



COMMUNITY APPEARANCE COMMISSION MEETING AGENDA

A meeting of the Town of Boone Community Appearance Commission will be held on **Tuesday, November 27, 2018 at 5:30 p.m.** in the Planning and Inspections Department - Upstairs Conference Room located at 680 W. King Street. The following items will be on the agenda:

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Approval of Minutes**
 - October 23, 2018
- 4. Discussion of the Downtown Design Guidelines**
- 5. Other Matters by Board Members or Staff**
- 6. Adjournment**

**TOWN OF BOONE
COMMUNITY APPEARANCE COMMISSION
TUESDAY, OCTOBER 23, 2018
5:30 P.M.**

COMMISSION MEMBERS PRESENT: Chairperson Brian Williams, Vice-Chairperson Sarah Davis Cagle, Jason Selong and Karyn Reid

COUNCIL LIASIONS MEMBERS PRESENT: Rennie Brantz

STAFF MEMBERS PRESENT: Jane Shook, Director of Planning and Inspections and Marlene Crosby-Board Secretary

CALL TO ORDER

Chairperson Brian Williams called to order the meeting of the Boone Community Appearance Commission, held in the Planning and Inspections Department – Upstairs Conference Room located at 680 W. King Street at 5:30 p.m.

ADOPTION OF THE AGENDA

Chairperson Williams made a motion, seconded by Member Brantz to approve the agenda as written.

VOTE: Aye – All
Nay – None

The motion passed.

APPROVAL OF MINUTES

Chairperson Williams made a motion, seconded by Vice-Chairperson Cagle to approve the September 25, 2018 meeting minutes as written.

VOTE: Aye – All
Nay – None

The motion passed.

DISCUSSION OF THE DOWNTOWN DESIGN GUIDELINES

Chairperson Williams began discussion by noting that he has been working with the Town of Boone Planning Staff to combine the Unified Development Ordinance Draft Article 25 Community Appearance Design Standards, current revised UDO language for the design guidelines and the stop-gap measures language into one draft document.

Ms. Jane Shook, Director of Planning and Inspections noted that the Planning Staff will go through the draft combined document and make revisions and provide a clean draft document for the Community Appearance Commission members to review at the next Community Appearance Commission meeting in November of 2018.

Ms. Shook pointed out the need for discussion on the Interface subdistrict to identify a description for the Interface area. She said additional language is needed to distinguish between the Interface area and the Downtown Core.

Ms. Shook asked the CAC members what they visualized between the building and the street as it relates to setbacks- landscaping, parking, hardscape, pedestrian orientation etc. She explained that the lot size in the B1 has a minimum of 5,000 square feet. She asked are these standards going to remain the same in the Interface area as in the Downtown core.

Ms. Shook pointed out the need for discussion on the Interface area features and what additional architectural features should be allowed. She said there are only three architectural features listed in the current draft document which are large glass windows, metal detail roof elements and Corian garage style doors. She asked if there were other architectural features that the CAC would like to add to this list.

Chairperson Williams talked about possibly increasing the actual percentage of allowed glass on the upper floors both the Downtown core and the Interface area. He said the CAC members may need to review photos of windows. Ms. Shook said that the Planning Staff can provide the CAC members with a link to the story map that was created by the Planning Staff to record building heights in the Downtown area to help them identify additional features.

Discussion ensued on windows. Chairperson Williams talked about the top of windows minimum height being 30 feet inside and the 33 feet outside including the parapet. Chairperson Williams talked about the height being no more than eight feet above the sidewalk which would only allow for a two story building. Ms. Shook pulled up the online story map in the B-1 Central Business District that shows the building heights of the Downtown buildings for the CAC members to review the roof top structures and parapets. Ms. Shook reviewed the requirements of the UDO for them. Ms. Shook said she would ask the building inspectors what the amount of space is between floors. Ms. Shook asked the CAC members if they wanted to do research on other additional architectural features that they may want to allow within the Interface area. It was the consensus of the CAC members to look at language that would relax the standard in the Interface area as it relates to the rhythm portion. Chairperson Williams said the windows at the Turchin Center is an example of what he is suggesting.

Discussion ensued on setbacks and subdistricts. Ms. Shook said that the Planning Staff should be able to find some language to use from other cities for the setback and subdistrict language. She pointed out that the Haywood Road District in Asheville, North Carolina has a lot of subdistricts and the Planning Staff might can use their setback language.

