**

- There should be a minimum of 1 tree for every 2,500 square feet of parking (see town regulations).
- Plantings and flower beds should be made of wood, stone, concrete, and/or cast iron.
- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped and/or hardscaped open space. This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- A minimum of 3 different types of vegetation should be used.
- Preservation of the natural features of the site (e.g. swales) and utilization of these features as natural drainage paths and/or earth berms.
- Use of native vegetation. Consult Appendix C for a list of native trees, shrubs, plants, and flowers appropriate for the climate of Lake Lure.
- Plant vegetation along sidewalks and in public spaces (**Image 9.1.4(A & B)**)
 - Sidewalks: Minimum 1 tree every 10 feet of sidewalk.
 - Low growth vegetation: 160 square feet for every 2500 sq. ft. of sidewalk.
- Provide screens:
 - Between parking lots and streets
 - Between streets and sidewalks
 - Between parking lots and sidewalks
 - Along blank walls
- These screens should:
 - Be a minimum of 3 feet wide
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed more than 2 feet in height
 - Include trees at least 10 feet in height
- Parking areas should consist of planters, at both ends of a parking row, that are a minimum of 3 feet wide and the length of a full parking space (or two parking spaces if the parking rows are back to back). Vegetation should not exceed 2 feet in height when fully mature, with the exception of trees that are planted to shade cars provided they do not obstruct driver vision. Planters should be constructed of a barrier that is a minimum of 6 inches by 6 inches (**Image 9.1.4(C)**).

9.1.4 Landscaping (continued)



CCPD Center: LMN Architects



Image 9.1.4(A-B): Vegetation should be in parking lots and on sidewalks. All buildings should have vegetation between the façade and the street.



Shops at Greenridge, Greenville, SC

Image 9.1.4(C): Provide planters at the ends of parking rows.

9.1.4 Landscaping (continued)

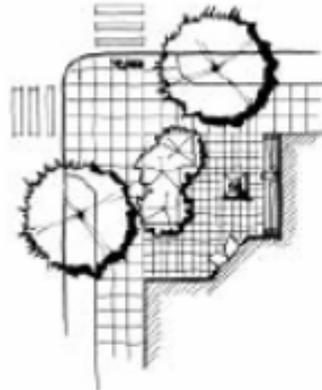
The following aspects of a development's design are **Encouraged**

- Developers should consult a professional landscaper.
- There should exist a variation of vegetation types, heights, widths and flowering; a minimum of three types.
- Native and local species should be utilized when feasible, see Appendix C – Native Plant List.
- Mature trees should be preserved wherever possible.
- The use of flower beds mingled in with required tree screens and the use of flowering plants (annual and perennials) are encouraged.
- Plant beds are encouraged to be used as stormwater management tools.

The following aspects of a development's design are **Discouraged**

- Absence of vegetation between street edge and building façade.
- Use of synthetic/artificial plant material.
- Hardscaping that is more than 30 percent of total landscaped lot area (see Preferred section) (**Image 9.1.4(D)**).
- Use of railroad ties or other wood treated with creosote or similar materials such as coal tar (**Image 9.1.4(E)**).

9.1.4 Landscaping (continued)



Courtesy of Sedro-Woolley, WA

Image 9.1.4(D): Plantings/planters should buffer the street and add additional texture to streetscape; plazas and public spaces are encouraged on street-corners, etc.



<http://extension.missouri.edu/explore/agguides/hort/g06985.htm>

Image 9.1.4(D): Railroad ties should not be used in landscaping.

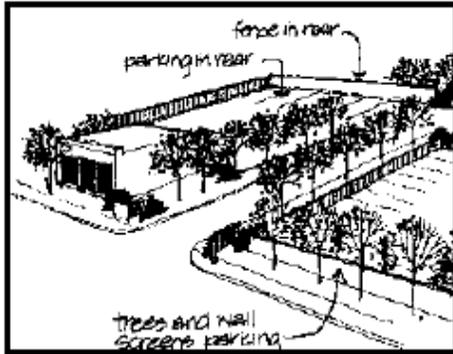
9.1.5 Parking Lots

Parking lots should promote efficient circulation of vehicular traffic, while still being pedestrian friendly and aesthetically pleasing.

The following aspects of a development's design are **Encouraged**

- Parking should first be considered in the rear of the structure (**Image 9.1.5(A)**).
- No more than 60 percent of off-street parking should be located between the primary street and building façade unless screened by vegetation or additional commercial buildings at the street frontage. The remaining 40 percent of off-street parking should be located in side or rear parking lots with clear pedestrian pathways to the building entrances.
- Vegetation should be placed in parking lots: (**Image 9.1.5(B)**)
 - Tree minimum: 1 tree every 2500 square feet of parking.
 - Low growth vegetation minimum: 124 square feet vegetation for every 5000 square feet of parking.
- Provide screens:
 - Between parking lots and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed more than 2 feet in height.
 - Include trees at least 10 feet in height.
- Landscaping should be maintained in such a way that it does not interfere with driver visibility.
- Minimize the number of required parking spaces by sharing existing parking and parking lot entries with other commercial uses.
- When side parking is used it should be no wider than 65 feet, and should be set back an additional 12 feet from the street or sidewalk to accommodate 6 feet of vegetative screening and six feet of street-front public space (**Image 9.1.5(C)**).
- Locate parking on the interior of the site wherever possible, minimizing the dominance of the parking lot on the site; buffer with vegetation.
- Add 3-4 foot screens in addition to vegetation, such as a brick or stone wall - these walls should also meet the guidelines for materials.
- Utilize alternative surface materials to reduce the amount of impervious surface necessary on the site.
- Natural swales between parking lanes (**Image 9.1.5(C)**), where applicable, and/or curb cuts leading into plant beds are encouraged in parking lots for stormwater management: this applies to paved parking (**Image 9.1.5(D)**).

9.1.5 Parking Lots (continued)



Bellingham, WA City Center Design Guidelines
Image 9.1.5(A): Parking in the rear of a building reduces curb cuts and maintains pedestrian/street activity.

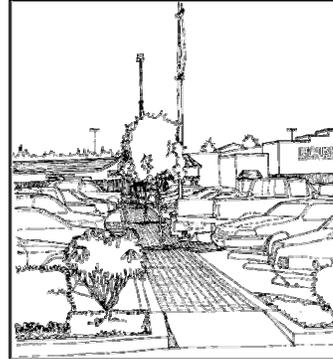
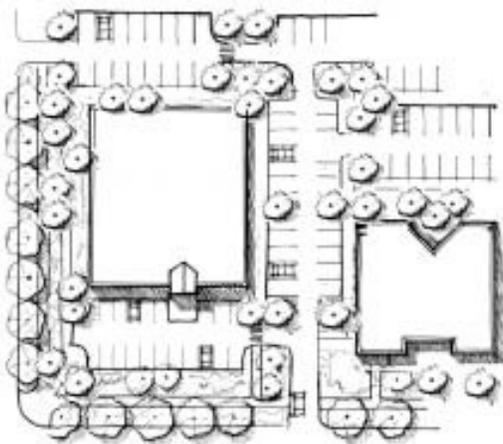


Image 9.1.5(B): Vegetation should remain throughout parking lot with walking paths.



Courtesy of Snohomish, WA
Image 9.1.5(C): Parking should be integrated within the building footprints to minimize dominance of the lot.



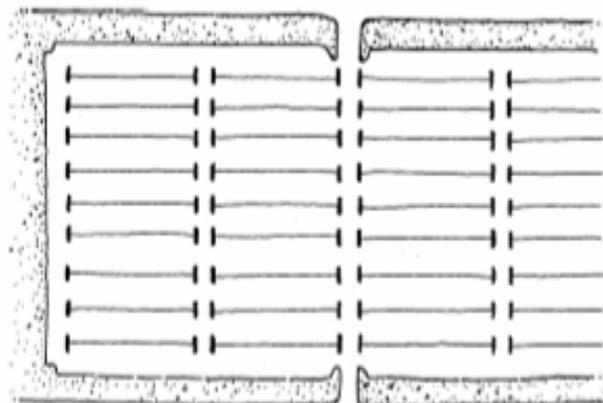
Stormwater Journal: Jan/Feb. 2007.
Image 9.1.5(D): Natural swales and vegetation should be utilized within parking lot-systems. Porous paving strategies are also recommended.

9.1.5 Parking Lots (continued)

The following aspects of a development's design are **Discouraged**

- Large expanses of parking lots without landscaping.
- Excessively large breaks in the street for parking lot entrances.
- Parking lots that visually dominate the site.
- Parking lot entrances that lead directly into head-on parking.
- All parking located in front of the building.
- Lots that are 100 percent impervious surface area (**Image 9.1.5(E)**).
- Disconnected pedestrian walkways.

9.1.5 Parking Lots (continued)



Courtesy of Louisville, CO

Image 9.1.5(E): Parking lots should not be 100 percent impervious surface.

9.1.6 Sidewalks

Sidewalks are an important aspect of connectivity, both from the street to the store entryway and between stores themselves. The specific dimensions and relationships discussed in this section seek to maintain and enhance pedestrian life.

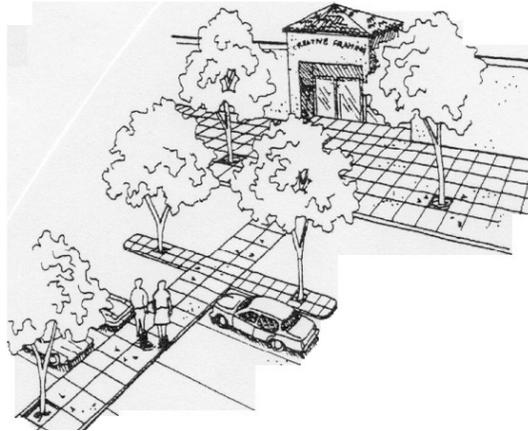
The following aspects of a development's design are **Encouraged**

- Designate clear pedestrian sidewalks and pathways through parking areas and leading to the main entry of the building (**Image 9.1.6(A)**).
- Provide a continuous system of internal pedestrian sidewalks, including those along building frontages, with a minimum width of 10 feet at building frontage and 3 feet on main walking arteries. Sidewalk system should connect to the town sidewalk network, or to the main town street where no sidewalk network exists (**Image 9.1.6(B)**).
- Provide buffers:
 - Between sidewalks and streets.
 - Between parking lots and sidewalks.
- These screens should:
 - Be a minimum of 3 feet wide.
 - Consist of one continuous planting or two alternating plant types spaced no more than 4 feet apart and not to exceed more than 2 feet in height.
 - Include trees at least 10 feet in height.
- Sidewalks should connect buildings and public spaces.
- Distinguish pedestrian crosswalks through parking lots and streets with different paving materials and paint. Crosswalk material should be a contrasting color to the parking lot or street and incorporate a speed hump of at least 5 inches in height and 3 feet in width on streets within the commercial lot.
- Sidewalks should be a minimum of 8 feet in width, not including the 4-foot buffer zone.
- Sidewalks should be in proportion to the mass of the building, e.g. the greater the mass, the wider the sidewalk.
- Use materials other than concrete to provide color and visually appealing design for the pedestrian.
- Wide sidewalks should be utilized for outdoor seating and dining.

The following aspects of a development's design are **Discouraged**

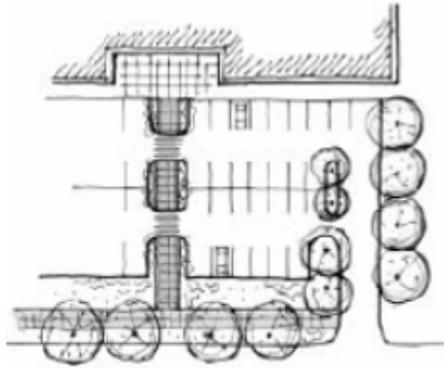
- The use of cobblestones is discouraged.

9.1.6 Sidewalks (continued)



Arcadia, OR

Image 9.1.6(A): Pedestrian design that provides delineated access to store entrance.



Sedro-Woolley, WA

Image 9.1.6(B): Access from the main entrance is directly linked to the town sidewalk network.

9.1.7 Open Space

In order to maintain a sense of harmony with the surrounding environment, a site plan should preserve distinctive characteristics of the site through the use of open space.

The following aspects of a development's design are **Encouraged**

- A minimum of 40 percent of total remaining (un-built) lot area should contain landscaped and/or hardscaped open space (**Image 9.1.7(A)**). This may include planted or unplanted surfaces including but not limited to:
 - Plazas
 - Gardens
 - Planters
 - Flower beds
 - Seating areas
- Site plans should preserve and enhance the natural features of the site.
- Open space should be integrated into the site plan.
- Promote natural runoff containment to minimize the need for artificial processes such as retention ponds (**Image 9.1.7(B)**).
- Bicycle racks should be incorporated into site plans.
- Outdoor dining areas should be incorporated into site plans.
- Street furniture arrangements should encourage public activity.

The following aspects of a development's design are **Discouraged**

- Ignoring the need for pedestrian seating in an area that demands such.
- Clear-cutting of a site that removes all native vegetation (clear-cutting is prohibited by town ordinances).
- No more than one-third of total landscaped open space on lot should be hardscaped.

Summary of Resolution Directing the Creation of Design Guidelines for New Commercial Construction

Resolution Number 07-08-14B

“Whereas, 88percent of the survey respondents selected “Agree” to the following statement: ‘The Town should require tree planting for all new commercial development...’”

9.1.7 Open Space (continued)



Tompkins County, NY

Image 9.1.7(A): Combination of landscaped and hardscaped open space.



Louisville, CO

Image 9.1.7(B): Flower bed as an example of landscaped open space that contributes to runoff containment.

9.1.8 Lighting

Lighting is an important feature for safety. However, it should not be used in a manner that disturbs neighboring land uses or dims the views of the stars at night. A balance can be achieved that provides an adequate level of lighting to promote pedestrian safety without overwhelming the site. Minimizing light pollution and energy consumption is also a crucial element to proper lighting. Improper lighting methods can cost public and private entities thousands of unnecessary dollars a year in energy costs. These suggestions provide means for reducing both cost and light pollution.

The following aspects of a development's design are **Encouraged**

- Lighting in pedestrian and parking areas should fit the scale and proportion of the use; e.g. providing pedestrian-scale lighting for all pedestrian walkways.
- Light fixtures should direct the light in a downward direction and prevent spillover lighting (**Image 9.1.8(A)**).
- Lighting shades should complement architectural style and color.
- Maximum height of all poles within landscaped plaza areas is 20 feet, measured from finished grade.
- Use metal halide or other white-light fixtures with a concealed light source of the “cut-off” variety to prevent glare and “light trespass” onto adjacent buildings and sites (**Image 9.1.8(C)**).
- The following levels of illumination should be maintained*:
 - Building Entrances 5.0 foot-candles
 - Sidewalks 2.0 foot-candles
 - Bikeways 1.0 foot-candles
 - Courts/Plazas/Terraces 1.5 foot-candles
 - Ramps 5.0 foot-candles
 - Stairways 5.0 foot-candles
 - Underpasses 5.0 foot-candles
 - Waiting Areas 1.0 foot-candles
 - Parking Lots 1.0 foot-candles
 - Roadways 1.5 foot-candles
 - * Values given are in minimum average maintained horizontal foot-candles, which are measured at the average point of illumination between brightest and darkest areas, 4'-5' above the ground surface. (Source: IES Lighting Handbook - 4th Edition).
- Timed lighting is highly encouraged and adjustments to shifting dusk and dawn times should be made regularly.
- The use of solar powered lights is encouraged (**Image 9.1.8(B)**).
- Locate light poles in landscape areas or landscaped medians wherever possible, with a maximum base height of 2 feet.

9.1.8 Lighting (continued)



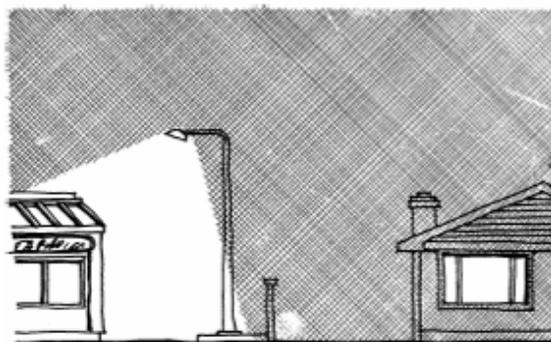
www.cache.consumerlist.com

Image 9.1.8(A): Downward facing light fixtures that control light direction.



www.hammerheadlighting.com

Image 9.1.8(B): Solar lighting strategies are encouraged.



