



LEWISVILLE PLANNING DEPARTMENT

6510 Shallowford Road | P.O. Box 547

Lewisville, NC 27023-0547

Voice 336-945-5558 | FAX 336-945-5531

LEWISVILLE DOWNTOWN DEVELOPMENT LD1-C, LD2-C & DOWNTOWN OVERLAY CHECKLIST

The Lewisville Downtown zoning districts provide for development in Lewisville's traditional town center. The town center anchors the surrounding residential neighborhoods while also serving the broader community and visitors alike. The Downtown zoning district standards are adopted to encourage new and adaptive reuse and development while safeguarding the values of surrounding properties, protect the town's unique historically small-town pedestrian-oriented character, promote good urban design, protect the health, safety, and welfare of residents, property and visitors, and support the aesthetic interests of the Town. LD1-C and LD2-C are both conditional zoning districts with detailed development standards. Lewisville Downtown District 1 (LD1-C) is the preferred district for the Downtown Core Area (DCA). Lewisville Downtown District 2 (LD2-C) is the preferred district the Downtown Gateway Area (DGA).

The Lewisville Downtown Overlay (DTO), establishes supplemental development requirements within the Town of Lewisville's DCA and DGA, as identified in the *Lewisville Unified Development Ordinance*. The Downtown Overlay helps conserve the value of buildings, improvements and amenities, and encourages suitable use of the land. Its goals and intents are based on the following concepts:

- A. Downtown areas contribute to each town's entire image, sense of community and place.
- B. Vibrant downtown areas promote economic vitality.
- C. The overlay preserves and promotes the public health, safety and welfare of Lewisville's residents and visitors.
- D. These regulations ensure that development of property is appropriate for Lewisville's core area, enhancing social and cultural benefits to the town.
- E. The standards encourage design of new buildings and improvements that protect the town's unique character by following the proven principles of good urban design

This checklist is meant to assist potential applicants for downtown development projects and serves as a guide only. It does not include all of the zoning, development and overlay standards detailed in the Lewisville Unified Development Ordinance (UDO), nor does completion of this checklist guarantee approval of a zoning or development proposal.



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GENERAL

Tax Parcel PIN(s) _____
Address _____
Current Zoning _____
Proposed Zoning _____

- LD1-C and LD2-C purpose statements reviewed and checked for overall consistency and reasonableness of the proposed project
- Proposed uses checked with those allowed in the zoning district
- Application process and development schedule explained to the applicant
- One electronic and 10 full-size paper copies of the site plan submitted
 - o Date of site plan/map submission _____
- Pre-application meeting with Planning Staff (and Planning Board, if applicable)

DIMENSIONAL REQUIREMENTS

Build-To Line (BTL)

- Proposed structures located at the BTL? (Not less than 50% of any building façade is to be located at the BTL. The remainder of the building shall be set back no more than six (6) feet from the BTL, excluding balconies, stoops, covered walkways, etc.)
- Are overhead utilities located at the BTL?
 - o Proposed setback if so: _____ feet
- If located in the LD2-C zoning district, all structures are set back at least 40 feet from the property line
 - o If applicable, alternate LD2-C proposed setback: _____ feet.
- Maximum building height less than 48 feet (see roof pitch below)
- Sideyard setbacks adjacent to an interior property line equal to at least 12 feet

ARCHITECTURAL STANDARDS – SITE PLAN & ELEVATIONS

- Roof pitch below 8:12 rise over run (max. building height 32 feet)
- Roof pitch between 8:12 and 12:12 (max building height 48 feet)
- If applicable, dormers and gables provided to interrupt roof pitch
- Rooftop equipment screened from view
- Variation in roof heights
- Eaves project at least 12 inches



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- Upper floors stepped back (when adjacent to single-family residential zoning)
- Building materials match those required by the UDO
- Required façade fenestration
- Façade openings (must all reflect pedestrian scale)
 - DGA non-residential percentage (min. 50%/20%) _____
 - DGA residential percentage (min. 35%/20%) _____
 - DCA non-residential percentage (min. 35%/20%) _____
 - DGA residential percentage (min. 25%/20%) _____
- Building Orientation
 - DCA Shallowford Road _____
 - DCA Great Wagon Road _____
 - DGA front orientation _____
- Covered walkways include colonnades or similar weather protection
- Exterior site improvements noted
- Service & utility areas noted
- Utilities noted
- Color depicted on elevations
- Lighting fixtures noted

LANDSCAPING & BUFFERYARDS

- All landscaping plans noted or shown on the site plan & elevations
 - Plantings along front facades = six (6) square feet per linear foot of horizontal wall
 - Human (pedestrian) scale elements included
- Type II perimeter bufferyard shown on plans if adjacent to single-family residential zoning
- Type II sideyard buffer shown on plans if adjacent to single-family residential zoning
- Fence materials match the requirements of the UDO

SIDEWALKS

- The proposed project connects to a public sidewalk
- New sidewalks and amenities noted on plans
- Existing sidewalks to be protected during construction



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PARKING

- Parking to be reduced by a maximum of 30%
 - o Total required parking _____
 - o Amount of reduction (percentage) _____
- Location of parking
 - o Rear _____
 - o Side _____
 - o Both _____
- Interior parking connects with existing or planned neighborhood parking areas
- On-street parking credits to be used. (No off-street parking shall be located between a building and any on-street parking except as approved for temporary parking for an earlier phase of a multi-phase development.)
 - o Total amount of required parking after on-street credit (if applicable)

ALTERNATIVE COMPLIANCE

- Describe in detail alternative compliance measures for any required improvement or feature

DRIVEWAY ACCESS/MANAGEMENT

- Minimum NC DOT or Town Street standards shown on plans
- Driveway permit submitted to the Public Works Director
- Shared Access (if applicable)
 - o Joint access agreement prepared and recorded with the Register of Deeds
 - o Applicant responsibility to construct and maintain shared driveways for a period of not less than five (5) year

TRAFFIC IMPACT ANALYSIS (TIA)

- If required by the Town for project development, a TIA has been conducted and the resulting information submitted to Planning Staff



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SIGNS

The types of signs permitted include on-premises ground signs, awning signs, projecting signs and wall signs (as described in the UDO Sections _____ and _____)

- The location of all signs is indicated on the plans
- Example or rendering of each type of sign submitted with plans
- Area measurements for each sign submitted with plans
- Ground signs are limited to a max. height of five (5) feet