Discussion ensued on the setbacks for storm water. Vice-Chairperson Cagle suggested having further discussion on the landscaping around the storm water areas.

Discussion ensued on storm water retention. Ms. Shook noted that putting storm water underground is not always the best solution. She suggested looking for low-impact ways to accommodate storm water on a lot, it should be considered depending on lot size. She pointed out under state law, it is a requirement to allow landscaping islands in a parking lot. She said the Town is looking at adding a green infrastructure section to the Comprehensive Plan to encourage more storm water in low-impact ways. Discussion ensued on stormwater controls in the downtown area.

Discussion ensued on the setback for street-yard buffers. Ms. Shook explained said the CAC members may need to review the regulations regarding the percentage to allow for the buffer.

Ms. Shook talked about the CAC members making a recommendation on increasing the tree canopy to include shade trees requirements. She pointed out that shade trees take larger tree wells and the species selected would need to be salt tolerant.

Discussion ensued on allowing incentives on 25 foot setbacks to offset the amount of lost square footage. Ms. Shook said this topic could be a future discussion. She further stated that there has been discussion by Council regarding the change in building height to lessen the feel of the mass of the building adjacent to a sidewalk.

Member Brantz asked about the specifying the types of trees to be put in. Ms. Shook noted it is easier to put in the specified trees during new construction. She said it is more difficult during renovations because of the size of the tree well need for shade trees. She also noted that you have to be careful with selecting the tree species as well. She explained that a well thought out plan is needed for the drainage facilities beneath the sidewalk.

Discussion ensued on parking areas in the Downtown area. Chairperson Williams said he preferred the parking on the side of the building and not in the front of the building. Ms. Shook explained that parking is allowed as a use in the B-1. She also said the Town is discussing parking structures.

Chairperson Williams asked about remodeling buildings and the tier system in the UDO. Ms. Shook explained how the four tiers in the UDO work.

Discussion ensued on lighting. Ms. Shook explained the lighting requirements in the UDO. She noted that there needs to be a future discussion on lighting for the Downtown area.

Discussion ensued on UDO Article 18. Chairperson Williams asked if Article 18.02.02C related to new construction. Ms. Shook said yes.

Ms. Shook explained that the Planning Staff would email to the CAC members for the next meeting with the agenda, a clean digital copy of the combined draft document for their review. She said the draft document would have the highlighted areas determined by the Planning Staff that still need

work. She said the Planning Staff would also include a revised map that would include the Warehouse district and the Downtown core and the B-1 Height Analysis.

Discussion ensued on the increase of architectural features. It was noted that the range of 30 percent to 70 percent allowance for windows is a very large percentage. Ms. Shook noted that perhaps Mr. Brian Johnson, Urban Design Specialist could do a scaled drawing to include the proposed percentages of windows to help the CAC members to review and discuss the amount of percentage of windows to be allowed.

Chairperson Williams talked about adding the actual pictures of the field materials to the draft document. Ms. Shook noted that she preferred to describe the materials of historic buildings and noted she was worried about the use of photos.

Ms. Shook told the CAC members to email Mr. Johnson or herself their questions on the draft document.

OTHER MATTERS BY BOARD MEMBERS OR STAFF

Vice-Chairperson Cagle confirmed that the next CAC meeting is on Tuesday, November 27, 2018 at 5:30 p.m. She noted that at the November meeting the CAC should discuss changing the December 25, 2018 scheduled meeting date because of the Christmas holiday. Ms. Shook said the Planning Staff would have a list of December meeting dates available for the CAC members to choose from at the next meeting.

ADJOURNMENT

Chairperson Williams made a motion, seconded by Member Brantz to adjourn the meeting at 6:36 p.m.

VOTE:

Aye – All

Nay – None

The motion passed.

Chairperson, Brian Williams

Marlene Crosby, Board Secretary

Article 14 Zoning Districts and Zoning Map

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§ 14.02 COMMERCIAL DISTRICTS ESTABLISHED.