Courtesy of Louisville, CO

Image 9.1.8(C): Controlled lighting result with proper light fixture.

9.1.8 Lighting (continued)

The following aspects of a development's design are **Discouraged**

- Neon lights.
- Colored lights.
- Lamp posts greater than 20 feet in height.
- The use of upward lighting and glare, with the exception of stairways, in cases where downward lighting is not feasible (**Image 9.1.8(D)**).
- High-pressure sodium in any application.
- Highway-style lamp posts of excessive height.
- Fixtures not complimentary to the site.

**Summary of Resolution Directing the Limitation of Light Pollution
Policy CA-1-4.1(1)**

“Develop a regulation to restrict light pollution, controlling foot-candles, specifying down lighting, and a maximum height for cut-offs / directional parking and other light luminaries.”

9.1.8 Lighting (continued)



www.sandiego.classicpartyrentals.com

Image 9.1.8(D): Upward lighting fixture that will not control light-caused pollution, and wastes energy.

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9.2 Building Design

Commercial building design that exists in the downtown core of Lake Lure is in the Mediterranean architectural style. These buildings are characterized by the use of natural stone and stucco, red clay tile roofs, and arcades with arched entryways. New building design should reflect a human scale that is pedestrian friendly and falls in line with Lake Lure's high standard for commercial construction.

9.2.1 Architectural Style

The architectural style reflected in the design of Mediterranean commercial buildings should seek to integrate and reflect the pre-existing elements found in this style throughout Lake Lure. See Appendix E for examples of this style of architecture. It should contribute to a consistency of architectural elements that shape the village atmosphere and be compatible with the character of its surrounding neighborhoods.

The following aspects of a development's design are **Encouraged**

- Buildings should fit into the architectural context of existing structures and natural landscape (**Image 9.2.1(A)**).
- All buildings should be in Mediterranean architectural style.
- Other architectural styles, such as contemporary, can be used but Mediterranean elements should be strongly incorporated into the design (for example, a building can be built in a modern style, but should contain elements consistent with Mediterranean and/or mountain style architecture, such as arcades, roofs, windows and materials).

The following aspects of a development's design are **Discouraged**

- Buildings that present no façade and/or architectural elements in the Mediterranean style.
- Building styles that conflict unattractively with Mediterranean style.

9.2.1 Architectural Style (continued)



Image 9.2.1(A): Mediterranean style: Arcade Building in downtown Lake Lure.



Image 9.2.1(B): Building demonstrates mountain-lake architecture; note the materials blending with the landscape.



Image 9.2.1(C): Building contains stucco and arcade to represent Mediterranean architecture.

9.2.2 Mass and Scale

The scale and massing of buildings should stay consistent with one another and avoid dramatic variation in height and mass. Gradual transitions of height and mass from one building to the next are encouraged.

The following aspects of a development's design are **Encouraged**

- Building height should be one to three stories.
- Facades should vary in massing and height but without a dramatic increase or decrease of either height or massing, as compared to neighboring buildings; height can vary slightly by 1.5 to 8 feet through the use of parapets, cornices, etc. (**Image 9.2.2(A)**).
- Horizontal masses facing the street should not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height as well as projecting and recessed elements.
- Ground floor walls should be broken up by elements such as columns, awnings, porticos, and windows to eliminate flat facades; arcades are highly encouraged to attain this.
- Changes in mass should be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.
- Vary height and width of adjacent buildings up to 1/3 of the respective dimension; adjacent buildings should be similar but not identical in mass and scale (**Image 9.2.2(B)**).
- Building mass should decrease when encroaching on slopes and tree line.

The following aspects of a development's design are **Discouraged**

- Uniform colors and textures across unbroken façades of more than 50 feet in length.
- Structures over three stories in height.
- Building with great difference in height and scale to adjacent buildings (**Image 9.2.2(C)**).

9.2.2 Mass and Scale (continued)



Image 9.2.2(A): Facades are encouraged to vary in height and mass in small increments. This creates variety in appearance but is still consistent.

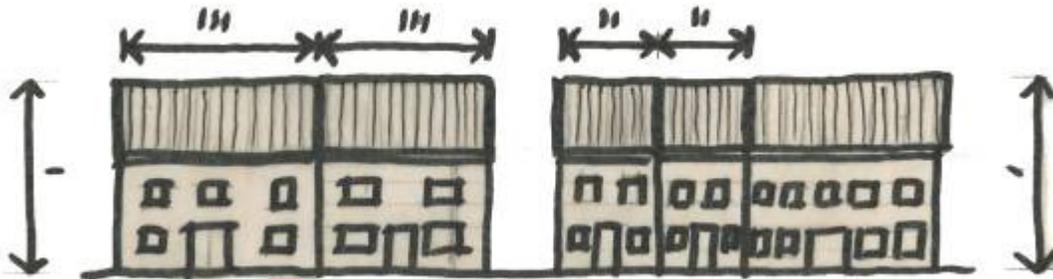


Image 9.2.2(B): Buildings should not duplicate building mass and scale exactly as adjoining buildings.

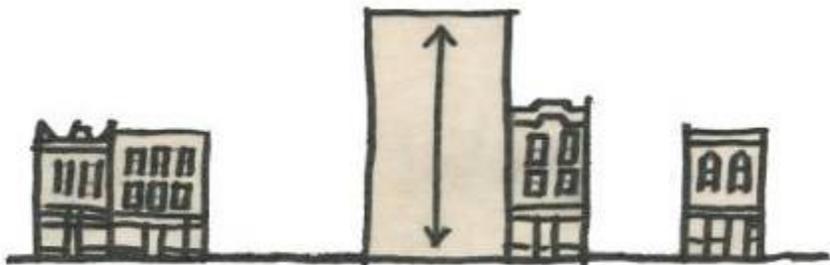


Image 9.2.2(C): Building is out of scale; not consistent with other massing and exceeds the variation point of 1.5 to 8 feet.

9.2.3 Exterior Materials and Facade

The treatment of exterior materials and façades ensure that commercial structures will have a visual interest compatible with Lake Lure’s Mediterranean character and enhance the human scale of buildings. The exterior materials should be chosen for consistency with the existing building types and the natural landscape. Exterior materials are defined as the exterior wrapping of the structure, protecting it from weathering, and consists of all materials that can be seen from the exterior of the building.

The following aspects of a development’s design are **Encouraged**

- Use of façade enhancing features on at least 60 percent of the façade, including but not limited to **(Image 9.2.3(A))**:
 - Arcades
 - Display windows
 - Entry areas
- Exterior materials should coordinate with existing building materials in texture and color. The predominant exterior building materials should be of high quality, including but not limited to **(Image 9.2.3(B))**:
 - Stucco
 - Brick
 - Wood
 - Sandstone
 - Other native stone
 - Tinted or textured concrete masonry units
 - Textured tilt-up concrete panels
 - Textured pre-fabricated panels
- Continuation of a pattern of windows and recesses across the entire façade of the building through the use of wall recesses and display windows.
- Use of renewable, recycled and organic materials.

The following aspects of a development’s design are **Discouraged**

- Building bays should not exceed 30 feet in length.
- Use of the following materials:
 - Smooth-faced concrete blocks
 - Untextured tilt-up concrete panels
 - Untextures pre-fabricated panels
 - Faux stucco

9.2.3 Exterior Materials and Facade (continued)



Image 9.2.3(A): Materials are consistent with Mountain Lake style through the use of stone, wood, and earth-tone colors; multiple colors and material are encouraged.



Image 9.2.3(B): Building contains materials and appearance of Mediterranean architecture: stucco and red roof.

9.2.4 Roof Form and Materials

Roof forms and materials should reflect the existing buildings' to maintain consistency, but small variations are encouraged. Variations in rooflines add visual interest and help to break up larger building mass and shield unsightly rooftop structures from view.

The following aspects of a development's design are **Encouraged**

- Roof peaks should be varied with a change in height at least every 100 linear feet.
- Varying roof lines within the same structure if the building is more than 60 feet in length
Use of parapets, gable roofs, and hip roofs to conceal rooftop equipment and flat roofs from public view (**Image 9.2.4(C)**).
- Roof lines at the seam of two buildings should vary in direction and/or height.
- Use of Italian or Spanish terracotta roofs is encouraged (**Image 9.2.4(A-B)**).
- Gable and hip roofs, or flat roofs with parapets; roofs can vary in form and style on the same building.
- Roof eaves should be visible from street elevation.

The following aspects of a development's design are **Discouraged**

- Traditional asphalt.
- Flat roofs are discouraged and should be hidden if they are necessary.
- Use of long, unbroken, horizontal rooflines is discouraged.

9.2.4 Roof Form and Materials (continued)

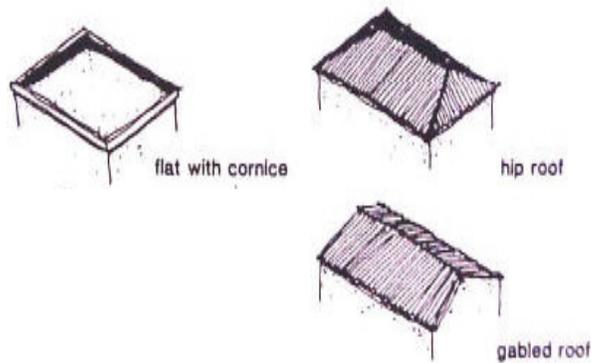


Lake Lure Town Hall



www.facilitiesnet.com

Images 9.2.4(A-B): Different roof types that are consistent with both Mediterranean and Mountain-Lake architecture: wood shingles, aluminum, terra-cotta, and vegetated.



Cathedral City Design Guidelines

Image 9.2.4(C): Roof types that can be used in the Downtown area.

9.2.5 Fenestration

The placement and sizing of windows provides visual interest to the pedestrian, allows the incorporation of architectural elements, and is a tool to provide continuity between buildings and structure sections.

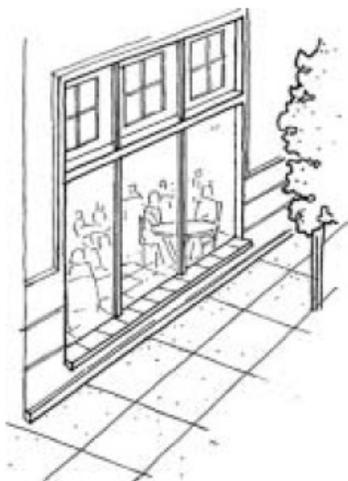
The following aspects of a development's design are **Encouraged**

- Building front should have display windows on ground floor with a minimum surface area of 48 square feet of glass for every 52 linear feet of ground floor façade, maximizing transparency for street life (**Image 9.2.5(A)**).
- Display windows facing the sidewalk should have vertical delineation to create a spatial rhythm that heightens the interest at the pedestrian level. Vertical delineations should occur at a minimum of five feet and a maximum of eight feet (**Image 9.2.5(B)**).
- Vertical upper story windows should have a height to width ratio of 2:1 (**Image 9.2.5(C) & Image 9.2.5(D)**).
- Windows should cover a minimum surface area of 60percent of ground level façade to maximize transparency.
- Consistent pattern of multiple windows in upper stories (**Image 9.2.5(C)**).
- Square windows and additional architectural components, such as parapets, are encouraged on attic floors.
- Textured material and use of color to add depth to fenestrations.
- Use of aluminum and/or wood window frames.

The following aspects of a development's design are **Discouraged**

- Use of opaque glass surfaces.
- Reflective or mirrored glass.
- Windows greater than one story in height.
- Use of plastic or Plexiglas glazing materials.
- Storefront windows should not begin closer than 18 inches to the ground.
- Windows longer than 5 feet without vertical articulation.

9.2.5 Fenestration (continued)



City Center Design Guidelines: Lynnwood, WA

Image 9.2.5(A): Maximizing ground-level transparency creates pedestrian interest.



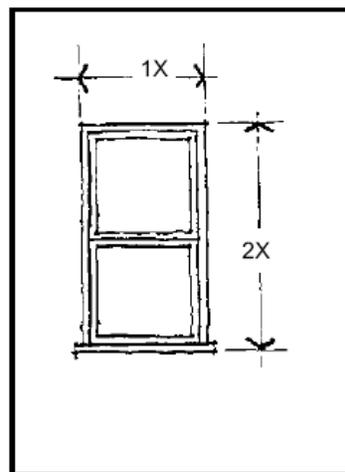
Shops at Greenridge, Greenville, SC

Image 9.2.5(B): The fenestration creates a spatial rhythm and provides display windows that create transparency.



City of Sedro-Woolley Design manual; 2004

Image 9.2.5(C): Good use of upper-story windows by staying consistent with ground level patterns.



City Center Design Guidelines; City of Bellingham, Washington; 2002

Image 9.2.5(D): Dimensions of upper-story windows should be 2:1, height to width.

9.2.6 Entryway

Entryways accentuate a buildings' entrance point and so should be enhanced and articulated in a manner that makes them easily identified and attractive. Entryways should accentuate the buildings architectural style and features.

The following aspects of a development's design are **Encouraged**

- Windows and doors should complement each other in proportion, material and/or color, but should contrast with the façade (e.g. contrasting by colors and/or material) (**Image 9.2.6(A)**).
- Entryways should be at least 6 feet wide, be clearly visible from the street, and contain at least 60percent glass (**Image 9.2.6(B)**).
- If building exceeds the length of 60 feet, additional public doors should be used on that façade
- Incorporation of at least three of the following features at all building entrances:
 - Canopies or porticos
 - Overhangs
 - Recesses/projections
 - Arcades
 - Raised corniced parapets over the door
 - Peaked roof forms
 - Arches
 - Outdoor patios
 - Display windows
 - Architectural details such as tile work and moldings which are integrated into the building structure and design
 - Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- Door frame should be recessed from façade for visual interest and sense of arrival (**Image 9.2.6(C)**).
- Windows and/or vegetation on either side of doorway.
- Doorway should be distinguished by color, decorative trim, and/or awnings to orient pedestrian.

The following aspects of a development's design are **Discouraged**

- Main doorways should not be out of immediate view from the street.
- Entryways taller than one story in height.

9.2.6 Entryway (continued)



Lake Lure Inn & Spa

Image 9.2.6(A): Arches define entryway.



This contemporary storefront clearly identifies the primary entrance.

City Center Design Guidelines; City of Bellingham, Washington; 2002

Image 9.2.6(B): Entryway recessed and defined by glass.



City Center Design Guidelines, Lynnwood, WA; LMN Architects

Image 9.2.6(C): Entryway is designated by different material, is recessed, and is flanked with windows.

9.2.7 Accessory Buildings and Features

Loading docks, refuse storage, and other service functions are a necessary part of commercial building design. However, these unsightly necessities can and should be screened in such a manner that they do not detract from the quality design of the building and site.

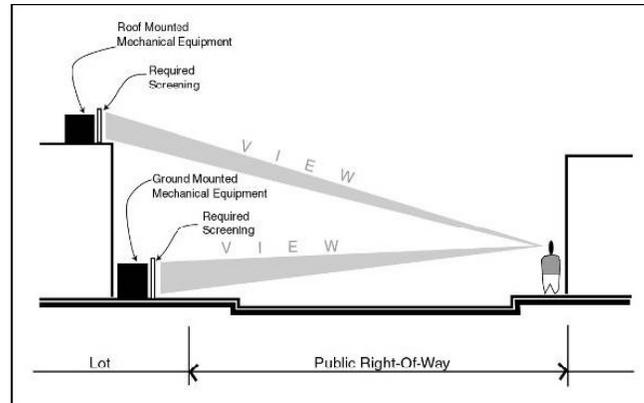
The following aspects of a development's design are **Encouraged**

- HVAC and other mechanical systems should be incorporated into the design of a building so that they are visually and acoustically screened from public and private right of ways (**Image 9.2.7(A)**). Screening options include, but are not limited to:
 - Fences
 - Walls
 - Parapets
 - Landscaping
- Truck parking, refuse storage and other service functions should be screened from sight by fences, walls, and/or plant materials.
- All screening elements should retain architectural elements of the building design.
- Screening element should use the same building materials as the rest of the development in order to match aesthetically with the rest of the building and site design (**Image 9.2.7(B)**).

The following aspects of a development's design are **Discouraged**

- Screening mechanical systems with the use of inferior building materials or materials that are not consistent with the architecture of the rest of the development.
- Mechanical systems visible from sidewalks and public right of ways.
- Use of chain link fences.

