

ORDINANCE #06-20:

AN ORDINANCE AMENDING THE PINEHURST DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTIONS 2.2 DEFINITIONS, SECTION 10.2.6.3 ARCHITECTURE AND APPENDIX B.

THAT WHEREAS, the Village Council of the Village of Pinehurst adopted a new Pinehurst Development Ordinance on the 24th day of May, 2005, for the purpose of regulating planning and development in the Village of Pinehurst and the extraterritorial area over which it has jurisdiction; and

WHEREAS, said Ordinance may be amended from time to time as circumstances and the best interests of the community have required; and

WHEREAS, over a period of several months, a “roundtable” committee of Village Councilmembers, Village staff, Planning Board and Community Appearance Commission members, and local homebuilders and architects met to formulate architectural standards for the Pinehurst Development Ordinance; and

WHEREAS, Public Hearings were held at 1:00 p.m. on June 27, 2006 and August 22, 2006 in the Assembly Hall of the Pinehurst Village Hall, Pinehurst, North Carolina after due notice in The Pilot, a newspaper in Southern Pines, North Carolina, with general circulation in the Village of Pinehurst, and its extraterritorial jurisdiction, for the purpose of considering proposed Pinehurst Development Ordinance text changes, at which time all interested citizens, residents and property owners in the Village of Pinehurst and its extraterritorial jurisdiction were given an opportunity to be heard as to whether they favored or opposed the proposed text amendments; and

WHEREAS, the Planning and Zoning Board has recommended that the Village Council amend sections 2.2, 10.2.6.3 and Appendix B of the Pinehurst Development Ordinance; and

WHEREAS, the Village Council, after considering all of the facts and circumstances surrounding the proposed amendments to the text of the Pinehurst Development Ordinance, have determined that it is in the best interest of the Village of Pinehurst and the extraterritorial jurisdiction that the Development Ordinance be further amended, making the amendments as follows;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Village Council of the Village of Pinehurst, North Carolina in regular session assembled on the 26th day of September, as follows:

SECTION 1. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendment to Chapter 2:

Section 2.2 Definitions

Balustrade: A rail and the row of balusters or posts that support it

Bay window: An exterior wall projection at an angle to the wall with windows.

Box window: An exterior wall projection at a ninety (90) degree angle to the wall with windows.

Bow Window: A curved bay window.

Bracket: A decorative element supporting a wall projection, cornice or other exterior feature.

Column: Square, rectangular, or cylindrical roof or ceiling support composed of base, shaft, and capital.

Corner board: Boards at the exterior corners of a structure, larger than four (4) inches nominal.

Covered Entry: A covered platform, covered with eave overhang, pediment, or roof over the main entrance.

Dormer window: A window, and window structure, that projects out from the slope of a roof.

Eave: Lower edge of a roof extending beyond the exterior wall.

Facade: Exterior elevation of a building.

Fanlight: Fan-shaped window usually located over an entrance door.

Fascia: A flat, horizontal board below roof eave.

Fascia and Rake board (Stepped): A multiple-piece band beneath the roof eave that is paired with a smaller band (usually one inch by two inch) at the top.

Frieze: A decorative, horizontal band located just below the eave.

Gable roof: a double sloping roof with a ridge and gables at each end.

Gambrel roof: A double sloped barn-like roof.

Hip roof: A roof with slopes in the direction of each elevation, commonly with roof slopes in four directions.

Louwer: An opening fitted with slanting, fixed, or movable slats that may admit air, but exclude rain and snow and provide privacy. For purposes of this document, it may be operational or non-operational and is found in an upper gable end.

Mansard roof: (Not permitted in R-10, R-15, and R-20 Zoning Districts); A four-sided roof having a double slope on all sides, with the lower slope much steeper than the upper.

Palladian window: Large window unit with arched-top window in center.

Pitch of Roof: The angle of the roof slope, expressed in ratio of vertical to horizontal.

Portico: A covered porch attached to the main facade of a building, supported by columns.

Porch: A covered platform, with a separate roof, at the main entrance.

Quoin: An architectural element at the corner of a structure consisting of large stones or projecting courses of brick so as to form a decorative contrast with the adjoining walls.

Rake: Continuation of fascia, upwards along the roof line, below the eave.

Shed roof: A single-pitched roof, often over a room attached to the main structure.

Shutter: A decorative cover for a window, fit to actual height of window.

Sidelight: Narrow windows located immediately adjacent to an entrance door.

Soldier Course: Brick laid vertically with the longer face edge exposed in a continuous course.

Terneplate: Sheet iron or steel plated with an alloy of three or four parts of lead to one part of tin, used as a roofing material.