- 14.02.01** The following commercial districts are hereby established: B1, B2, B3, and OI. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.
- 14.02.02** The B1 Central Business District encompasses the Town of Boone's downtown area and represents, in large measure, the last vestiges of the Town's original character. Regulations in this district are directed to preserve and maintain a small town, high country atmosphere. Detailed information on the B1 Central Business District can be found in Article 18 of this Ordinance.
- 14.02.03** The B2 Neighborhood Business District is intended to provide for the development of low-density commercial and services that are accessible by pedestrians and cyclists from surrounding neighborhoods, which serve the day to day convenience needs of surrounding neighborhoods, and are of such nature as to be in harmony with the neighborhoods they serve. Appropriate residential uses are allowed in this district, normally as part of mixed-use developments. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.
- 14.02.04** The B3 General Business District is established to provide a wide range of consumer goods, convenience goods and personal services for the community and surrounding region. Appropriate residential uses are allowed in this district, normally as part of mixed-use developments. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.
- 14.02.05** The OI Office/Institutional District is established to provide a zoning district which promotes the development of moderately intensive office and institutional uses which are oriented toward the provision of services versus the sale of products. Appropriate small scale residential uses are allowed in this district to the point they support allowable office and institutional uses. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.
- 14.02.06** The Wellness District (WD) is established to provide an area-specific zoning district located around the local hospital to promote a diverse mixture of medical, education, office, retail and residential uses within a compact, vibrant pedestrian oriented center while encouraging community interaction and transportation options.

(Ord. passed 12-16-2013)

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Article 16 District Standards

16.01.02 Intensity Table

Zoning District	Minimum Gross Land Area	Minimum Lot Width	Minimum Street Frontage	Minimum Livability Space Ratio* (LSR)	Minimum Setbacks	
					Street	Interior
Residential Zoning Districts						
RA No Public Water & Sewer Available	20,000 sq. ft.	100 ft.	80 ft.	.65	20 ft.	18 ft.
RA Public Water Available	15,000 sq. ft.	80 ft.	64 ft.	.65	20 ft.	18 ft.
RA Public Water & Sewer Available	10,000 sq. ft.	65 ft.	52 ft.	.65	20 ft.	14 ft.
R1	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
R1A	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
RR	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R2	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R4	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R3	5,000 sq. ft.	80 ft.	64 ft.	.40	20 ft.	13 ft.
MH	87,120 sq. ft.	None	56 ft.	.51	20 ft.	20 ft.
Commercial/Industrial Zoning Districts						
OI	10,000 sq. ft.	100 ft.	80 ft.	.27	20 ft.	17 ft.
B1	5,000 sq. ft.	15 ft.	12 ft.	None	Refer to Section 18.04	Refer to Section 18.04
B2	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
B3	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
M1	17,000 sq. ft.	80 ft.	64 ft.	.3	20 ft.	22 ft.
Educational Zoning Districts						
U1	None	None	None	.27	Refer to Section 16.06.09	Refer to Section 16.06.08
E1	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
E2	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
E3	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.

*LSR is a ration where the numerator is the square footage of Livability Space and denominator is the square footage of the entire parcel

16.06 Building Setback Requirements

16.06.01 Subject to Sections 16.07 and 16.11 and the other provisions of this Section, no portion of any building may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in the Intensity Table.

- A.** If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline. Whenever a lot fronts a street with a right-of-way of thirty feet (30') or less, the setback shall be measured from a line running parallel to the centerline at a distance of fifteen feet (15') from the centerline.
- B.** As used in this Section, the term "lot boundary line" refers to lot boundaries other than those that abut streets.
- C.** As used in this Section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - 1. Gas pumps and overhead canopies or roofs.
 - 2. Fences running along lot boundary adjacent to public street rights-of-way if such fences exceed nine feet (9') in height and are substantially opaque.
 - 3. Retaining walls which exceed four feet (4') in height.
- D.** Flagpoles, bridges, transmission poles, cables, heat pumps, generators, air condition units and pad mounted transformers shall be exempt from building setback requirements, however, walk in coolers and refrigeration units must meet the requirements for accessory buildings.

16.06.02 **Reserved**

16.06.03 **Reserved**

16.06.04 **Reserved**

16.06.05 In the B2 and B3 zoning districts, sideline to sideline construction may be permitted on one or more lots of at least 100 feet road frontage upon issuance of a special use permit in accordance with the provisions of Article 6 and subject to the following conditions:

- A.** The building must be constructed in accordance with the regulations for the primary fire district as contained in the North Carolina State Building Code.

- B. There shall be a deeded street or right-of-way, built to Town standards, at both the front and the rear of the property.
- C. Loading, unloading and refuse disposal access shall be from the street at the rear of the property.
- D. Loading and parking shall be in compliance with Article 24 of this Ordinance.