9.2.7 Accessory Buildings and Features (continued)



Courtesy of Austin, TX

Image 9.2.7(A): Mechanical equipment should be screened from public view.



Image 9.2.7(B): Materials of screening should match building materials.

9.2.8 Signage

An important aspect of commercial development is making the development visible to the public and passing motorists and pedestrians. However, signage should not detract from the character of the commercial area.

The following aspects of a development's design are **Encouraged**

- Signage should conform to the ordinances previously established by Lake Lure. (See Town of Lake Lure Zoning Regulations, Sections 92.145–92.161).
- New signage should not obscure existing sign structures.
- Wall signs should be placed to enhance the established façade rhythm; sign scale and proportion should be in keeping with the buildings they are on (**Image 9.2.8(A)**).
- Entrance and exit signs should indicate one-way roads in and out of developments.
- Signage should conform to prevailing architecture and existing sign typology.
- Utilize colors, materials, and designs that are consistent with associated buildings.
- Signs at building entries should be in scale with entry architecture.
- Developments with more than one retail establishment should group signs in a single sign structure placed at the street frontage.
- New signs should be of such quality as to not be visually intrusive or add to visual clutter.

The following aspects of a development's design are **Discouraged**

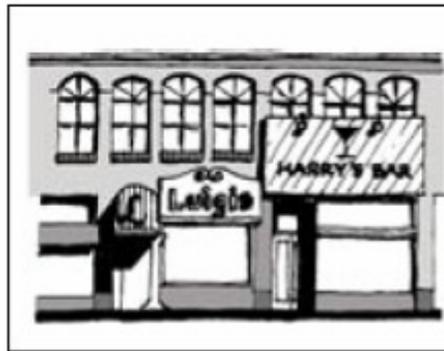
- Neon, internally illuminated, or animated signs.
- Signs larger than 15 percent of the building façade on which they are placed.
- Signs within 20 feet of the back of the curb of the adjacent road or highway.
- Signs within 50 feet of each other.

Refer to Zoning Regulations, Sign Regulations, Section 92.145: Intent and Application, through Section 92.161: Permits, Fees, Nonconforming Signs, and Enforcement

9.2.8. Signage (continued)



Encouraged



Discouraged

Courtesy of Louisville, CO

Image 9.2.8(A): Consistent signage creates a more uniform and cohesive look.

9.2.9 Color

The colors of a building factor a great deal into whether it blends well with the site, or stands out boldly from it. Considering Lake Lure's mountain lake setting, it is important that commercial buildings retain the mountain feel established in the area. In the downtown area, colors should also coordinate with or compliment existing Mediterranean style buildings. See Appendix D for color charts.

The following aspects of a development's design are **Encouraged**

- Use of colors in Appendix D as primary colors for building façades (**Image 9.2.9(A)**).
- Use of no more than two colors for primary façade.
- Use of low reflectance, subtle, and neutral colors.
- A third color should be used as an accent, especially on prominent architectural features.

The following aspects of a development's design are **Discouraged**

- Bright, primary colors and a major color on the façade.
- The use of high intensity colors, metallic colors, black or fluorescent colors.

9.2.9 Color (continued)



Image 9.2.9(A): Color examples from Appendix D

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10.0 Boathouse structures

The many boathouse structures on Lake Lure are an added amenity for local residents and visitors who enjoy boating on the lake. These boathouses are defined by the Town's Lake Structure Regulations as "any roofed structure enclosed with walls containing one or more slips designed principally for permanent or temporary storage and/or housing of watercraft".

Boathouses serve as the center of life on Lake Lure for many residents. In addition to housing boats and other water recreation vehicles, these structures serve as a gathering place for friends and family, canvas for decoration during the holidays and storage facilities.

It is the purpose of this section to ensure that the boathouses on Lake Lure do not detract from the surrounding beauty or adversely impair navigation on the lake. The recommendations contained within this section are taken from and are meant to complement the *Town of Lake Lure Lake Structure Regulations*. In order to maximize understanding of this section, all builders, architects and/or homeowners should consult the *Lake Structure Regulations*.



10.1 Materials

Boathouses should be made of materials that will withstand the climate and weather conditions (including occasional high winds and waves) of Lake Lure, while still being visually appealing.

The following aspects of a development's design are **Encouraged**

- Boathouse buildings and façades should be constructed of one or more of the following materials:
 - Engineered cement composite boards (e.g. Hardiplank, or equivalent)
 - Pressure treated lumber: painting should be done to prevent over-weathering and protect materials from the elements.
- Piling construction should be reinforced concrete, hot dipped galvanized steel, aluminum, pressure treated wood or alternate materials specified by a licensed engineer or architect.
- Anchorages for floating docks and piers should be of galvanized steel cables or the equivalent secured to reinforced concrete anchorage on the lake bottom and/or to steel anchor piles in firm ground on shore.
- The design of the boathouses should be architecturally compatible with that of the residence(s) on the adjoining upland lots (**Image 10.1(A)**).

The following aspects of a development's design are **Discouraged**

- Railroad ties and other wood treated with creosote or similar material, such as coal tar, is undesirable for construction.

10.1 Materials (continued)



Image 10.1(A): This boathouse is architecturally compatible with its main house.

10.2 Lighting

Lighting is an important feature for safety. However, it should not be used in a manner that disturbs neighboring land uses, interferes with safe navigation on the lake, or dims the view of the stars at night.

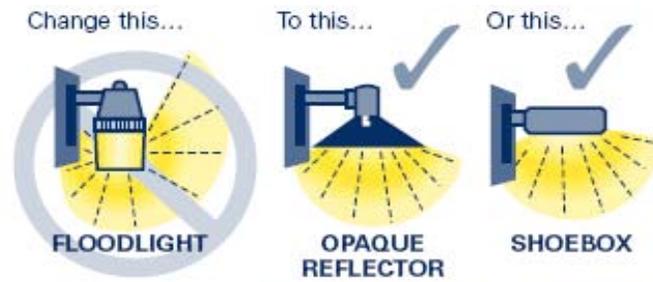
The following aspects of a development's design are **Encouraged**

- All lighting should be mounted and maintained to avoid light trespass and glare on the waterway.
- All pole mounted outdoor light-fixtures on the lake structure(s) should have cutoff fixtures (**Image 10.2(A)**).
- Non-navigational lighting should be non-flashing white or yellow, with the exception of bug lights.
- Lighting should be of such a low intensity as to not cause blindness of boat operators on the lake or inhibit their vision in any way.
- Navigational aid lighting should comply with the North Carolina Wildlife Resources Commission's regulations.
- Boathouses should have minimal lighting on roof-top decks.
- Boathouses should use fixtures with high-efficiency lamps.
- Boathouses should use motion detectors for security lighting.
- Lighting intended to illuminate seasonally-used boathouses should be turned off when not required for security or safety.

The following aspects of a development's design are **Discouraged**

- The placement of fixtures on poles over 15 feet in height is discouraged, even when well-shielded cut-off fixtures.
- The use of dusk-to-dawn security lighting is discouraged because of light pollution.
- Light fixtures that allow light to escape upwards are undesirable.

10.2 Lighting (continued)



Artwork courtesy of the New England Light Pollution Advisory Group

<http://www.uwsp.edu/cnr/uwexlakes/humanimpact/lighting.pdf>

Image 10.2(A): All pole mounted outdoor light-fixtures on the lake structure(s) should have cutoff fixtures.

10.3 Massing

The following aspects of a development's design are **Encouraged**

- A maximum of 3 boat slips is allowed for each upland lot that has a minimum of 100 feet of shoreline.
- A maximum width of 11 feet is allowed for each boat slip.
- A maximum roof height of 15 feet from the lake level (990 feet above mean sea level) is allowed for boathouses.
- A maximum roof height of 25 feet from the lake level (990 feet above mean sea level) is allowed for structures that have a second story deck with roof.
- The second story deck roof should not extend towards the lake beyond the midpoint of the deck (**Image 10.3(A)**).
- The boathouse structure should be more pronounced than upper-story decks. Upper-story decks should be transparent; this can be done by using earth-tone colors that blend with the natural landscape and house.

The following aspects of a development's design are **Discouraged**

- Boathouses styles that contrast greatly with the architectural style of residence on adjoining upland lot are discouraged.

10.3 Massing (continued)



Image 10.3(A): The second story deck roof should not extend towards the lake beyond the midpoint of the deck.

10.4 Color

The color of boathouses greatly affects their visibility and should be taken into consideration regarding its compatibility with the surrounding built and natural environment. See Appendix D for color charts.

The following aspects of a development's design are **Encouraged**

- Colors should be warm earth tones (**Image 10.4(A)**).
- Primary building façade colors should come from color palette in Appendix D.
- No more than three colors should be used for primary façade.
- Colors should be low reflectance, subtle and neutral.
- Coloring should be consistent with the residential structure with which the boathouse is associated.
- A fourth color may be used as an accent, especially on prominent architectural features.

The following aspects of a development's design are **Discouraged**

- The use of high intensity colors, metallic colors, black or fluorescent colors on any vertical façade.

10.4 Color (continued)



Image 10.4(A): Colors should be warm earth tones.

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11.0 Appendix A: Glossary of Terms

Accessory Building: A detached building subordinate to the principal building on a lot and used for purposes customarily incidental to the principal building and located on the same lot.

Accessory Use: A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use.

Arcade: An arched or covered passageway, usually with shops on each side

Architectural element: An object or detail used to add character or function to a building or structure.

Arterial Street: A major roadway serving as a primary street through the town.

Awning: A roof-like covering, often adjustable, positioned over a window or door to protect against the sun, rain, and wind.

Belt Course: Continuous row or layer of stones, tile, brick, shingles, etc. in a wall

Big-box Commercial: Any building over 15,000 square feet, containing one or more commercial businesses, and located in the Commercial Shopping Center zoning district. The terms “big-box” and “large commercial” may be used interchangeably.

Buffer Strip: An area of land, whether landscaped or in its natural state, consisting of evergreen trees and shrubs used to physically separate or screen one use, structure, or property from another so as to visually shield or block noise, light, or other nuisances.

Building: Any structure constructed for the shelter, or enclosure of persons, animals, or property of any kind, including but not limited to sheds, carports, guest cottages, and other outbuildings, and also including any extension or extrusion of the structure such as balconies, decks, porches, roof overhangs, and foundations. The connection of two buildings by means of an open porch, breezeway, passageway, carport, or other such open structure, with or without a roof, should not be deemed to make them one building.

Building Coverage Area: The total surface area under a building (a buildings footprint) including any extension or extrusion of the building such as decks, porches, roof overhangs, and foundations.

Building Footprint: The total surface area directly beneath a building as measured from the exterior faces of exterior walls, excluding roofless wooden decks, roof overhangs, and uncovered walkways extending from the building, but including uncovered porches of masonry construction, whether roofed or not, and all porches with roofs.

Building Height: The vertical distance measured from the average finished grade at the building foundation line to the highest point of the roof ridgeline.

Building Mass: The building height multiplied by the building width and building length.

Building Scale: The relationship of a particular building in terms of building mass to the building mass of other nearby and adjacent buildings.

Canopy Coverage: The area of the subject property that is covered by the tree foliage.

Clear-cutting: The removal of over 70percent of the existing trees on a property.

Commercial Building: Any building or proposed building with a primary use other than a residential use as defined herein, or any building or proposed building using “Type I” or “Type II” construction as defined per the North Carolina Building Code, or any building required to have an internal fire suppression system, such as a sprinkler system, per the North Carolina Building Code.

Commercial Shopping Center: Two or more commercial uses planned, constructed, and managed as a single entity, sharing common sidewalks, driveway entrances, and signage; and where customer and employee parking is provided on-site as well as provisions for goods delivery entrances separate from customer access entrances.

Commercial Use: Activity involving the sale or rental of goods, services, or accommodations such as guest units for compensation.

Community Character: The qualities of the protracted area within the corporate limits such as the natural environment relative to topography, hydrology, flora, open space, and green area; the built environment relative to architectural style, building mass, and type of housing; and the public facilities, infrastructure, and services.

Conditional Use: An activity, structure, or development permitted in a particular zoning district upon providing evidence that such use, structure, or development complies with all requirements and specifications for the zoning district in which it is proposed and authorized by the Board of Adjustment.

Conditional Use Permit: A permit issued by the Board of Adjustment stating that the specified use meets all requirements and specifications set forth in the regulations.

Contours: A line on a map that joins points of equal elevation

Crosswalk: A lane marked off for pedestrians to use when crossing a street, as at an intersection

Curb cuts: Ramp leading smoothly down from a sidewalk to a street, rather than abruptly ending with a curb and dropping roughly 4–6 inches.

Density: The number of dwelling units or guest units per land area.

Design Standards: Defined parameters to be followed in site development and/or building construction.

Development: Development is the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, land clearing or land disturbance; or any use or extension of the use of land.

Development Review Committee (DRC): A group consisting of town staff and professional consultants, such as an engineer or landscape architect, selected by the Community Development Director on an as needed basis to review and make recommendations regarding developments such as commercial developments, commercial planned unit developments, residential planned unit developments, subdivisions, and development of any kind on steep slopes.

Elevation: The height to which something is elevated or to which it rises. *Architecture:* a drawing or design that represents an object or structure as being projected geometrically on a vertical plane parallel to one of its sides.

Exterior materials: Exterior materials refer to materials that are used as the “skin” of the structure. This includes any element that is used to seal the structure, such as paint, siding, stucco, brick, stone and whichever else classifies as a sealant to the exterior walls and is viewed from outside of the building from an elevation. Windows are not considered *exterior materials* because they are fenestrations, however window trimming is considered to be an exterior material due to nature of the product acting as a sealant. Soffits, gutters, and fascia too are considered exterior materials.

Entryway: A passage or opening by which to enter a building.

Façade: Any side of a building facing a public way or space and finished accordingly.

Fenestration: The design and disposition of windows and other exterior openings of a building.

Floor Area Ratio (FAR): The gross floor area per gross lot area.

Forest Area: A forest area is a green area consisting of existing forest shown on a site plan and designated either for protection, for thinning, or for removal. When such a forest area is designated on any site plan as protected, all significant trees within it are considered protected trees.

Forest Coverage: The forest coverage of a piece of property refers to the extent of forestation on the property. This coverage may be quantified by any of the following means: (1) by analysis of the canopy coverage as seen in aerial photography; (2) by calculation of the significant tree density on the property; or (3) by other means deemed suitable by the Tree Protection Officer. See Appendix B.

Frontage: The front of a building or lot.

Gable: The vertical triangular end of a building having a double-sloping roof.

Green Area: An area of land designated on a site plan for conservation, preservation, landscaping, or reforestation.

Gross Floor Area: The total floor area enclosed within a building as measured from the exterior faces of exterior walls.

Gross Lot Area: The total areas of land before rights of way, or any common areas, have been deducted from the overall area of land.

Handicapped Person: A person with a temporary or permanent physical, emotional, or mental disability including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in G.S. 122-58.2(11)b.

Hardscape: The part of a building's grounds consisting of hard impervious surface, such as patios, retaining walls, paved parking areas, and walkways, made with hard materials.

Heat Island: An area having a higher temperature than its surroundings. Typically in urban environments, a heat island occurs where impervious surfaces (eg. roofing, pavement) reflect and absorb heat from the sun, surrounding buildings, and human activities.

Historic Structures: Structures listed on an official state or federal register recognizing the structure as historically significant.

Hipped Roof: A roof with slopes on all four sides. The “hips” are the lines formed when the slopes meet at the corners.

Impact Analysis: A study to determine the potential direct or indirect effects of proposed uses and/or structures of a proposed development on utilities, surrounding and adjacent uses, community facilities and services, traffic and pedestrian circulation, and the natural environment of the community or neighborhood in which to be located.

Impervious Area: A portion of a lot covered with material that prevents absorption of stormwater into the ground.

Impervious Material: Any material that prevents absorption of storm water into the ground.

Improvements: Any permanent structure that becomes part of or affixed to real estate, whether placed above or below land or water.

Individual Sewer System: Any septic tank, ground absorption system, privy or other facility serving a single source or connection and approved by the Rutherford County Health Department.

Individual Water System: Any well, spring, stream or other source used to supply a single connection.

Land Clearing: Tree removal, under-brushing, grubbing, or any activity that removes live woody plants such as trees and shrubs.

Light pollution: Excess or obtrusive light created by humans; annoying light that intrudes on an otherwise natural or low light setting

Loft: An upper floor above a dwelling unit or hotel guest room having its only access from within that unit.

