

ARTICLE 5. INFILL PLANS

5.1 INSTRUCTIONS

- 5.1.1 Infill plans shall regulate, at minimum, an area the size of the pedestrian shed commensurate with its community unit type as listed in Section 5.2. The Planning Department shall determine a community unit type based on existing conditions and intended evolution in the plan area.
- 5.1.2 Infill plans shall consist of one or more maps showing the following:
 - a. The outline(s) of the pedestrian shed(s) and the boundaries of the community unit(s);
 - b. Transect zones and any civic zones within each pedestrian shed, assigned according to an analysis of existing conditions and future needs;
 - c. a thoroughfare network, existing or planned;
 - d. any special districts;
 - e. any special requirements (Section 5.6); and
 - f. a record of any Warrants or Variances.
- 5.1.3 Within any area subject to an approved regulating plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit site plans under Article 6 in accordance with the provisions of this Code.
- 5.1.4 The owner of a parcel, or abutting parcels, consisting of 5 acres or more of contiguous lots, whether inside or outside an area already subject to a regulating plan, may initiate the preparation of a new community plan using this Article. If the site is 40 acres or more the use of Article 4 is mandatory.

5.2 COMMUNITY UNIT TYPES

- 5.2.1 Infill regulating plans shall encompass one or more of the following community unit types. The allocation percentages of Table 2.a do not apply.
- 5.2.2 Infill TND (Traditional Neighborhood Development)
 - a. An infill TND shall be assigned to neighborhood areas that are predominantly residential with one or more mixed use corridors or centers. An infill TND shall be mapped as at least one complete standard pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around one or more existing or planned common destinations.
 - b. The edges of an infill TND should blend into adjacent neighborhoods and downtown without buffers.
- 5.2.3 Infill RCD (Regional Center Development)
 - a. An infill RCD shall be assigned to areas that include Department and retail uses as well as government and other civic institutions that provide regional services. An infill RCD shall be mapped as at least one complete long or linear pedestrian shed, which may be adjusted as a network pedestrian shed, oriented around a mixed use corridor or center located on a major thoroughfare as identified by the WMPO.
 - b. The edges of an infill RCD shall blend into adjacent neighborhoods without buffers.

5.3 TRANSECT ZONES

- 5.3.1 Transect Zone standards for infill regulating plans shall be calibrated by a means of a survey of existing conditions and adopted town plans by the Planning Department and the applicant. Transect Zone standards for infill regulating plans are subject to public hearing and require approval of the Town Council. Metrics shall be recorded on Table 2 and a newly created Table in Article 6.
- 5.3.2 A Transect Zone shall include elements indicated by Article 3, Article 4, and Article 5.

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5.4 CIVIC ZONES

5.4.1 GENERAL

- a. Infill plans shall designate civic space zones (CS) and civic building zones (CB).
- b. A civic zone that exceeds more than 19% of a pedestrian shed, shall be subject to the creation of a special district. See Section 5.5.
- c. Parking provisions for civic zones shall be determined by Table 16, Table 17, and Article 6.
- d. Landscaping plans shall be submitted in compliance with Section 6.10.

5.4.2 CIVIC SPACE ZONES (CS)

Civic spaces shall be generally designed as described in Table 10, their type determined by the surrounding or adjacent Transect Zone in a process of public consultation subject to the approval of the Town Council.

5.4.3 Civic building zones (CB)

Civic buildings shall be permitted by right on civic zones reserved in the regulating plan.

5.5 SPECIAL DISTRICTS

- 5.5.1 Areas that, by their intrinsic size, function, or configuration, cannot conform to the requirements of any Transect Zone or combination of zones shall be designated as special districts by the Planning Department in the process of preparing a regulating plan. Conditions of development for special districts shall be determined in public hearing of the Town Council and recorded on Table 12.

5.6 SPECIAL REQUIREMENTS

- 5.6.1 An infill regulating plan may designate any of the following special requirements:

- a. A differentiation of the thoroughfares as A-grid and B-grid. Buildings along the A-grid shall be held to the highest standard of this Code in support of pedestrian activity. Buildings along the B-grid may be more readily considered for Warrants allowing automobile-oriented standards. The frontages assigned to the B-grid shall not exceed 30% of the total length of frontages within a pedestrian shed;
- b. Mandatory retail frontage, requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than seventy percent glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table 15. The first floor shall be confined to retail use through the depth of the second layer (Table 24d).
- c. Mandatory gallery frontage, requiring or advising that a building provide a permanent cover over the sidewalk, either cantilevered or supported by columns. The gallery frontage designation may be combined with a retail frontage designation;
- d. Build-to line, requiring the placement of the building Facade along the line;
- e. Coordinated frontage, requiring that the Public Frontage (Table 5 and Table 6) and Private Frontage (Table 15) be coordinated as a single, coherent landscape and paving design;
- f. Mandatory Terminated Vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location; or
- g. Cross block passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

5.7 PRE-EXISTING CONDITIONS

- 5.7.1 Existing buildings and appurtenances that do not conform to the provisions of this Code may continue in the same use and form until a Substantial Modification occurs, at which time, conformance with the provisions listed in this Code become mandatory.

- 5.7.2 The modification of existing buildings is permitted By Right if such changes result in greater conformance with the specifications of this Code.
- 5.7.3 Where buildings exist on adjacent lots, the proposed building shall match one or the other adjacent Setbacks and heights rather than the provisions of this Code.
- 5.7.4 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that existing. Existing parking requirements that exceed those for this Code may be reduced as provided by Tables 16 and 17.