16.06.06 Whenever a lot in a nonresidential district has a common boundary line with a lot in a residential district, and the property line setback requirement applicable to the residential lot is greater than that applicable to the nonresidential lot, then the lot in the nonresidential district shall be required to observe the property line setback requirement applicable to the adjoining residential lot.

16.06.07 Setback distances shall be measured from the property line or street right-of-way line to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.).

16.06.08 In the U1 district, the minimum street setback of ten feet (10') shall apply only when development is proposed adjacent to Town maintained streets.

16.06.09 In the U1 district, the minimum interior setback shall be increased to fourteen feet (14') only when development is proposed adjacent to R1 zoned property. Additional setback provisions in Section 16.06.05 do not apply in the U1 district. The minimum interior setback is zero feet (0') only when development is proposed adjacent to B1 zoned property.

16.08 BUILDING HEIGHT

16.08.01 For the purposes of this section:

- A. The height of a building shall be the vertical distance measured from the average elevation of the finished grade at the primary facade of the building to the highest point of the building except as provided for herein.
- B. "Stories" as used herein refers to the number of heated, habitable floors above grade at the primary facade. Where both stories and heights are listed in the table below at Section 16.08.02, the building can have no more than the listed number of stories, and also may not exceed the specified height in feet.

16.08.02 Subject to the remaining provisions of this section, building height limitations in the various zoning districts shall be as follows:

Zone	Height Limitation
R1, R1A, RR, R2, R4, RA	3 stories
R3	3 stories

MH	35 feet
OI	4 stories/67 feet
B1	See Article 18, Subsections 18.03.01, 18.04.01 and 18.05.01
B2	3 stories/40 feet
B3, E1, E2, E3	3 stories/45 feet (primary) - 5 stories/67 feet (secondary)
U1	Refer to Subsection 16.08.09
M1	67 feet

16.08.03 Reserved Article 18 Central Business District Standards

18.01 Applicability

18.01.01 Relationship to Other Regulations: Where there is a conflict between Article 18 and other provisions in the Unified Development Ordinance, Article 18 shall govern.

18.01.02 The following sections of the Unified Development Ordinance do not apply in the B1 Central Business District. Unless specifically listed below, all other sections apply:

- A. UDO Subsection 25.02.01 Pedestrian Orientation; and
- B. UOD Subsection 25.02.02 Exterior Walls; and
- C. UDO Subsection 25.02.03 Roofs; and
- D. UDO Subsection 25.02.04 Materials