Lot: A parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate entity for the transfer of title.

Lot Depth: The average horizontal distance between front and rear lot lines as measured along the side lot lines.

Lot Width: The distance between side lot lines measured at the front building line.

Neighborhood Character: The qualities of the zoning district and all adjoining zoning districts such as the natural environment relative to topography, hydrology, flora, open space, and green area; the built environment relative to architectural style, building mass, historic structures, and type of housing; and the public facilities, infrastructure, and services.

Net Density: The maximum numbers of dwelling units or guest units permitted on a lot after access areas such as road rights of way have been subtracted from the land area.

Net Floor Area: The total floor area enclosed within a building, including interior balconies and mezzanines, exclusive, however, of stairways, elevator shafts, and enclosed parking areas, as measured from the exterior faces of exterior walls.

Nonconforming Use: Any parcel of land, or use of land, building or structure existing at the time of adoption of this chapter, or any amendment thereto, that does not conform to the use or dimensional requirements of the district in which it is located.

Open Space: Any area of land or water essentially unimproved and set aside, designated, or reserved for public or private use of owners, occupants, and their guests.

Parking Area: Any public or private area, inside, under, or outside a building or structure, designed and used for temporary or permanent storage of motor vehicles; includes parking lots, garages, private driveways, and legally designated areas of public streets.

Parking Space: An area for parking a vehicle plus the necessary access space located outside the dedicated street right-of-way and providing vehicular access to a street or alley.

Parks: The term "park" should include those areas developed either for passive or active recreational activities. The development may include, but should not be limited to, walkways, benches, open fields, multi-use courts, swimming and wading pools, amphitheaters, etc. The term "park" should not include zoos, travel trailer parks, amusement parks, or vehicle, equestrian or dog racing facilities

Perimeter Area: A zone that extends ten feet from the boundary of any structures (buildings, deck, improvements, septic field, etc.), defined by an outer perimeter line. This area encompasses the full extent of expected disturbances resulting from construction and may extend into setback areas. See Figure 1.

Permitted Use: Any use allowed in a zoning district by right and subject to the restrictions applicable to that zoning district as specified in the zoning regulations as interpreted by the zoning administrator.

Pervious: Any material that permits full or partial absorption of water.

Primary Use: The legal predominate activity or function of a structure, or the intended predominate activity or function of a structure

Principal Building: A building in which the principal use of the lot is conducted.

Principal Use: The legal predominate use of a lot.

Protective Boundary: A substantial visual screen, such as an orange barrier fence, sufficient to clearly identify and set apart a protected tree or protected forest area and the associated root protection zones.

Renewable, recycled and organic materials: In planning for the development of our town, it is the responsibility of the community to practice and/or encourage sustainable building practices. Throughout this manual the reference to *renewable, recycled and/or organic* is used to entice these practices through site design and planning all the way to exterior materials. Even if some of the existing structures that the manual refers to do not contain such *organic* elements we do encourage them for the stability and sustainability of the community.

Retail Business: Establishments selling commodities directly to the consumer.

Retaining Wall: A structure erected between lands of different elevations to protect structures and/or to prevent erosion or land subsidence.

Scenic View: An area visible from a specified position that provides vistas over water, across expanses of land, or from mountain tops or ridges.

Screen: Vegetation and plantings that serves to protect, conceal, or divide.

Secondary Use: A use of a portion of a structure customarily incidental and subordinate to the primary use of the structure and located in the same structure with the primary use.

Setback: The minimum allowable distance measured on the horizontal plane between a property line, water's edge, right of way, or street centerline and specified improvements such as a building or parking area. No building or other structure may be placed within the setback area except as provided. (See definition of "Yard" and Section 92.133). Whenever the front, side, or rear portions of a lot abut a street right-of-way, setback lines should be measured from said right-of-way, or where no right-of-way exists, from a point sixteen feet from the center line of the street.

Setback Area: The area between the property lines and the setback lines (front, back and sides, including all yards) designated by the lot's zoning classification. The setback area is intended to create a buffer zone of natural vegetation between properties. See Figure 1.

Shrub. A woody plant, commonly with multiple stems, whose mature growth is smaller than a tree, usually less than 4m (13.12 ft) tall and less than 10cm in diameter. See the *Lake Lure Tree Management Handbook*.

Shrubbery. A collection of shrubs, of one or more species.

Sketch Plan: A general concept site plan of a proposed development of sufficient accuracy to depict vicinity map; tract boundaries; total acreage; existing and proposed uses of land; building coverage areas for principal buildings and accessory buildings; street layout; water and sewer system location; bodies of water and waterways; drainage channels; areas of environmental concern; neighboring tracts and corresponding zoning classifications; parking areas; common areas, driveway entrances; sign location; name, address, telephone of owner.

Stairway: One or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them to form a continuous and uninterrupted passage from one level to another in or attached to a building or structure.

Steep Slope: A slope exceeding a one foot increase in elevation per two feet in horizontal distance, on average.

Stream Buffer: The strip of land adjacent to any stream, river, creek, brook, run, branch, wetland, or waterway, or any reservoir, lake, or pond, natural or impounded.

Street (Road): A right-of-way for vehicular traffic which affords the principal means of access to abutting properties.

Street Line: The right-of-way line for a street.

Street, Primary: For the purpose of this chapter, the following streets should be considered primary streets: US Highway 64/74A (Memorial Highway), NC Highway 9, Boys Camp Road, Buffalo Shoals Road and Buffalo Creek Road.

Street, Secondary: For the purpose of this chapter, all public streets other than primary streets, and all private streets should be considered secondary streets.

Structure: A combination of materials to form a permanent construction for use, occupancy or ornamentation whether installed on, above or below the surface of the land or water.

Sustainability, sustainable, sustainable development: projects that are sustainable are ones in which environmental protection does not preclude economic development and economic development is ecologically viable now and in the long run (US EPA: <http://www.epa.gov/sustainability/basicinfo.htm#what>)

Tall Building: Any building with a vertical distance greater than 35 feet as measured from the average finished grade at the building foundation line to the highest point of the roof ridgeline.

Tract: A term used interchangeably with the term “lot”.

Tree: A woody plant with a well-developed main trunk of at least 4 inches dbh at maturity.

Tree Density: See “Significant Tree Density”.

Tree Protection Officer: A duly authorized town official whose function or scope of authority includes enforcing the tree management provisions of this chapter.

Tree protection plan: Information provided as part of a site plan regarding protection provided to trees during development, as well as the extent and condition of both the pre-development and post-development forest coverage of the property in question.

Unimproved Area: The portion of a lot without improvements.

Unique Natural Area: An area that contains features sensitive to development and is listed in the publication titled "Natural Areas of Lake Lure, a Preliminary Inventory of the Natural Areas of Lake Lure, North Carolina."

Urban Heat island effect: This phenomenon describes urban and suburban temperatures that are 2 to 10°F (1 to 6°C) hotter than nearby rural areas. Elevated temperatures can impact communities by increasing peak energy demand, air conditioning costs, air pollution levels, and heat-related illness and mortality. (US EPA: <http://www.epa.gov/heatisland/>)

Use: The activity that actually takes place or is intended to take place on land, water, or structure thereon.

Variance: A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to special conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. (See § 92.085(C))

View Protection: Requirements to assure that improvements do not interfere with scenic views.

View-shed: The totality of near, medium, and long-distance views of lakes, streams, forests, ridgelines, mountains, or any combination thereof, as seen from the lakes, roadways, public areas, and homes of the Town.

Water feature: An historical, symbolic, or abstract sculpture or other form that also incorporates water.

Wholesale Business: The sale of goods in large quantities usually for resale.

Yard: A space on the same lot with a principal building, open, unoccupied and unobstructed by buildings or structures from 30 inches above the general ground level of the graded lot upward; provided, however, that driveways; walkways; stairs; fences; walls and hedges (subject to §92.116), poles; posts; children's play equipment; and other customary yard accessories, ornaments, statuary and furniture may be permitted in any yard subject to the provisions of §92.133.

Yard, Front: An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street right-of-way line and the front line of the building, projected to the side lot lines of the lot. The lake side yard of a lake front lot should be a front yard.

Yard, Lake Front: An open, unoccupied space on the same lot with a principal building extending the full width of the lot and situated between the shore of a lake and the line of the building projected to the side lines of the lot.

Yard, Rear: An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.

Yard, Side: An open, unoccupied space on the same lot with a principal building, situated between the building and the side lot line and extending from the rear line of the front yard to the front line of the rear yard.

Zoning Administrator: An official or designated person of the Town of Lake Lure charged with enforcing and administering the zoning ordinance.

Zoning and Planning Board: A citizen committee appointed by the Town Council per Chapter 23 of the Town code to assist as an advisory body in the land use planning and zoning process.

Zoning District: A specifically delineated area on the official zoning map of the town within which uniform regulations and requirements govern the use, placement, spacing and size of lots and structures.

12.0 Appendix B: Information Resource List

Consultation of the following documents and personnel will ensure that any development planned for Lake Lure falls within the existing regulations and codes. All documents can be found at the town web site, www.townoflakelure.com, or at Town Hall at 2948 Memorial Highway, Lake Lure, NC 28746

Lake Lure Zoning Regulations Sections §92.01 – §92.99

Lake Structures Regulations Sections §94.01 – §94.99

Land Disturbance Regulations Sections §96.01 – §96.999

Lake Lure Comprehensive Plan

Implementation Matrix - Lake Lure Comprehensive Plan Appendix B

DEPARTMENT	PHONE #	EMAIL ADDRESS
Community Development Technician	828-625-9983 ext.117	CEC@TownofLakeLure.com
Community Development Director	828-625-9983 ext.107	CDD@TownofLakeLure.com
Customer Service Supervisor	828-625-9983 ext.129	CS@TownofLakeLure.com
Environmental Management Officer	828-625-9983 ext.123	ECO@TownofLakeLure.com
Finance Clerk	828-625-9983 ext.119	FinClerk@TownofLakeLure.com
Finance Director	828-625-9983 ext.102	FinDir@TownofLakeLure.com
Fire Coordinator	828-625-9333	FireChief@TownofLakeLure.com
Mayor's Office	828-625-9983 ext.118	Mayor@TownofLakeLure.com
Public Works	828-625-4696	PublicWorks@TownofLakeLure.com
Town Clerk	828-625-9983 ext.104	TownClerk@TownofLakeLure.com
Town Hall Receptionist	828-625-9983 ext.100	Receptionist@TownofLakeLure.com
Town Manager	828-625-9983	TownMgr@TownofLakeLure.com
Utilities Department	828-625-9983 ext.129	Utilities@TownofLakeLure.com
Lake Structure Administration	828-625-9983 ext.115	PSA@TownofLakeLure.com

13.0 Appendix C: Plant List

Resource: Calhoun, Clinton. Native Plant Recommendations for Hickory Nut Gorge and Lake Lure; The Town of Lake Lure and the Lake Lure Tree Management Committee

13.1 Hickory Nut Gorge Natural History

Hickory Nut Gorge, as it has been called since the first settlers came to this region, is a steep low elevation gorge located on the edge of the Blue Ridge Escarpment that marks the edge of the Blue Ridge Mountains. The gorge actually sits over the geographic dividing line separating the mountains and the Piedmont of North Carolina. Hickory Nut Gorge was formed primarily by the Broad River and the swift-moving streams that feed it. As they flowed, the streams cut through geologic faults, slowly wearing away the rock material and creating the gorge as it is today. The primary branch of Hickory Nut Gorge begins at Hickory Nut Gap above the community of Gerton and drops approximately 1800 feet in base elevation before it ends in Lake Lure, ten miles away.

As Hickory Nut Gorge formed and deepened, natural erosive forces continued to shape the gorge walls and slopes. A multitude of topographic features were created, resulting in a physically complex area. These variations in topography were enhanced by slope direction, moisture, and elevation and create a complex range of habitats that goes from extremely hot and dry to unusually cool and moist. This unusual topography is one of the most important reasons for the high biodiversity found in Hickory Nut Gorge.

Another reason has to do with the geology of the area. The primary rock type found in Hickory Nut Gorge is Henderson augen gneiss (pronounced “nice”) which dominates the gorge walls and forms the many outcroppings and smooth granite domes that are characteristic of the area. This gneiss is an acidic rock in nature and therefore the soils associated with it are lower in pH. In the southeastern section of Hickory Nut Gorge, a more alkaline rock occurs, overlaying the Henderson gneiss. This rock type, called amphibolite, contains high levels of calcium, magnesium, and iron. The presence of amphibolite, because of its alkaline nature, raises the soil pH in many parts of the gorge. This wider pH range between acidic and alkaline creates better soil conditions for a host of plants and plant communities.

The Hickory Nut Gorge area is considered to be one of the most biodiverse areas in North Carolina, providing habitat for both mountain and Piedmont species. The range of microclimates, resulting from the unusual topography and aspects, provides habitat for a vast array of plant communities and rare species. Ridges and south-facing slopes are typically dry and have more acidic soils. They support plants such as mountain laurel, pines, oaks, blueberries, and hickories. North-facing slopes are generally moist and support a mixed community dominated by hemlock, tulip poplar, oaks, and maples. Cove hardwood forests tend to dominate the lower slopes and drainage areas. These forests are where the greatest species diversity is found, supporting a broad range of flowering understory trees, showy wildflower species, and large canopy trees such as oaks, hickories, poplars, and basswood.

13.2 What is a Native Plant?

Native plants are generally defined as plants that are indigenous to a particular area. They are a natural element of the regional landscape. Depending on how strictly the term is applied, nativity can be restricted to small areas such as specific ecological communities, or can basically describe any plant that occurred in North America prior to European settlement. Native plants are adapted to the specific conditions in which they are found. Entire ecological communities are often dominated by a particular native species, creating interactions with other species that are vital for survival. Native plants and their associated communities can be greatly affected by various forms of disturbance, including the introduction of “exotic” plant species.

13.3 What is an Exotic Plant?

An exotic plant is a plant that is not native to this country or region, but has been introduced from another country or region, either directly, deliberately, or accidentally by human action. Many of our exotics were introduced because of some positive quality they possessed that would make them desirable as ornamentals, food sources, erosion control, or as breeding stock for creating hybrids. Most exotic plants are harmless to the environment and many are beneficial, but some can be problematic.

Exotics become a problem when they interfere with the normal biological function of native species and their associated plant communities. These exotic plants are labeled as “invasive” because they invade and take over natural areas. Exotic invasive species cause problems because:

- They reproduce at an irregular, unnatural rate or produce large numbers of seeds.
- They out-compete native plants for resources.
- They lack natural predators.
- They reduce the natural biodiversity, creating monocultures (areas of only one species).
- They disrupt the natural balance of ecological communities.
- They reduce critical habitat for many rare plants and animals.
- Some exotics are vectors for disease and exotic insects.

Examples of exotic invasive plants are:

- Kudzu
- Oriental bittersweet
- Princesstree or Royal Paulownia
- Japanese honeysuckle
- Tree-of-heaven
- Japanese stiltgrass
- English ivy

13.4 Benefits of Native Plants

There are benefits to using native plants. Natives are hardy and able to withstand regional weather extremes. Natives are environmentally friendly; promote biodiversity and land stewardship. They restore regional landscapes and prevent further exotic introductions. They also inspire a ‘sense of place’ and pride in our mountain communities.

13.5 Landscaping With Native Plants

Landscaping with native plants is often not as easy as it sounds and it is very important that you do your homework before planting. It is imperative that plants be matched up with the right site conditions or else your level of success will not be very high. Consider the following tips:

- Light is one of the big factors that go into planning a native landscape. Most people have a location in mind for their garden. It’s important to know what the light situation of the site is going to be. Look at the location from an “all day long” point-of-view. How much sun exposure does the area receive? Where are the shady spots? Does a sunny spot in the morning become shade in the afternoon? Can you change the lighting situation to suit your needs and the needs of your plants?
- Water is another important factor in planning native landscapes. One very important reason for having a native plant garden is ease of maintenance. Most people want a garden that they are not going to have to water constantly and that can survive occasional droughts. Native plants meet this requirement as long as the plants being used will survive in the conditions presented in the garden. This is where sufficient knowledge of ecotypes and forest conditions is helpful. Plan your landscape based on the amount of water available to the site. If you have a spring near your garden area, this might be something you want to capitalize on. If things are dry year round because of the sun exposure or low moisture retention of the soil, plant drought tolerant species.
- Look at your soil. Most native plants, under natural conditions, grow in soils that contain a fair amount of organic material. Most soils in our area have a pH from slightly alkaline (7.5 to 8.0) to weakly acidic (around 5.5). This is important to know so that the plants you choose will perform well. Contact your local Cooperative Extension Service office for a soil analysis. A soil analysis will tell you if you need to make any amendments to the soil. Often amendments can be made by simply applying humus and mulch. In some cases it may be necessary to add fertilizer and/or lime to the soil.
- Pick your plants. Choose plants that will suit your needs and conditions. It is important to understand the conditions under which these plants grow in the wild so that you can best model this. Think about what plants grow well together. Choose a broad spectrum of plants that will get you through the seasons. There’s nothing worse than having just spring plants in a garden that should go year round.
- Create plant layers. It is important to have defined plant layers in a native landscape. If you walk into the woods, you see trees, shrubs, herbaceous plants (wildflowers). The

different height layers help to filter light, air, and moisture and create the conditions necessary for survival. Include in your garden a nice mixture of trees and shrubs. They don't have to be big because you may have space limitations, but trees and shrubs will help your wildflowers succeed.