Transom: A small window located immediately above a door or window.

Waterable (on gable roof): For purposes of this document, a waterable is the return of the fascia line with roof shingles at the base of a gable end.

Window: An opening in a wall with transparent material which admits light into a structure.

SECTION 2. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendment to Chapter 10:

Section 10.2.6.3 Architectural and Design Standards

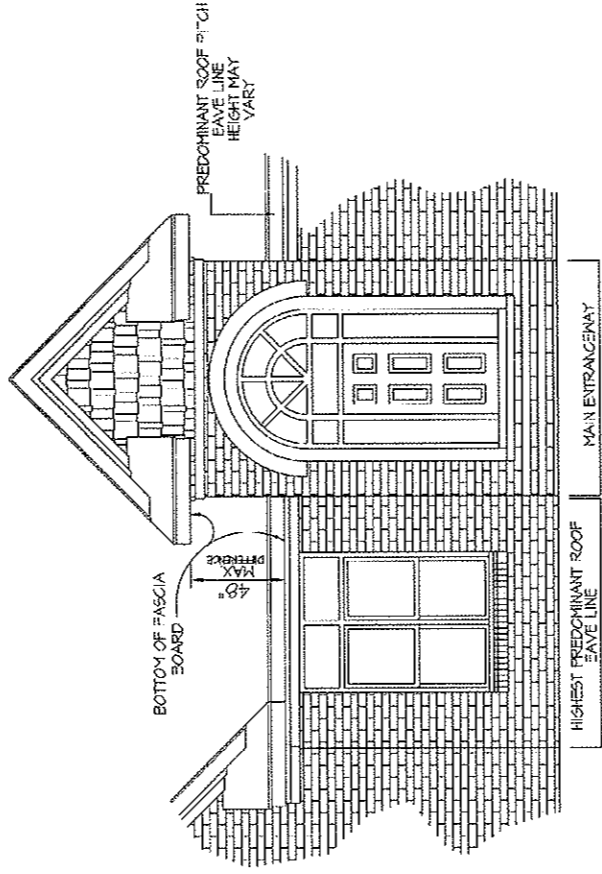
10.2.6.3.1 Building Design

10.2.6.3.2 Residential Architectural Standards

All construction of single family residences in the R-10, R-15, and R-20 zoning districts shall be subject to the standards of this section.

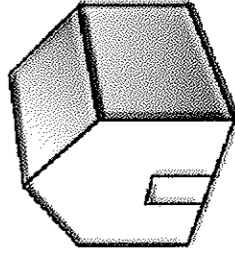
(a) General Design Standards:

- (1) Front facades shall not exceed two (2) stories.
- (2) The main entranceway of a house shall not exceed four (4) feet in height above the main roof line, measured from the bottom of fascia board of the main roof to the bottom of the fascia board of the entranceway.

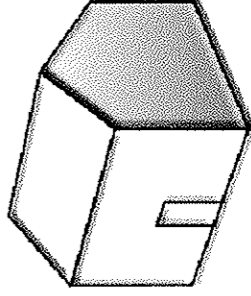


- (3) (reserved)
- (4) On the front elevation, square columns shall not be less than six (6) nominal inches on any side and round columns shall not be smaller than eight (8) nominal inches in diameter from the bottom of the column. Continuous two story columns are not permitted.
- (5) Garage doors shall be muted in color or match the house trim color. Garage door height shall not exceed eight (8') feet.
- (6) Flat and mansard roofs are not permitted.

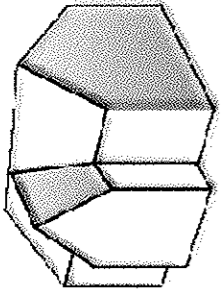
Front gabled:



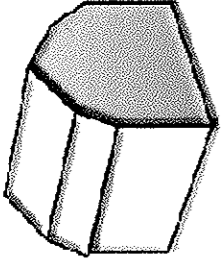
Side-gabled:



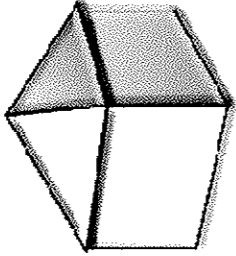
Cross gabled:



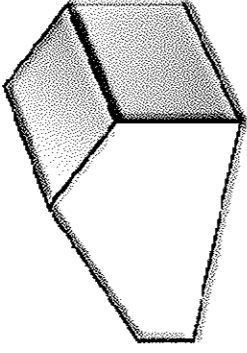
Gambrel:



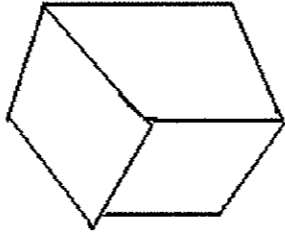
Hipped:



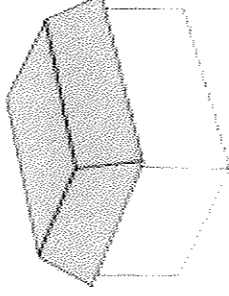
Salt Box:



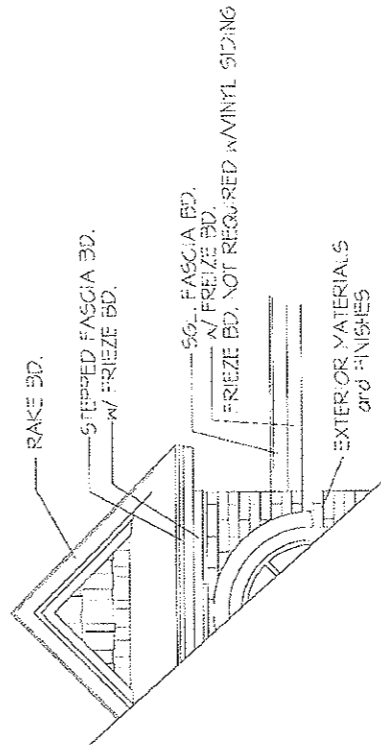
Shed:

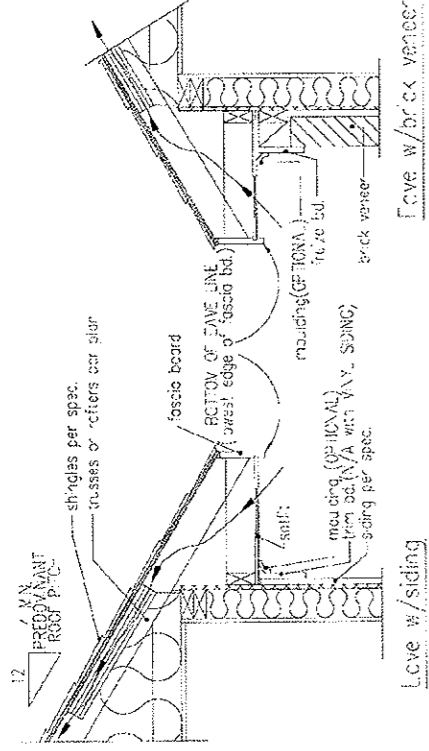


Mansard (Not Permitted):



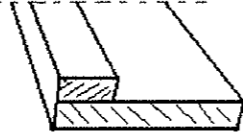
- (7) The predominant roof pitch on any structure shall be 4/12 or greater.
- (8) In structures in which fascias and rake boards are utilized, they shall be a minimum size of 1 x 6 nominal inches. Frieze boards shall be a minimum size of 1 x 6 nominal inches. The frieze board may be reduced to 1 x 4 nominal if fascias and rakes are increased to a two (2) piece stepped fascia/rake board.





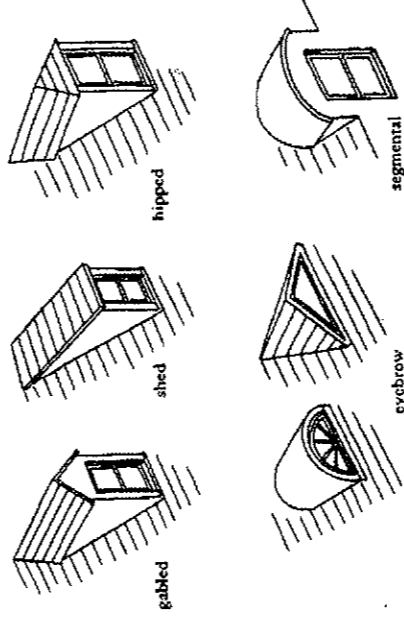
Typical Eave Detail

2-pieced Stepped fascia/rake:



- (9) Dormers: Hip, gable, shed, eyebrow, and segmental roofed dormers are permitted on 1 story and 1 1/2 story buildings only. Dormers are not permitted on the roof of a full two story home.