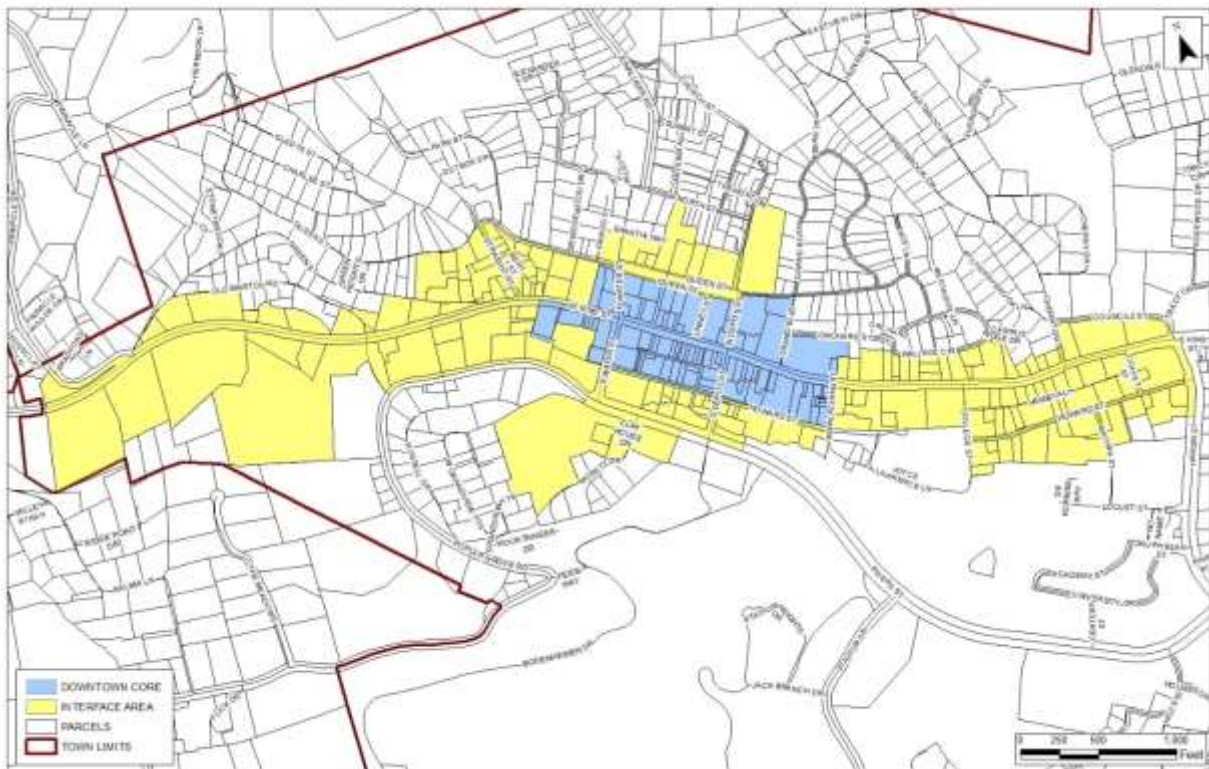
18.01.02 Subdistricts. The B1 Central Business Zoning District encompasses the Town of Boone's downtown area and represents, in large measure, the last vestiges of the Town's original character. Regulations in this district are directed to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing buildings is encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for the B1 Central Business District reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the district is divided into two (2) smaller subdistricts, each with its own character and scale which contribute to the overall vitality of the Downtown area. Identification of the subdistricts and a map showing subdistrict boundaries are listed below:

A. B1 Downtown Core Subdistrict: The Downtown Core Subdistrict, shown in blue in the B1 Subdistrict Map located in Subsection 18.01.02(D) below, is the center of the B1 Central Business District and contains the greatest concentration of historic commercial buildings, especially along King Street. This subdistrict is the densest area within the Town of Boone and establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design,

and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.

- B. B1 Downtown Interface Subdistrict:** The Interface Subdistrict, shown in yellow in the B1 Subdistrict Map located in Subsection 18.01.02(D) below, serves as gateways into the Downtown area and as the transition between the B1 Central Business District and adjacent zoning districts. Development in the must be sensitive to issues of compatibility with the Downtown Core Subdistrict. This subdistrict is the second densest area within the Town of Boone and (need to finish standards to finish description)

C. B1 Subdistrict Map:



18.02 Use: Except as provided herein, all uses within the B1 Central Business District shall comply with Article 15 District Uses.

18.03 Orientation: Orientation refers to the direction in which the primary façade and the main building entry faces the public street.

- A.** In order to maintain the rhythm and balance established by the orientation of existing buildings, new construction should be consistent with the historic pattern of building orientation established by adjacent and/or nearby buildings (in the block or across the street).
- B.** For buildings on interior lots, the facade of a new building shall be oriented to the street onto which the lot faces.

- C. Buildings on corner lots shall be oriented and designed to give architectural emphasis to the façade oriented to the primary public way or, if more than one facade faces significant public ways, to architecturally emphasize all such as primary facades.

18.04 Building Setbacks

18.04.01 Subject to Sections 18.04.07 and 18.04.11 and the other provisions of this Section, no portion of any building may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in this section.

- A. If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline. Whenever a lot fronts a street with a right-of-way of thirty feet (30') or less, the setback shall be measured from a line running parallel to the centerline at a distance of fifteen feet (15') from the centerline.
- B. As used in this Section, the term "lot boundary line" refers to lot boundaries other than those that abut streets.
- C. As used in this Section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - 1. Gas pumps and overhead canopies or roofs.
 - 2. Fences running along lot boundary adjacent to public street rights-of-way if such fences exceed nine feet (9') in height and are substantially opaque.
 - 3. Retaining walls which exceed four feet (4') in height.
- D. Flagpoles, bridges, transmission poles, cables, heat pumps, generators, air condition units and pad mounted transformers shall be exempt from building setback requirements, however, walk in coolers and refrigeration units must meet the requirements for accessory buildings.

18.04.02 Setback distances shall be measured from the property line or street right-of-way line to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.).