- Choose showy and subtle plants. Many people are often disappointed in native gardens because they often are not “showy enough.” Nature dazzles us with both showy and subtle species. Often the more subtle species are the ones that will really grab your attention. Remember that you are planting a native landscape not an ornamental garden and it's all about perspective. Think about what plants will look good together based on color, foliage, occurrence in nature, etc.
- Don't be disappointed if you don't get immediate results. Native landscapes often need a little time to grow and mature. Many wild plants (even nursery grown stock) go through a little bit of “shock time.” It may take a while for plants to get over this. This may also require a little “babying” until the plants begin to thrive. The more ideal the conditions are for the plants, the higher the likelihood for quick adjustment and better plant growth.
- Consider space requirements. All plants need a certain amount of space. This is especially important when you have a lot of different plants that may all have different requirements. Spacing should typically be random. Let nature do the rest.
- Enhance your landscape with items such as rocks and boulders, or other natural materials. Rocks can really bring out certain characteristics of plants. They also help break up the terrain by providing a more natural, uneven look.
- Buy nursery propagated plants and make sure you get them from a reputable dealer. There are several good nurseries and greenhouses that deal in native species. Often these companies will have good, healthy stock so the chances of your plants surviving are much better. It's always good to ask the company where it gets its plants. Do they grow them from seed or tissue culture or do they buy them from somewhere else? Make sure you are not buying transplanted material. It is unethical and in some cases, illegal to remove wildflowers and other native species from their natural habitat. Very often transplants will not perform well, particularly if the conditions are not precisely matched upon re-planting. Many species have certain soil fungus associations which cannot be duplicated. Some good examples are trilliums and orchid species such as lady's-slippers, crane-fly orchids, showy orchis, and many others. Plants transplanted from these conditions very often do not survive and the practice of transplanting has led to the decline and extinction of many plant species.

13.6 Planting for Wildlife

An added value of using native species is the benefit to wildlife. Native plants help to sustain native butterflies, moths, and other beneficial insects; native birds, reptiles, mammals, and other fauna. In the spring, migrating and nesting birds rely on the insects of our forests to sustain them as they exert energy in their long distance travels and in raising young. In fall, the high energy fruits that are produced by such plants as flowering dogwood, spicebush, magnolia, and Virginia creeper once again provide a quick pick-me-up for migrating birds. Trees such as beech, oak, and hickory provide nesting places as well as nuts and acorns that are useful to a variety of wildlife. During the winter months, evergreen trees such as American holly, white pine, and hemlocks provide both shelter and food.

13.7 Using the Plant List

This plant list is comprised of plants that are native to the Hickory Nut Gorge and Lake Lure area as well as some overlap species that occur in the surrounding mountains and Piedmont. The list provides critical information for choosing the correct plant for your site, as well as some general information about flower color, plant uses, etc. The key following the list defines what the individual symbols signify and how they should be used with regards to plant selection. Remember that not all plants will work in the same planting situations. When in doubt, consult a native plant professional or your local Cooperative Extension office.

13.8 Native Plant Recommendations for Hickory Nut Gorge and Lake Lure

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌑 🌑	🟩 ⑦ ④ ⑧
Large Trees							
Red maple	<i>Acer rubrum</i>	🔴 🟠 🟡		●	●	☀️ ① 🌑	🟩 ① ④
Sugar maple	<i>Acer saccharum</i>	🟠 🟡		●	●	☀️ ① 🌑	🔵 → ▼
Yellow buckeye	<i>Aesculus octandra</i>	🟠 🟡 🟡	●	●	●	🌑 → 🌑	🔵 → ▼
Sweet birch	<i>Betula lenta</i>	🟡	●	●	●	☀️ ① 🌑	🔵 → ▼
River birch	<i>Betula nigra</i>	🟡	●	●	●	☀️ ① 🌑	🟩 ① ⑧
Bitternut hickory	<i>Carya cordiformis</i>	🟡	●		●	☀️ ① 🌑	🔵 → ▼
Pignut hickory	<i>Carya glabra</i>	🟡	●		●	☀️ ① 🌑	🟩 ⑦ ①
Shagbark hickory	<i>Carya ovata</i>	🟡	●		●	☀️ ① 🌑	🟩 ⑦ ①
Sand hickory	<i>Carya pallida</i>	🟡	●		●	☀️ ① 🌑	🟩 ⑦ ①
Beech	<i>Fagus grandifolia</i>	🟡	●		●	☀️ ① 🌑	🔵 → ▼
White ash	<i>Fraxinus americana</i>	🟡	●	●		☀️ ① 🌑	🔵 → ▼
Green ash	<i>Fraxinus pennsylvanica</i>	🟡	●	●		☀️ ① 🌑	🔵 → ▼
Black walnut	<i>Juglans nigra</i>	🟡	●		●	☀️ ① 🌑	🔵 → ▼
Tulip poplar	<i>Liriodendron tulipifera</i>	🟢 🟠 🟡	●	●	●	☀️ ① 🌑	🔵 → ▼
Cucumber tree	<i>Magnolia acuminata</i>	○	●	●	●	🌑 → 🌑	🔵 → ▼
Fraser magnolia	<i>Magnolia fraseri</i>	○	●	●	●	🌑 → 🌑	🔵 → ▼
Black gum	<i>Nyssa sylvatica</i>	🔴	●	●	●	☀️ ① 🌑	🔵 → ↘
Sycamore	<i>Platanus occidentalis</i>	🟡			●	☀️ ① 🌑	🟩 ① ⑦
Black cherry	<i>Prunus serotina</i>	○	●		●	☀️ ① 🌑	🔵 → ↘
White oak	<i>Quercus alba</i>		●		●	☀️ ① 🌑	🔵 → ↘
Chestnut oak	<i>Quercus montana</i>		●		●	☀️ ① 🌑	🔵 → ↘
Water oak	<i>Quercus nigra</i>		●		●	☀️ ① 🌑	🔵 → ▼
Red oak	<i>Quercus rubra</i>	🔴	●		●	☀️ ① 🌑	🔵 → ▼
Black willow	<i>Salix nigra</i>				●	☀️ ① 🌑	🟩 ① ⑦
Basswood	<i>Tilia heterophylla</i>	🟡	●		●	☀️ ① 🌑	🔵 → ▼
Eastern hemlock	<i>Tsuga canadensis</i>	E	●	●	●	☀️ ① 🌑	🔵 → ▼
Carolina hemlock	<i>Tsuga caroliniana</i>	E	●	●	●	☀️ ① 🌑	🔵 → ▼
Small Trees							
Serviceberry	<i>Amelanchier arborea</i>	○	●	●	●	☀️ ① 🌑	🔵 → ▼

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌑 🌒	🟩 ⑦ ④ ⑧
Small Trees (cont.)							
Devil's-walkingstick	<i>Aralia spinosa</i>	🟡	●	●		☀️ 🌑 🌒	🟩 ① ④
Paw paw	<i>Asimina triloba</i>	🟣	●	●	●	🌑 → 🌒	🟩 → 🟩
Ironwood	<i>Carpinus carolina</i>			●	●	🌑 → 🌒	🟩 → 🟩
Chinquapin	<i>Castanea pumila</i>	🟡	●		●	☀️ 🌑 🌒	🟩 ⑦ ⑧
Eastern redbud	<i>Cercis canadensis</i>	🟡		●	●	☀️ 🌑 🌒	🟩 → 🟩
Fringetree	<i>Chionanthus virginicus</i>	○		●		☀️ 🌑 🌒	🟩 → 🟩
Pagoda dogwood	<i>Cornus alternifolia</i>	🟡	●		●	🌑 → 🌒	🟩 → 🟩
Flowering dogwood	<i>Cornus florida</i>	○	●	●	●	☀️ 🌑 🌒	🟩 → 🟩
Persimmon	<i>Diospyros virginiana</i>		●	●	●	☀️ 🌑 🌒	🟩 → 🟩
Carolina silverbell	<i>Halesia carolina</i>	○		●	●	☀️ 🌑 🌒	🟩 → 🟩
Witch-hazel	<i>Hamamelis virginiana</i>	🟡		●	●	☀️ 🌑 🌒	🟩 → 🟩
American holly	<i>Ilex opaca</i>	E/○/▲	●	●	●	☀️ 🌑 🌒	🟩 → 🟩
Red cedar	<i>Juniperus virginiana</i>	E	●	●	●	☀️ 🌑 🌒	🟩 ⑦ ⑧
Hop-hornbeam	<i>Ostrya virginiana</i>			●		🌑 → 🌒	🟩 → 🟩
Sourwood	<i>Oxydendrum arboreum</i>	○ 📄 🟥		●		☀️ 🌑 🌒	🟩 ⑦ ⑧
Sassafras	<i>Sassafras albidum</i>	🟡 📄 🟥 🟡	●	●		☀️ 🌑 🌒	🟩 → 🟩
Shrubs							
Tag alder	<i>Alnus serrulata</i>	🟡	●	●	●	☀️ 🌑 🌒	🟩 ① ⑦
Red chokeberry	<i>Aronia arbutifolia</i>	○		●	●	☀️ 🌑 🌒	🟩 ① ⑧
Black chokeberry	<i>Aronia melanocarpa</i>	○		●	●	☀️ 🌑 🌒	🟩 ① ④
American beautyberry	<i>Callicarpa americana</i>	○ 📄 ⑦	●	●		🌑 → 🌒	🟩 → 🟩
Sweetshrub	<i>Calycanthus floridus</i>	🟣	●	●	●	🌑 → 🌒	🟩 ① ⑧
New Jersey tea	<i>Ceanothus americanus</i>	○		●	●	🌑 → 🌒	🟩 → 🟩
Buttonbush	<i>Cephalanthus occidentalis</i>	○		●	●	☀️ 🌑 🌒	🟩 ① ⑦
Cinnamonbark	<i>Clethra acuminata</i>	○	●	●	●	☀️ 🌑 🌒	🟩 ⑦ ⑧
Sweetfern	<i>Comptonia peregrina</i>	○				☀️ 🌑 🌒	🟩 ⑦ ⑧
Silky dogwood	<i>Cornus amomum</i>	○	●		●	☀️ 🌑 🌒	🟩 ① ⑧
Hazelnut	<i>Corylus americana</i>		●		●	☀️ 🌑 🌒	🟩 → 🟩
Hearts-a-bustin'	<i>Euonymus americanus</i>	🟢 📄 ⑦	●	●	●	🌑 → 🌒	🟩 → 🟩
Large witch-alder	<i>Fothergilla major</i>	○		●	●	☀️ 🌑 🌒	🟩 → 🟩

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌑 🌒	☑️ ⑦ ④ ⑧
Shrubs (cont.)							
Wild Hydrangea	<i>Hydrangea arborescens</i>	○		●		🌑 → 🌒	▲ → ▼
Dense Hypericum	<i>Hypericum densiflorum</i>	●		●	●	☀️ 🌑 🌒	▲ → ↘
Shrubby St. John's Wort	<i>Hypericum prolificum</i>	●		●	●	☀️ 🌑 🌒	☑️ ① ④
Mountain holly	<i>Ilex montana</i>	○ 📄 ⑦	●	●	●	☀️ 🌑 🌒	▲ → ▼
Common winterberry	<i>Ilex verticillata</i>	○ 📄 ⑦	●	●		☀️ 🌑 🌒	☑️ ① ⑦
Virginia sweetspire	<i>Itea virginica</i>	○				☀️ 🌑 🌒	☑️ ① ⑧
Mountain laurel	<i>Kalmia latifolia</i>	E/○		●	●	☀️ 🌑 🌒	☑️ ⑦ ○
Doghobble	<i>Leucothoe axillaris</i>	E/○		●	●	🌑 → 🌒	☑️ ⑦ ○
Fetterbush	<i>Leucothoe racemosa</i>	○		●	●	☀️ 🌑 🌒	▲ → ▼
Spicebush	<i>Lindera benzoin</i>	●	●	●	●	🌑 → 🌒	▲
Mock orange	<i>Philadelphus inodorus</i>	○		●	●	☀️ 🌑 🌒	▲ → ▼
Ninebark	<i>Physocarpus opulifolius</i>	○		●	●	☀️ 🌑 🌒	▲ → ▼
Sweet azalea	<i>Rhododendron arborescens</i>	○		●	●	☀️ 🌑 🌒	☑️ ① ⑦
Flame azalea	<i>Rhododendron calendulaceum</i>	●		●	●	🌑 → 🌒	▲ → ▼
Rosebay Rhododendron	<i>Rhododendron maximum</i>	E/○		●	●	🌑 → 🌒	▲ → ▼
Carolina Rhododendron	<i>Rhododendron minus</i>	E/○		●	●	🌑 → 🌒	▲ → ▼
Wild or Pinxter azalea	<i>Rhododendron periclymenoides</i>	●		●	●	🌑 → 🌒	☑️ ① ⑧
Carolina rose	<i>Rosa carolina</i>	●	●	●	●	☀️ 🌑 🌒	▲ → ▼
Swamp rose	<i>Rosa palustris</i>	●	●	●	●	☀️ 🌑 🌒	☑️ ① ⑦
Smooth sumac	<i>Rhus glabra</i>	■ 📄 ⑦	●		●	☀️ 🌑 🌒	▲ → ▼
Silky willow	<i>Salix sericea</i>			●	●	☀️ 🌑 🌒	☑️ ① ⑧
Elderberry	<i>Sambucus canadensis</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ↘
Meadowsweet	<i>Spiraea latifolia</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ↘
Bladdernut	<i>Staphylea trifolia</i>	●		●	●	🌑 → 🌒	▲ → ▼
Horsesugar	<i>Symplocos tinctoria</i>	●		●	●	☀️ 🌑 🌒	☑️ ⑦ ○
Highbush blueberry	<i>Vaccinium corymbosum</i>	○	●	●	●	☀️ 🌑 🌒	☑️ ⑦ ○
Lowbush blueberry	<i>Vaccinium pallidum</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ↘
Deerberry	<i>Vaccinium stamineum</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ↘
Maple-leaf Viburnum	<i>Viburnum acerifolium</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ↘
Witherod	<i>Viburnum cassinoides</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ▼