Sample Dormer Roof Types:



- (10) Exposed chimney flues or pipes shall not be permitted.
- (11) The primary elevations facing the street or streets shall contain three (3) of the following architectural elements per side or sides or four (4) architectural elements if the structure has a front facing garage:

- (a) Bay, Box, or Bow window;
- (b) Shutters;
- (c) Two (2) or more front façade projections of two (2') feet or greater, not including a garage;
- (d) Sidelights and/or transom or fanlight;
- (e) Decorative brackets;
- (f) Quoins or corner boards ;
- (g) Porch with at least two (2) columns;
- (h) Decorative railing or balustrades;
- (i) Second story porch or balcony;
- (j) Chimney;
- (k) Dormer;

- (l) Twelve (12") inches or greater eave overhang;
- (m) A minimum of four (4) windows on the front and rear facades and two (2) on each side façade;
- (n) Decorative main door of egress (other than standard, 6-panel door) or a forty-two (42") inch wide main door of egress;
- (o) Stone or Shake accent material;
- (p) Brick surround and/or Soldier Course
- (q) Watertable roof across entire base of gable wall or a minimum of a two (2') feet return
- (r) Decorative louver
- (s) Decorative garage door (other than standard, flush panel)

Note (1): An element can only be counted once per elevation.
For example: 3 Dormers = 1 Element

(12) Exterior Materials and Finishes:

Foundation finish materials shall be:

- (a) brick
- (b) stone or synthetic stone
- (c) stucco or synthetic stucco
- (d) cement parging

Siding and wall finish materials shall be:

- (a) brick
- (b) stone or synthetic stone
- (c) stucco or synthetic stucco
- (d) clapboard and wood shingles
- (e) Concrete siding similar to Hardi® siding products
- (f) vinyl

Window materials shall be:

- (a) wood
- (b) aluminum-clad
- (c) vinyl or vinyl-clad

Door materials shall be:

- (a) wood
- (b) aluminum-clad
- (c) steel
- (d) fiberglass
- (e) vinyl or vinyl-clad

Roofing materials which are approved for use include:

- (a) wood shake or shingle
- (b) slate or synthetic slate
- (c) concrete shingles
- (d) fiberglass architectural shingles
- (e) standing seam copper or terneplate
- (f) composite shakes

SECTION 3. That the Pinehurst Development Ordinance of the Village of Pinehurst and its extraterritorial zoning jurisdiction be and the same hereby is amended by adding the following text amendment to Appendix B:

Appendix B –Single Family Development Review Process

Checklist for Single-Family Development Review Applications

BUILDING PACKET:

Required to submit one of each of the following:

- Application
- Site Plan
- Elevation Drawings
- Floor Plans
- Roof Framing Plan
- 2 sets of Truss System if applicable

PLANNING PACKET:

Required to submit one of each of the following:

- Application
- Site Plan
- Landscape Plan
- Elevation Drawings
- Floor Plans
- Exterior Material Form
- Exterior Material(s) Sample(s)

COMMUNITY APPEARANCE PACKET:

Required to submit 3 sets of *each*:

- Site Plan
- Landscape Plan
- Elevation Drawings
- Exterior Material Form

PUBLIC WORKS PACKET:

Required to submit the following if applicable:

- 2 Driveway Application forms
- 1 Site Plan with driveway connection

*****IF APPROVAL BY THE PINEHURST HISTORIC PRESERVATION COMMISSION IS REQUIRED, AN ADDITIONAL 10 COMPLETE SETS ARE REQUIRED.*****

Site Plan Checklist for Single Family Homes Plans

16. Proposed location of accessory structure to include dog runs, fences, LPG tank(s) (if above-ground), irrigation well;

The following are required on Single Family Residential plans if located in the R-10, R-15, or R-20 zoning districts:

1. Show distance from the bottom of the fascia board of the main entranceway, measured from the bottom of the fascia board of the main roof line to the bottom of the fascia board of the entranceway.
2. Show dimension of fascia, rake, and frieze.
3. Indicate material or combination of materials to be used on each elevation.
4. Draw and label all architectural elements to be used for credit, including if applicable, length of any projections used for credit, and the length of watertable returns at the base of a gable.

5. Indicate the depth of overhang on the elevation drawings.
6. Indicate dimension of any columns used on the front elevation, measuring from the bottom.
7. Indicate the main roof pitch ratio on elevation plans.
8. Indicate any chimney flues and/or pipes.

SECTION 4. That all ordinances or sections thereof in conflict herewith are hereby repealed and declared null and void from and after the date of adoption of this ordinance.

SECTION 5. That this Ordinance shall be and remain in full force and effect from and after the date of its adoption.

SECTION 6. Adopted this 26th day of September, 2006.

(Municipal Seal)



VILLAGE OF PINEHURST
VILLAGE COUNCIL

By: 
Steven J. Smith, Mayor

Attest:


Linda S. Brown, Village Clerk

Approved as to form:



Michael J. Newman, Village Attorney