Table 18.04

Subdistrict	Street Setback	Interior Setback
B1 Downtown Core	See Subsection 18.04.03	0'
B1 Downtown Interface	10' Minimum	10'

18.04.03 Buildings in the B1 Downtown Core Subdistrict shall be constructed to the build-to line. The build-to line is the back of the required sidewalk unless it is designated as plaza space, building modulation or other ground-level open space that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

Insert Map & graphic (Discuss build-to lines)

18.04.04 Buildings in the B1 Interface Subdistrict shall be subject to a minimum 10' street setback unless it is designated as plaza space, building modulation, or other ground-level open space that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

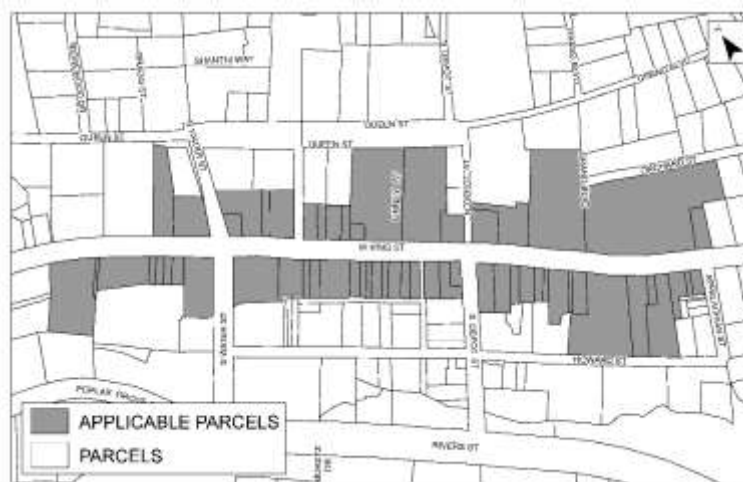
18.04.04 Whenever a lot in a B1 Subdistrict has a common boundary line with a lot in adjacent zoning district, the interior setback requirement applicable to the B1 shall be the minimum set forth for the adjacent lot.

18.05 Height

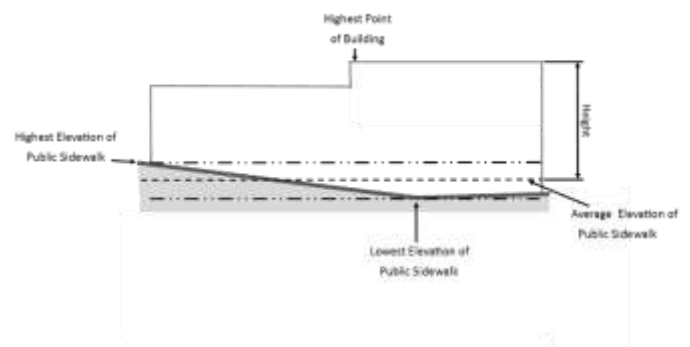
18.05.01 Relationship to UDO Article Section 16.08:

A. Building Height by Location:

1. King Street



- a. Buildings which front on King Street as shown on the map above are limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.



- b. Buildings which front King Street on corner lots shall be limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.
 - c. Buildings which front on King Street as shown on the map above and Howard Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Howard Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure subject to the limitations below. The building height limitation for the King Street elevation may extend horizontally from the building frontage on King Street toward Howard Street not more than 75% of the lot length.
 - d. Buildings which front on King Street as shown on the map above and Queen Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Queen Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure. The applicable building height shall apply for each street and the building height limitation shall terminate at the midpoint of the lot.
 - 2. Buildings fronting streets in the B1 Central Business District, outside of the area governed by 16.08.04(A)(1) above, are limited to thirty-three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.
 - 3. Buildings in the B1 Central Business District located on interior lots with no street frontage are limited to thirty-three feet (33'), with height being the vertical distance measured from the average elevation of the finished grade at the primary façade of the building to the highest point of the building or structure.
- B. Building Height Limitations:
- 1. Flat roofs shall be capped by parapets of sufficient height to screen rooftop equipment and penthouses from view when standing at ground level twenty feet (20') from the structure.
 - a. The building height limitations for buildings on King Street governed by Subsection 16.08.04(A)(1) above shall include parapet walls.
 - b. The building height limitations for buildings governed by Subsections 16.08.04(A)(2) and 16.08.04(A)(3) above shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height.
 - 2. An existing building may not be demolished and replaced with a building of greater height unless approved under the Conditional District Zoning Map Amendment set forth in Article 9 herein.