Common Name	Scientific Name	Color	Uses			Light	Water	
			W	H	C			
				W	H	C	☀️ 🌑 🌒	🟩 ⑦ ④ ⑧
Shrubs (cont.)								
Arrowwood	<i>Viburnum dentatum</i>	○	●	●	●	☀️ 🌑 🌒	▲ → ▼	
Yellowroot	<i>Xanthorhiza simplicissima</i>	●		●	●	🌑 → 🌒	■	
Vines								
Crossvine	<i>Bignonia capreolata</i>	● ●	●	●		☀️ 🌑 🌒	■ 🌑 ⑧	
Virgin's bower	<i>Clematis virginiana</i>	○		●		☀️ 🌑 🌒	▲ → ↘	
Climbing Hydrangea	<i>Hydrangea barbara</i>	○		●		☀️ 🌑 🌒	▲ → ▼	
Coral honeysuckle	<i>Lonicera sempervirens</i>	●		●		☀️ 🌑 🌒	▲ → ▼	
Virginia creeper	<i>Parthenocissus quinquefolia</i>	■	●	●	●	☀️ 🌑 🌒	▲ → ↘	
Passion flower	<i>Passiflora incarnata</i>	● 📄 ⑦	●	●	●	☀️ 🌑 🌒	▲ → ↘	
Fox grape	<i>Vitis labrusca</i>	● 📄 ⑦	●		●	☀️ 🌑 🌒	▲ → ▼	
Ferns								
Maidenhair fern	<i>Adiantum pedatum</i>			●		🌑 → 🌒	▲ → ▼	
Ebony spleenwort	<i>Asplenium platyneuron</i>			●		☀️ 🌑 🌒	▲ → ↘	
Southern lady fern	<i>Athyrium asplenoides</i>			●	●	🌑 → 🌒	▲ → ▼	
Rattlesnake fern	<i>Botrychium virginianum</i>			●		🌑 → 🌒	▲ → ▼	
Hay-scented fern	<i>Dennstaedtia punctiloba</i>			●	●	🌑 → 🌒	▲ → ↘	
Marginal wood fern	<i>Dryopteris marginalis</i>			●		🌑 → 🌒	▲ → ▼	
Sensitive fern	<i>Onoclea sensibilis</i>			●	●	☀️ 🌑 🌒	■ 🌑 ⑦	
Cinnamon fern	<i>Osmunda cinnamomea</i>			●	●	🌑 → 🌒	■ 🌑 ⑦	
Interrupted fern	<i>Osmunda claytoniana</i>			●	●	🌑 → 🌒	■ 🌑 ⑦	
Royal fern	<i>Osmunda regalis</i>			●	●	🌑 → 🌒	■ 🌑 ⑦	
Christmas fern	<i>Polystichum acrostichoides</i>			●	●	🌑 → 🌒	▲ → ▼	
New York fern	<i>Thelypteris noveboracensis</i>			●	●	🌑 → 🌒	▲ → ▼	
Chain fern	<i>Woodwardia areolata</i>			●		🌑 → 🌒	▲ → ▼	
Common woodsia	<i>Woodsia obtusa</i>			●		🌑 → 🌒	▲ → ▼	
Grasses/Sedges								
Big bluestem	<i>Andropogon gerardii</i>		●	●	●	☀️ 🌑 🌒	▲ → ▼	
Broomsedge	<i>Andropogon virginicus</i>		●	●	●	☀️ 🌑 🌒	□ ⑦ ○	
River cane	<i>Arundinaria gigantea</i>		●		●	☀️ 🌑 🌒	▲ → ▼	
Pennsylvania sedge	<i>Carex pennsylvanica</i>			●	●	🌑 → 🌒	▲ → ▼	

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌑 🌒	🟩 ⑦ ④ ⑧
Grasses/Sedges (cont.)							
Plantain-leaved sedge	<i>Carex plantaginea</i>			●	●	🌑 → 🌒	🟩 → 🟩
River oats	<i>Chasmanthium latifolium</i>			●	●	☀️ ① 🌒	🟩 → 🟩
Oat grass	<i>Danthonia compressa</i>		●		●	☀️ ① 🌑	🟩 ⑦ ⑧
Deer-tongue	<i>Dichanthelium clandestinum</i>		●		●	☀️ ① 🌑	🟩 ① ④
Bottlebrush grass	<i>Elymus hystrix</i>		●	●		☀️ ① 🌒	🟩 → 🟩
Switch-grass	<i>Panicum virgatum</i>		●	●	●	☀️ ① 🌑	🟩 ① ⑧
Little bluestem	<i>Schizachyrium scoparium</i>		●	●	●	☀️ ① 🌑	🟩 → 🟩
Indian grass	<i>Sorghastrum nutans</i>		●	●	●	☀️ ① 🌑	🟩 → 🟩
Eastern gamma grass	<i>Tripsacum dactyloides</i>		●	●	●	☀️ ① 🌑	🟩 ① ⑧
Herbaceous Plants							
Bluestar	<i>Amsonia tabernaemontana</i>	🟢		●		🌑 → 🌒	🟩 → 🟩
Thimbleweed	<i>Anemone virginiana</i>	○		●		🌑 → 🌒	🟩 → 🟩
Pussy toes	<i>Antennaria plantaginifolia</i>	○		●		🌑 → 🌒	🟩 → 🟩
Eastern columbine	<i>Aquilegia canadensis</i>	🔴 🟡	●	●		🌑 → 🌒	🟩 → 🟩
Jack-in-the-pulpit	<i>Arisaema triphyllum</i>	🟢		●		🌑 → 🌒	🟩 → 🟩
Goat's-beard	<i>Aruncus dioicus</i>	○		●		🌑 → 🌒	🟩 → 🟩
Wild ginger	<i>Asarum canadense</i>	🟤		●	●	🌑 → 🌒	🟩 → 🟩
Swamp milkweed	<i>Asclepias incarnata</i>	🔴	●	●	●	☀️ ① 🌑	🟩 ① ⑦
Butterfly-weed	<i>Asclepias tuberosa</i>	🟡	●	●	●	☀️ ① 🌑	🟩 ⑦ ⑧
Curtis' aster	<i>Aster curtisii</i>	🟡		●	●	☀️ ① 🌒	🟩 → 🟩
White wood aster	<i>Aster divaricatus</i>	○		●	●	☀️ ① 🌒	🟩 → 🟩
Late purple aster	<i>Aster patens</i>	🟡		●	●	☀️ ① 🌒	🟩 → 🟩
False goat's-beard	<i>Astilbe biternata</i>	○		●		🌑 → 🌒	🟩 → 🟩
Wild indigo	<i>Baptisia tinctoria</i>	🟡		●		☀️ ① 🌒	🟩 → 🟩
Blue cohosh	<i>Caulophyllum thalictroides</i>	🟢 📄 ⑦	●	●	●	🌑 → 🌒	🟩 → 🟩
Partridge pea	<i>Chamaecrista fasciculata</i>	🟡			●	☀️ ① 🌑	🟩 ⑦ ⑧
White turtlehead	<i>Chelone glabra</i>	○		●	●	🌑 → 🌒	🟩 → 🟩
Pink turtlehead	<i>Chelone lyonii</i>	🔴		●	●	🌑 → 🌒	🟩 → 🟩
Green-and-gold	<i>Chrysogonum virginianum</i>	🟡		●	●	🌑 → 🌒	🟩 ⑦ ⑧

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌑 🌒	☑️ ⑦ ④ ⑧
Herbaceous Plants (cont.)							
Black cohosh	<i>Cimicifuga racemosa</i>	○		●		🌑 → 🌒	▲ → ▼
Tall coreopsis	<i>Coreopsis major</i>	●		●		☀️ 🌑 🌒	☑️ ⑦ ○
Star coreopsis	<i>Coreopsis pubescens</i>	●		●		☀️ 🌑 🌒	☑️ ⑦ ○
Dutchman's breeches	<i>Dicentra cucullaria</i>	○		●		🌑 → 🌒	▲ → ▼
Wild bleeding heart	<i>Dicentra eximia</i>	●		●		🌑 → 🌒	▲ → ▼
Joe-Pye weed	<i>Eupatorium fistulosum</i>	●	●	●	●	☀️ 🌑 🌒	▲ → ↘
Boneset	<i>Eupatorium perfoliatum</i>	○			●	☀️ 🌑 🌒	☑️ 🌑 ⑦
White snakeroot	<i>Eupatorium rugosum</i>	○		●	●	🌑 → 🌒	▲ → ▼
Trout Lily	<i>Erythronium americanum</i>	●		●		🌑 → 🌒	▲ → ▼
Wild strawberry	<i>Fragaria virginiana</i>	○	●		●	☀️ 🌑 🌒	▲ → ↘
Wild geranium	<i>Geranium maculatum</i>	●		●	●	🌑 → 🌒	▲ → ▼
Sunflower	<i>Helianthus resinosus</i>	●	●	●		☀️ 🌑 🌒	☑️ ⑦ ○
Sharp-lobed hepatica	<i>Hepatica acutiloba</i>	○		●		🌑 → 🌒	▲ → ▼
Little Brown Jugs	<i>Hexastylis arifolia</i>	E/●		●		🌑 → 🌒	▲ → ▼
Jewelweed	<i>Impatiens capensis</i>	●		●	●	🌑 → 🌒	☑️ 🌑 ⑦
Dwarf crested iris	<i>Iris cristata</i>	● ○		●	●	🌑 → 🌒	▲ → ▼
Dwarf spring iris	<i>Iris verna</i>	● ●		●	●	🌑 → 🌒	▲ → ▼
Blazingstar	<i>Liatris spicata</i>	●		●		☀️ 🌑 🌒	▲ → ▼
Turks-cap lily	<i>Lilium superbum</i>	●		●		☀️ 🌑 🌒	▲ → ▼
Cardinal flower	<i>Lobelia cardinalis</i>	●	●	●	●	☀️ 🌑 🌒	☑️ 🌑 ⑧
Lobelia	<i>Lobelia puberula</i>	●	●	●	●	☀️ 🌑 🌒	▲ → ▼
Great blue lobelia	<i>Lobelia siphilitica</i>	●	●	●	●	🌑 → 🌒	▲ → ▼
Monkeyflower	<i>Mimulus ringens</i>	●		●	●	☀️ 🌑 🌒	☑️ 🌑 ⑦
Partridge berry	<i>Mitchella repens</i>	○	●	●		🌑 → 🌒	▲ → ▼
Bee balm	<i>Monarda didyma</i>	●	●	●	●	🌑 → 🌒	▲ → ▼
Purple phacelia	<i>Phacelia bipinnatifidum</i>	●		●		🌑 → 🌒	▲ → ▼
Carolina phlox	<i>Phlox carolina</i>	●		●	●	☀️ 🌑 🌒	▲ → ↘
Woodland phlox	<i>Phlox divaricata</i>	●		●	●	🌑 → 🌒	▲ → ▼
Garden phlox	<i>Phlox paniculata</i>	●		●	●	☀️ 🌑 🌒	▲ → ↘
Creeping phlox	<i>Phlox stolonifera</i>	●		●	●	🌑 → 🌒	▲ → ▼
Mayapple	<i>Podophyllum peltatum</i>	○	●	●	●	🌑 → 🌒	▲ → ▼

Common Name	Scientific Name	Color	Uses			Light	Water
			W	H	C		
						☀️ 🌞 🌑	■ ⑦ ④ ⑧
Herbaceous Plants (cont.)							
Solomon's seal	<i>Polygonatum biflorum</i>	●	●	●	●	🌞 → 🌑	▲ → ▼
Hoary mountain mint	<i>Pycnanthemum incanum</i>	○	●	●	●	☀️ 🌞 🌑	▲ → ↘
Blackeyed susan	<i>Rudbeckia hirta</i>	●	●	●	●	☀️ 🌞 🌑	▲ → ↘
Green coneflower	<i>Rudbeckia laciniata</i>	●	●	●	●	☀️ 🌞 🌑	▲ → ▼
Bloodroot	<i>Sanguinaria canadensis</i>	○		●		🌞 → 🌑	▲ → ▼
Golden ragwort	<i>Senecio aureus</i>	●	●		●	☀️ 🌞 🌑	▲ → ↘
Fire pink	<i>Silene virginica</i>	●		●		🌞 → 🌑	▲ → ↘
Solomon's plume	<i>Smilacina racemosa</i>	○	●	●	●	🌞 → 🌑	▲ → ▼
Rough-stemmed goldenrod	<i>Solidago rugosa</i>	●	●		●	☀️ 🌞 🌑	▲ → ↘
Blue-eyed grass	<i>Sisyrinchium angustifolium</i>	●		●		🌞 → 🌑	▲ → ↘
Bush pea	<i>Thermopsis villosa</i>	●	●	●	●	☀️ 🌞 🌑	▲ → ↘
Foamflower	<i>Tiarella cordifolia</i>	○		●		🌞 → 🌑	▲ → ▼
New York ironweed	<i>Vernonia noveboracensis</i>	●	●	●	●	☀️ 🌞 🌑	▲ → ▼

Key:**Color**

- Indicates flower color (may be multi-colored). △ Indicates fruit color (provides an ornamental quality).
 □ Indicates foliage color in autumn (may be multi-colored). E Plant is evergreen.

Uses**Light**

- W Important to wildlife. ☀️ Full sun
 H Useful for horticulture and landscaping. 🌞 Partial sun
 ● Shade
 C Useful for conservation and restoration.

Moisture Requirements (Water)

- Hydric soils; plants are periodically or often inundated by water. □ Sub-xeric soils; moist to dry soils, depending on season and periods of drought.
 ▲ Mesic soils; adequate soil moisture is retained throughout the year. ○ Xeric soils; soils retain little moisture and are excessively drained; plants are typically drought resistant.

13.9 Sources for Native Plants

Carolina Greenery

375 Carthage Rd.
West End, NC 27376
(910)947-3150
<http://www.carolinagreenerery.com>

Gardens of the Blue Ridge

P.O. Box 10
Pineola, NC 28622
(828)733-2417
<http://www.gardensoftheblueridge.com>

Carolina Native Nursery

1126 Prices Creek Rd.
Burnsville, NC 28714
(828)682-1471
<http://www.carolinanativenursery.com>

Meadowbrook Nursery and We-Du Natives

2055 Polly Spout Rd.
Marion, NC 28752
(828)738-8300
<http://www.we-du.com>

Elk Mountain Nursery

P.O. Box 599
Asheville, NC 28802
(828)683-9330
<http://www.elk-mountain.com>

Native Gardens

5737 Fisher Lane
Greenback, TN 37742
(865)856-0220
<http://www.native-gardens.com>

Ernst Conservation Seeds

9006 Mercer Pike
Meadville, PA 16335
1-800-873-3321
<http://www.ernstseed.com>

North Carolina Botanical Garden

Daily Plant Sale—April through October
UNC at Chapel Hill
(919)962-0522
<http://www.ncbg.unc.edu>

13.10 References

Hall, Karen, “Recommended Native Plant Species for Stream Restoration in North Carolina,” NC Stream Restoration Institute: NCSU, 2003.

Great Smoky Mountains National Park, et al, “Landscaping with Native Plants,” Southern Appalachian Man and the Biosphere, et al, 1999.

North Carolina Wildflower Preservation Society, “Landscaping with Native Plants: Native Plant Recommendations,” www.ncwildflower.org.

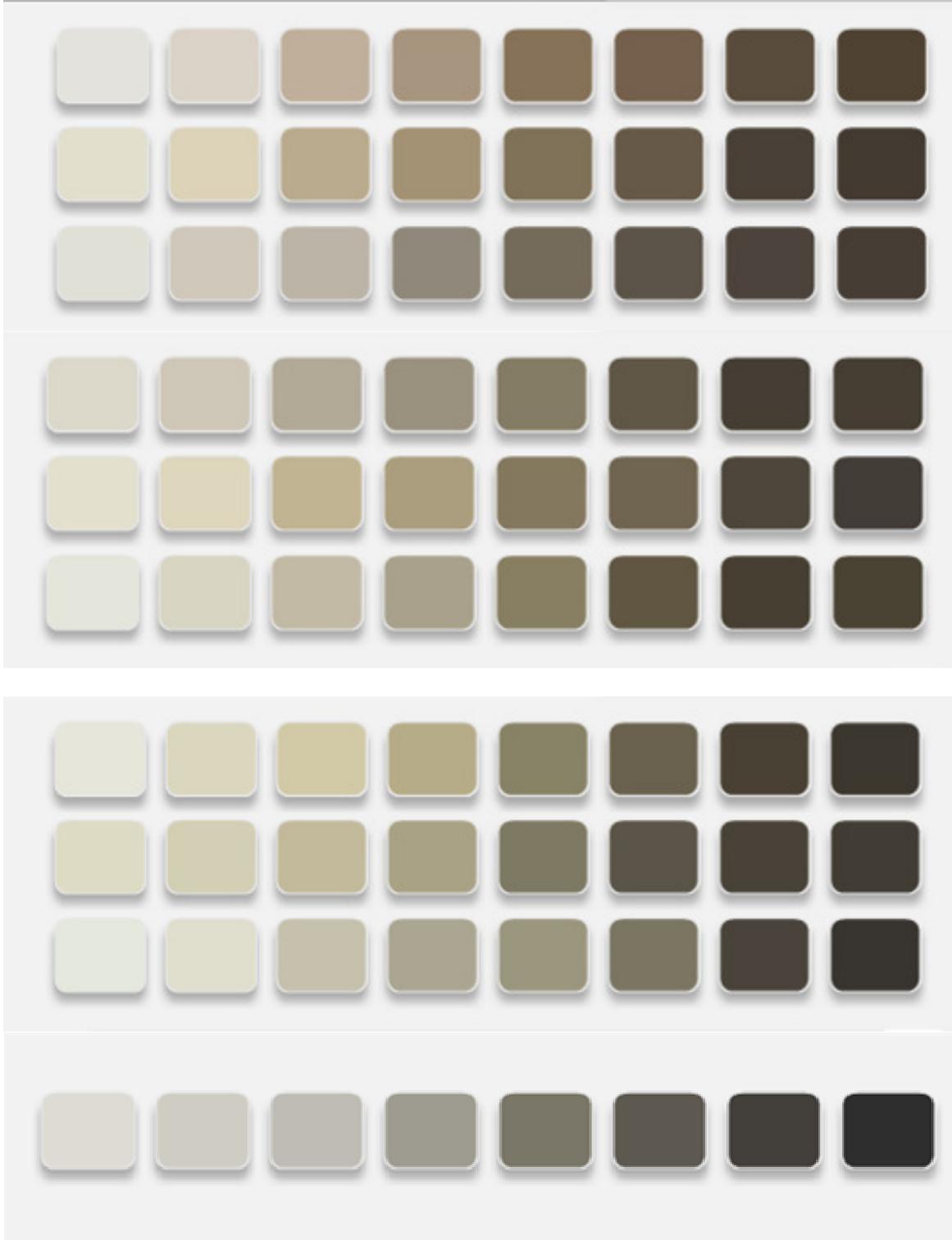
Radford, Albert, et al, *Manual of the Vascular Flora of the Carolinas*; University of North Carolina Press: 1968.

Virginia Natural Heritage Program, “Native Riparian Plants for Conservation and Landscaping,” www.dcr.state.va.us.

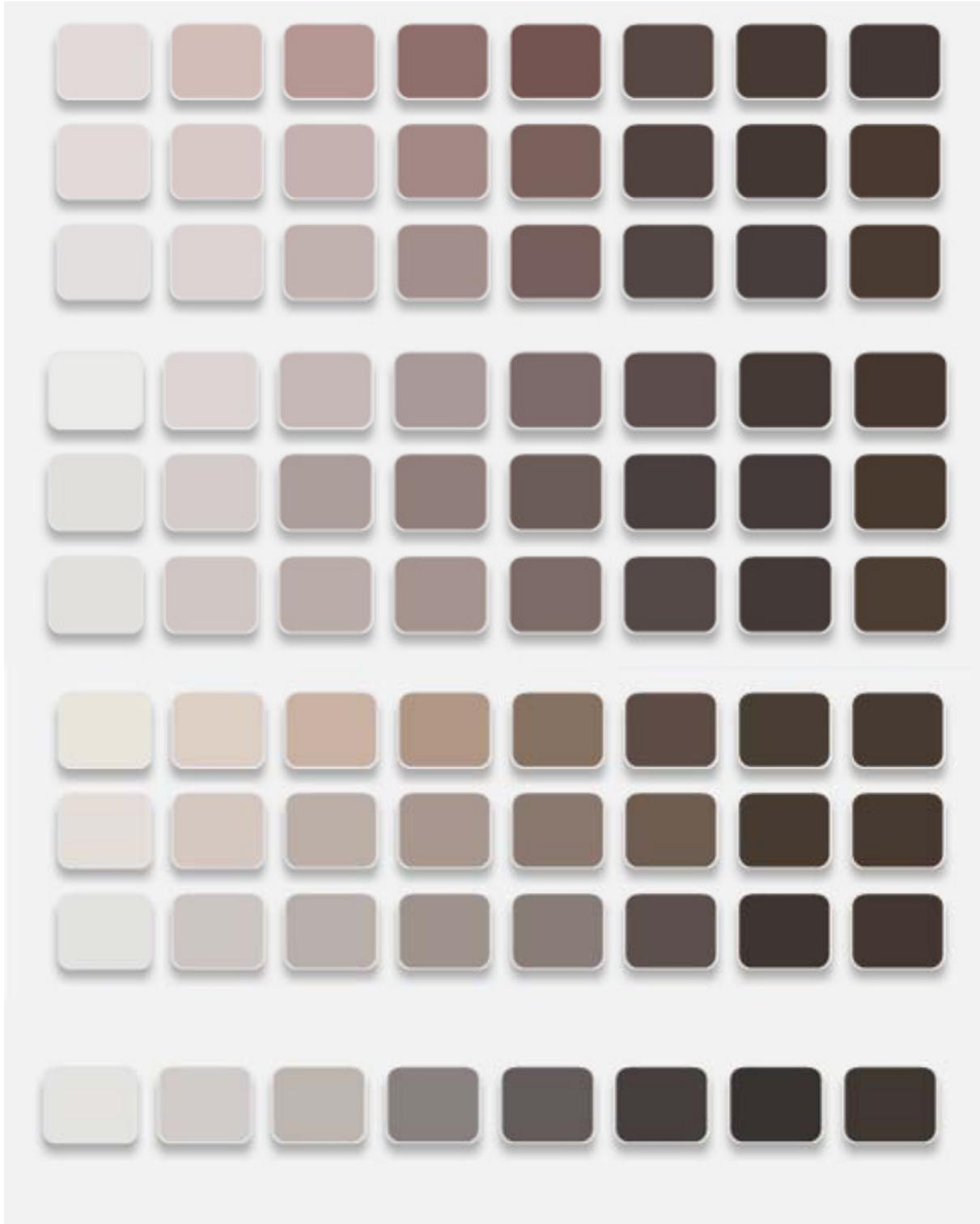
Weakley, Alan, *Flora of the Carolinas, Virginia, and Georgia*, Working draft: 2004.

14.0 Appendix D: Colors

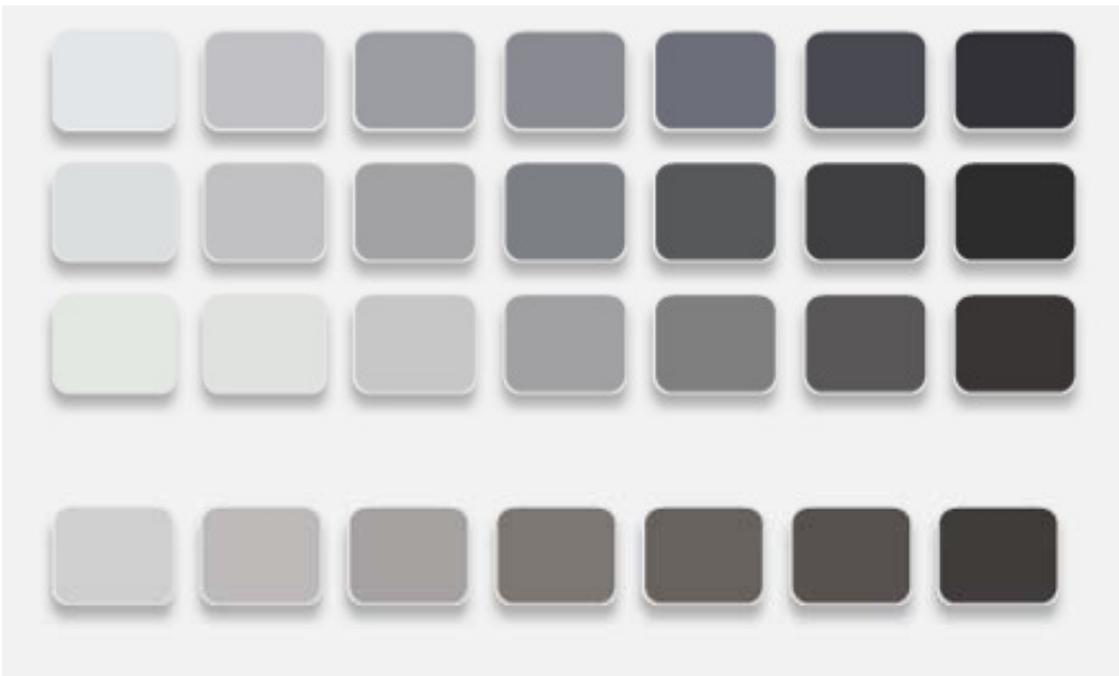
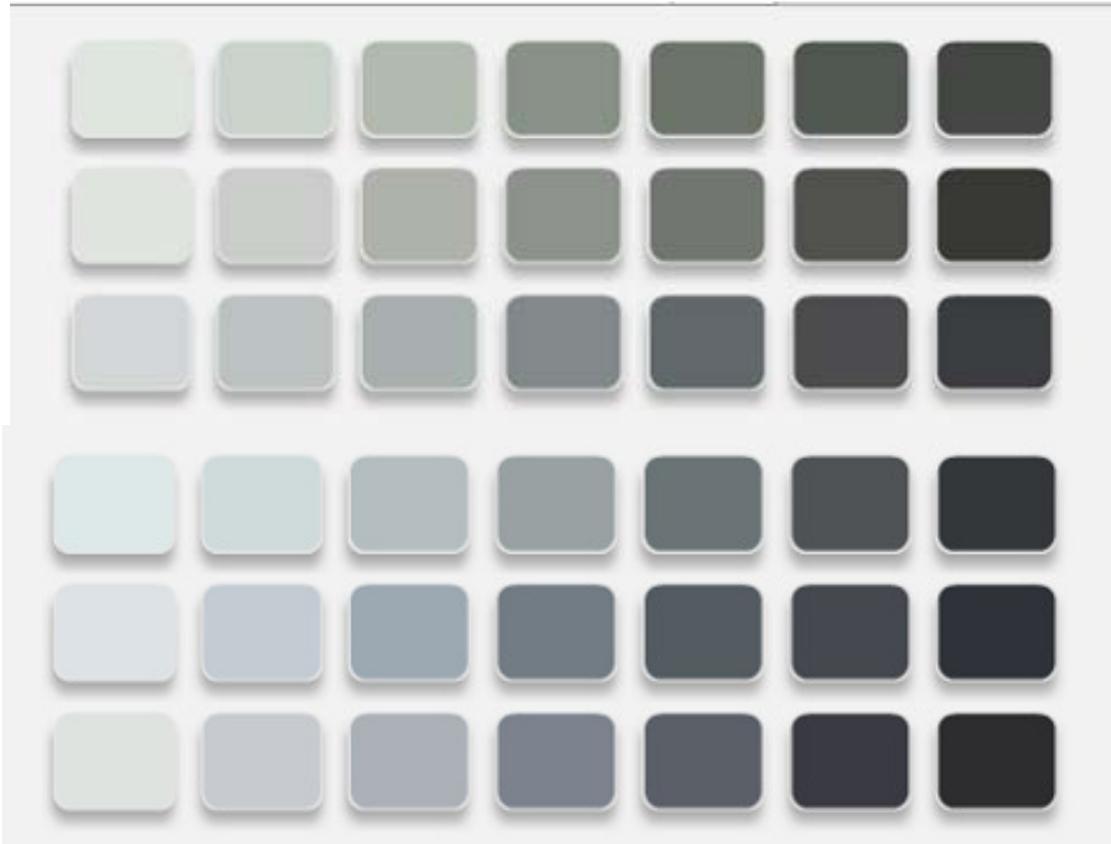
Yellow Neutrals



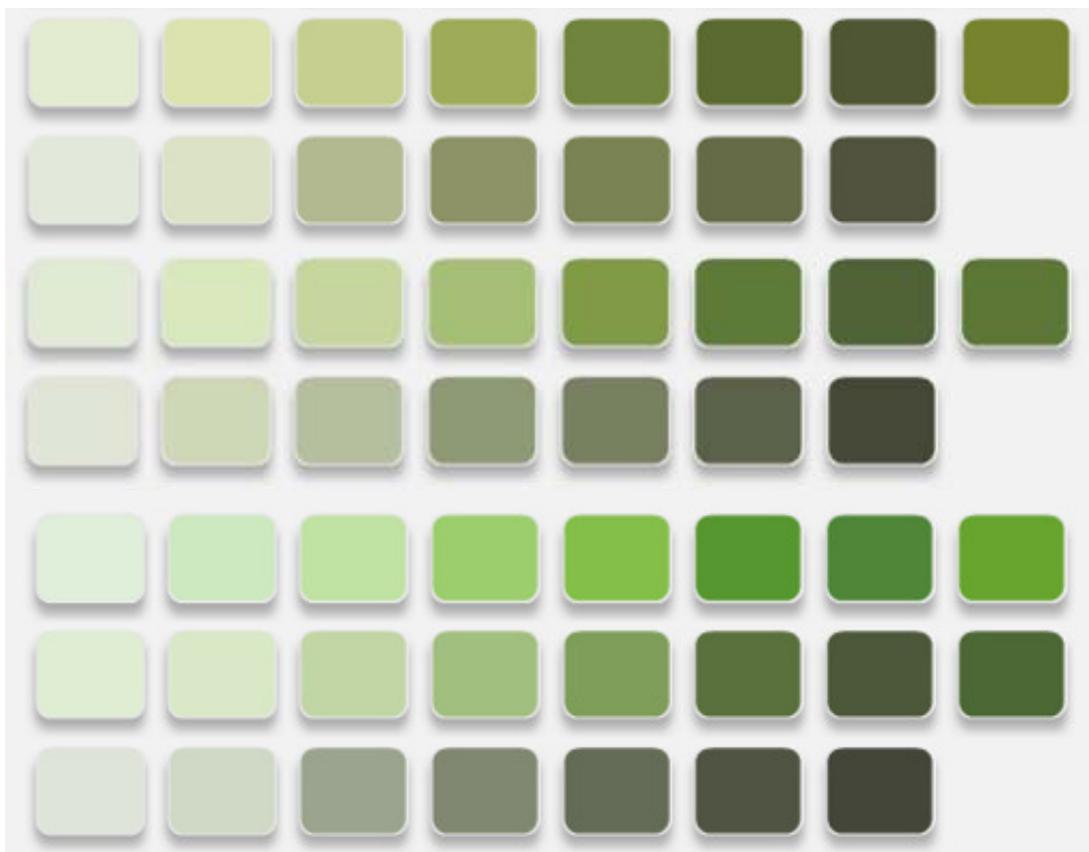
Red Neutrals

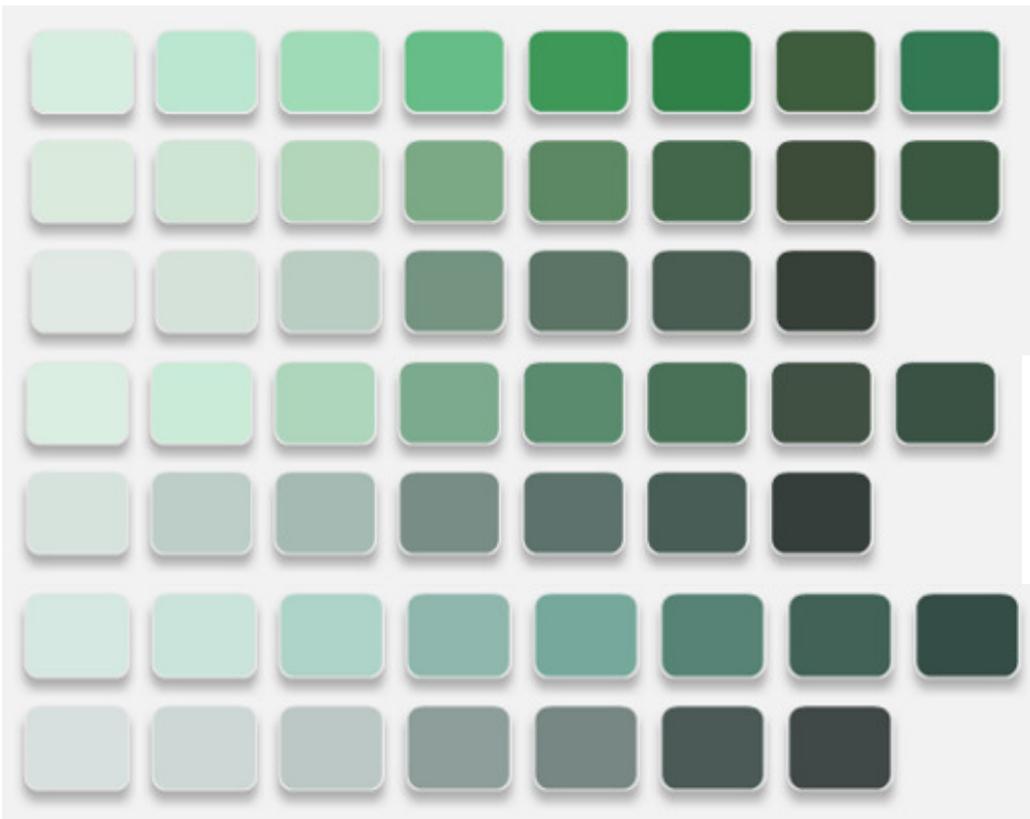
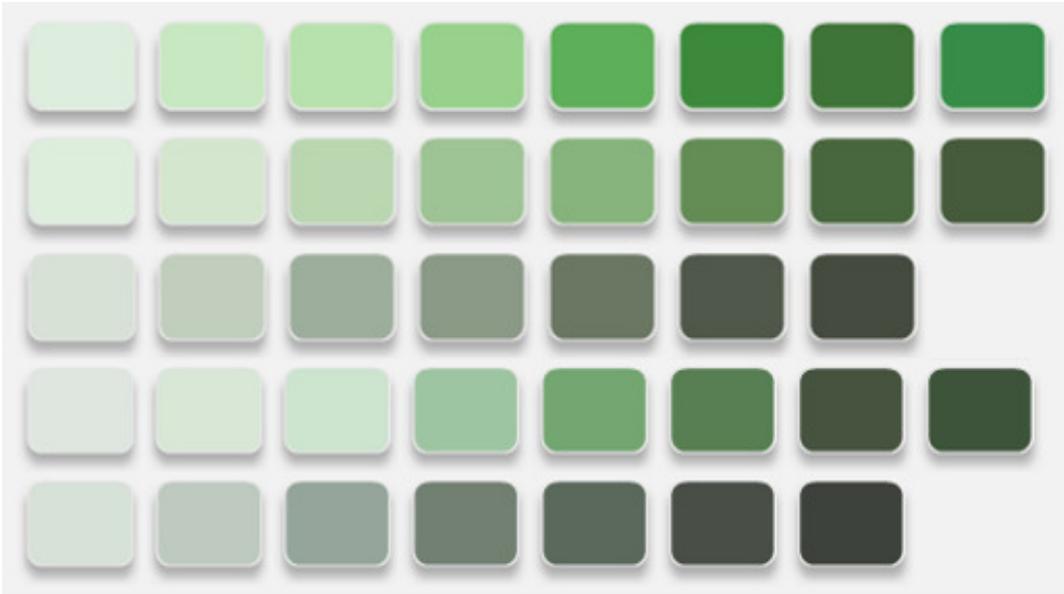


Blue Neutrals



Greens





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15.0 Appendix E: Architectural Examples

15.1 Mountain Lake

Each of the following photographs represents one or more good examples of Mountain-Lake design elements.