- a. The height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein.
 - b. Addition or modification of the features exempted in Subsection 16.08.08 do not trigger the requirement for the Conditional District Zoning Map Amendment process.
- C. Where a multi-family or nonresidential structure has a height in excess of 20' and adjoins a low density residential district, the structure shall meet an additional setback of one and one-half feet for each foot in height above 20'.
- D. The following features are not included in calculating the height of a structure for the purposes of applying the district height limitations set forth in in this Article, except that on a corner lot in any residential district no planting, structures, fence, wall or obstruction to vision more than three feet in height measured from the street center line shall be placed or maintained within the triangular area formed by the intersection street lines and a straight line connecting points on said street lines each if which is 25 feet from the point of intersection.
- a. Belfries, chimneys, church spires, cupolas, domes and similar structural appendages not intended or used as places of storage or occupancy; and
 - b. Accessory antennas, flagpoles, solar collectors and similar equipment fixtures and devices provided that such features do not exceed 15% of the maximum height requirements; and
 - c. Except as provided at 16.08.04(B)(2), parapets which do not exceed five feet (5') past the maximum building height; by way of clarification, the height of parapets above 5' shall be counted toward the building height for purposes of applying building and
 - d. Elevator and mechanical equipment and penthouses; and
 - e. Utility transmission poles and cables; and
 - f. Limited structures to enable recreation uses of open rooftops. As used in this provision, "limited structure" does not include areas that are simply decking to be used for standing or sitting.
 - g. The features listed above are exempt from the height limitations subject to the following requirements:
 - i. Not more than one-third (1/3) of the total roof area may be consumed by such features.
 - ii. The features must be set back from the edge of the roof at primary and secondary facades a minimum of one foot for every foot which such features extends above the roof surface to which they are attached.

18.06 Massing and Scale

Insert Graphics/Maps

- 18.06.01 B1 Downtown Core Subdistrict:** Because rhythm and proportion are critical elements in an architectural composition, it is vital that applicants understand and employ these principles when planning and designing additions and new construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the downtown area. The principles of rhythm and proportion—which may refer to an individual building

on one lot or several buildings that comprise a streetscape—are important to ensuring that additions and new construction projects are compatible with the surrounding neighborhood.

A. Rhythm refers to the regular, or rhythmic, occurrence of building elements such as windows and doors across a facade. Rhythm also refers to the pattern of buildings along a street.

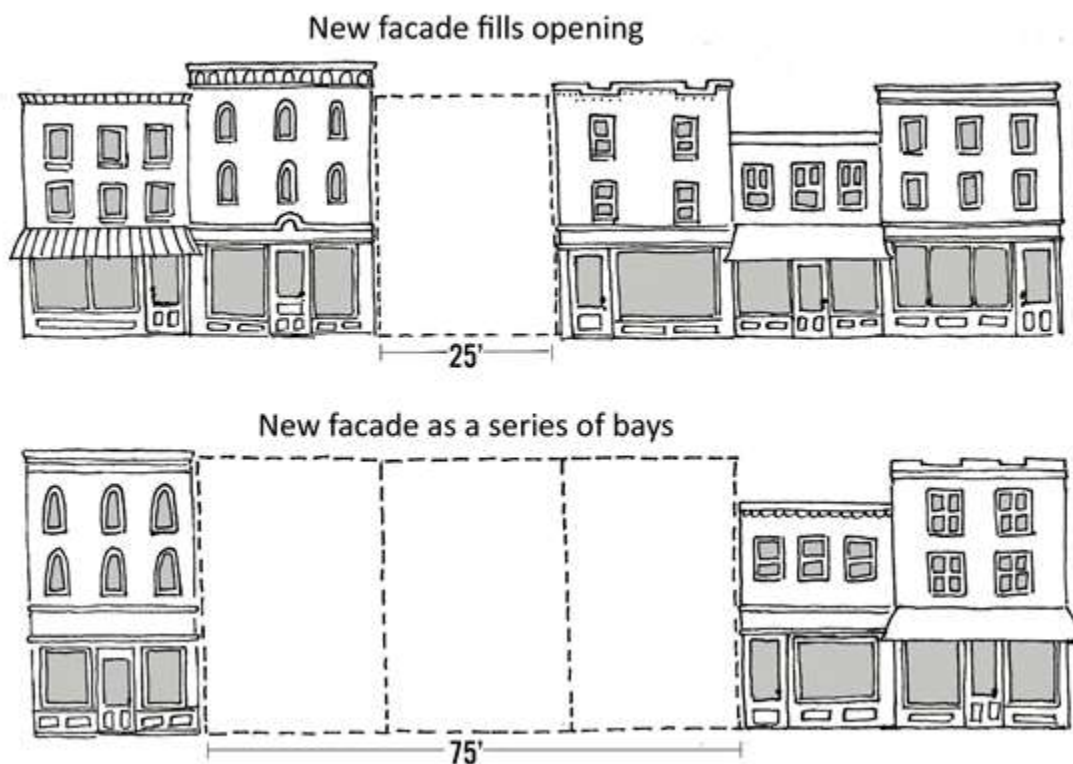
1. The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district.
2. Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window-to-wall than the upper stories of the same building.