Larkin's on the Lake

Log, neutral colors, gabled roof.



Esmeralda Inn

Natural wood siding, neutral colors, natural stone, rustic panel siding.



Natural stone, neutral colors, gabled roof, and wood as a supporting and detail material.



Mammoth, CA Burger King

Courtesy of mountainresortarchitecture.com

Natural stone, wood-shingled roof, low-hanging eaves, neutral colors.



Lodge at Firefly Cove

Wood siding, complimentary neutral colors,
gable end roofs, natural stone, supporting wood columns.



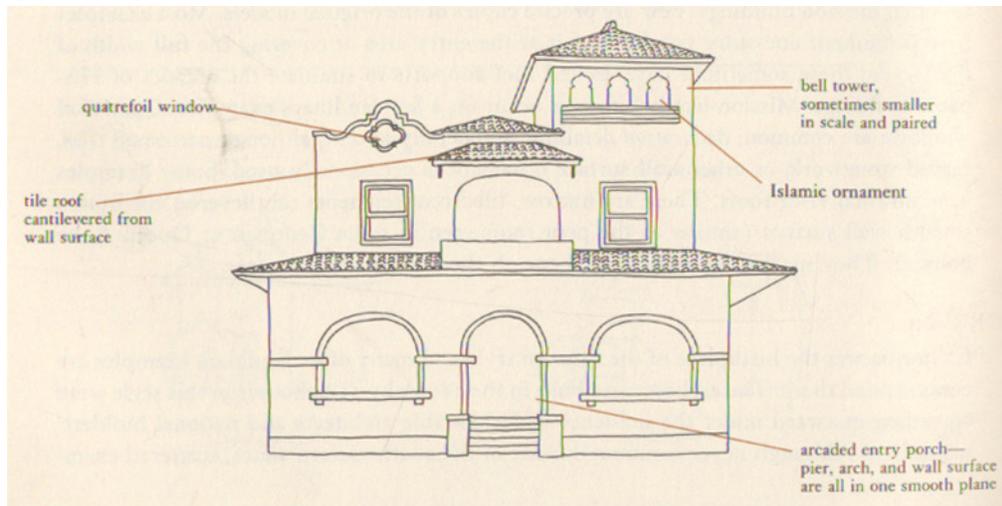
Mt. Hood Meadows

Courtesy of mountainresortarchitecture.com

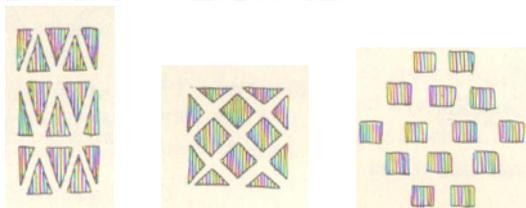
Natural stone, supporting wood columns, wood beams exposed.

15.2 Mediterranean

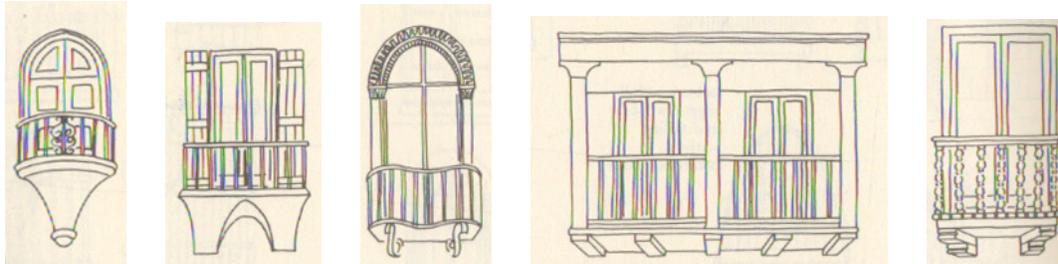
General Characteristics



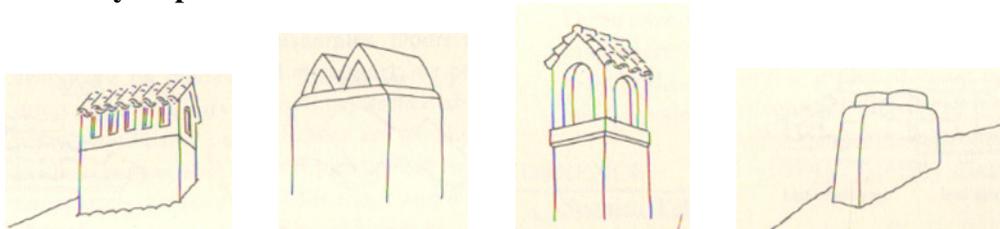
Decorative Vent Patterns



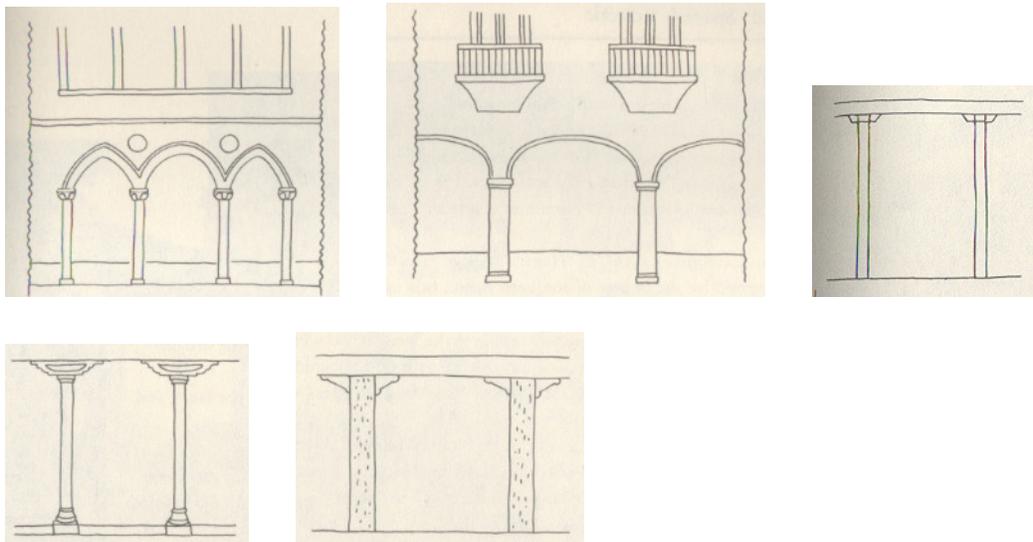
Balconies



Chimney Tops



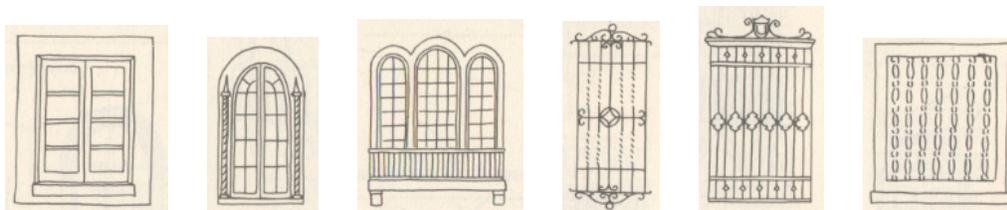
Porches and Arcades



Dormers and Parapets



Windows & Window Grills



Images sourced from *A Field Guide to American Houses*. Virginia and Lee McAlester. Knopf, 1984.

16.0 Appendix F: Bibliography



Design Guidelines

Cathedral City Design Guidelines. Cathedral City, CA, 1997.

City of Arcadia Architectural Design Guidelines: Commercial and Industrial; February 2002

City Center Design Guidelines; City of Bellingham, Washington; 2002

City Center Design Guidelines: City of Lynnwood, Washington; LMN Architects, 2003

City of Renton Regulations and Environmental Overlay District Code: Renton, WA, 2004.

City of Sedro-Woolley Design manual; 2004

Commercial Design Guidelines and Standards; the City of Overland Park, Kansas

Commercial Development Design Standards and Guidelines; City of Louisville, Kentucky, 1997

Design Review Board Handbook: Naples; design review board, 2004.

Median enhancement guidelines: Gainesville, FL 2003

Books

Dorward, Sherry. *Design For Mountain Communities: A Landscape and Architectural Guide.*
Van Nostrand Reinhold; New York, 1990

RESOLUTION NUMBER 08-09-09

**A RESOLUTION ADOPTING THE DESIGN GUIDELINES
FOR NEW COMMERCIAL CONSTRUCTION TO ENSURE
THAT GROWTH AND DEVELOPMENT RESPECT THE
HISTORIC NATURE OF THE TOWN AND ITS COMMUNITY
CHARACTER AND NATURAL BEAUTY**

WHEREAS, Lake Lure has a strong tradition of land use planning as evidenced by 1.) the general plan of development created in 1925 by Chimney Rock Mountains, Incorporated, for a “National-All Year-Mountain Lake Resort”; 2.) the town’s first zoning ordinance drafted in 1969 and adopted thereafter; 3.) land development plans created in 1976 and 1989, 4.) 1997-2007 Land Use Plan, 5.) a strategic plan in 1999, and the 6.) 2007-2027 Comprehensive Plan, which “...examines a number of key, interrelated factors simultaneously” (2007-2027 Comp. Plan, p. 1-3); and

WHEREAS, land use regulations such as zoning regulations, subdivision regulations, and soil erosion and sedimentation control regulations have been used over the years to guide growth and development per the town’s plans named above; and

WHEREAS, the town’s unique “sense of place” derived from its mountain lake character, natural beauty, village atmosphere, and historical and architectural appearance are why many make Lake Lure home, and why so many choose to visit; and

WHEREAS, the 2007-2027 Comprehensive Plan states, “Surrounded by natural beauty, Lake Lure has remained a popular western North Carolina vacation destination since its incorporation in 1927” (2007-2027 Comp. Plan, p. 1-2); and

WHEREAS, in a town survey distributed via mail in 2006, 82% of the survey respondents indicated “Agree” to the following statement: “Lake Lure should develop architectural guidelines for new commercial construction/development”; and

WHEREAS, 88% of the survey respondents selected “Agree” to the following statement: “The Town should require tree planting for all new commercial development”; and

WHEREAS, 77% of the survey respondents selected “Favor” when asked if they desired “Small Retail and Commercial”, while 52.7% chose “Oppose” when asked about “Shopping Centers”; and

WHEREAS, the 2007-2027 Comprehensive Plan has established the following goals, objectives, and policies:

CA Goal 1: A clear “sense of place” for Lake Lure

Objective CA-1-1: Further develop Lake Lure’s “sense of place” by creating design standards.

Policy CA-1-1.1: Develop design guidelines that supplement standards contained in the zoning regulations and convey community expectations.

1. Gather input and create an inventory of a full range of features that contribute to the character of the town.
2. Create a set of community design guidelines (visual manual) to align future development with Lake Lure's sense of place. This will depict the design standards (with graphics and text) to clearly communicate the desired aesthetics that Lake Lure wishes to accomplish. Architectural styles, building height, building orientation, materials, and landscaping are among the types of features for which standards may be developed.

Objective CA-1.2: Preserve character-defining elements.

Policy CA-1-2.1: Develop a study to identify structures that have local, historic value. This study should inventory structures and properties that are already designated by the state, are on the National Register of Historic Places or are on a study list. In addition, this should include the structures and properties that are deemed to have historic value by the residents and property owners of Lake Lure; and

WHEREAS, the town desires to ensure new commercial buildings are in harmony with existing neighborhood and community character; and

WHEREAS, the town endeavors to set high architectural standards for commercial construction based on design, as displayed by the original Mediterranean Revival style commercial buildings and other original buildings (Arts & Craft style), and the use of native materials, such as wood and stone, used to construct Lake Lure's historic cottage and resort structures; and

WHEREAS, the town appointed a Stakeholder Advisory Committee for input and guidance during the development of the design guidelines consisting of members from the following categories: 1. Commercial Building Owner, 2. Business Owner, 3. Realtor, 4. Contractor/Builder, 5. Building Designer/Architect, 6. Developer, 7. Landscape Designer/Architect, 8. Landscape Installer, 9. Hickory Nut George Chamber of Commerce, 10. Lake Lure Artists Guild, 11. Comprehensive Plan Steering Committee, 12. Zoning & Planning Board, and 13. the community at large; and

WHEREAS, the town contracted with Clemson University to create the design manual for new commercial construction using input from the Stakeholder Advisory Committee and revising the document at the direction of the Zoning and Planning Board; and

WHEREAS, the Zoning and Planning Board recommended adoption of the final edition of the document entitled "Design Guidelines for New Commercial Construction" and dated August 2008 at its August 19, 2008 public meeting; and

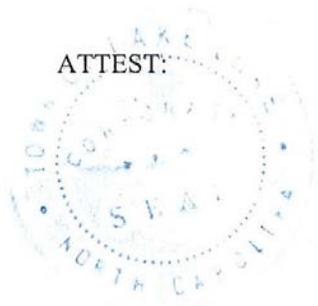
WHEREAS, the Town Council has followed Resolution 07-08-14B and the 2007-2027 Comprehensive Plan when commissioning the creation of the design guidelines to encourage growth and development that respect the historic nature of the town and its community character while remaining sensitive to the environment.

THEREFORE, BE IT RESOLVED,

The Town Council adopts the attached document entitled "Design Guidelines for New Commercial Construction" and dated August 2008 for use by town staff, property owners, developers, designers, builders, and the Zoning and Planning Board as guidance during the conditional use permit process to help maintain the clear "sense of place" so valued by the residents of the Lake Lure Community.

Adopted this 9th day of September, 2008.

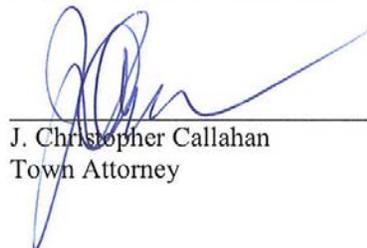
ATTEST:




Mary A. Flack, MMC
Town Clerk


Jim Proctor
Mayor

Approved as to content and form:


J. Christopher Callahan
Town Attorney