B. Proportion refers to a relationship between building elements with respect to size and/or quantity. Proportion also refers to the height of a building in relation to its width and the dimensions of the structure in relation to the dimension of nearby buildings (same block or block across the street).

1. Buildings shall be designed with proportions that are similar to nearby buildings (same block or block across the street) in the district.

1. New construction should be compatible with the dominant architectural characteristics of nearby buildings (same block or block across the street) in the district.

2. Additions shall not destroy historic materials, features, and spatial relationships that characterize the property. Additions will be differentiated from any historic building and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



- C. Larger buildings shall be designed to create an overall design that is consistent with the proportions and rhythm of nearby buildings. Often new buildings are proposed for construction on sites much larger than the traditionally smaller sized lots in downtown. These new structures can translate into buildings whose mass and scale overwhelm neighboring existing buildings. Therefore, new construction must employ design techniques to reduce its visual presence with respect to the existing buildings in the immediate context. Varied façade wall planes, differing materials, stepped-back upper levels and irregular or additive massing help mitigate the impact of larger buildings on the existing area. The foregoing and/or the following design techniques shall be employed to create an overall building design that is consistent with the proportions and rhythm of nearby buildings:
 1. Varying the surface planes of large buildings is a way to make the structure more consistent with the design of smaller-scaled historic structures in the surrounding area. In order to successfully mitigate the impact of a larger building the difference between the surface planes may be a little as one foot or greater than ten feet.

2. Breaking up the roofline of a large building into smaller components may help the perceived mass of large buildings.
3. Where necessary and appropriate, creating bay divisions on the façades of large buildings allows the building to reflect the massing of smaller-scaled historic structures.

18.06.02 B1 Downtown Interface Subdistrict:

18.07 Design Standards

18.06.01 Purpose: For purposes of this Section the term “historic” shall mean any building, building material, or feature fifty years or older as of May 1, 2018.

18.06.02 Design Standards for New Construction and Additions

A. Purpose: The purpose of this section is to provide standards for the design of new construction of buildings in the Downtown District, in order to retain the historic context of the area while providing new opportunities for design. While new building design must be sympathetic to existing buildings in the Downtown Core, thereby making the downtown a living district, it is important that it also respect the traditional qualities that make the downtown unique such as massing, scale, use of storefront detailing and choice of materials. The use of construction materials that are compatible in color, texture, finish and dimension to those commonly found in the district are required. Builders shall use design elements that pay tribute to what was historically present in Boone's architecture. The standards below apply to the primary and secondary facades and to other portions of an addition or new construction project that are publicly visible as defined in UDO Subsection 25.01.01.

B. Architectural Features

1. **B1 Downtown Core Subdistrict:** Align architectural features with the established patterns of neighboring buildings. When possible, incorporate appropriate historic features including, but not limited to:
 - a. Kick plates as base to building fronts,
 - b. First floor display windows,
 - c. Recessed central entrance areas or angled entrances on corners,
 - d. Transoms above entrance doors,
 - e. Clerestory portions of display windows,
 - f. Sign bands between first and upper floors,
 - g. Belt course or secondary cornice at the top of the first or second story,
 - h. Parapet wall with caps or cornices,
 - i. Vertical window patterns, shapes, window sills on second floor,
 - j. Pilasters and decorate brick or stone,
 - k. Cornices,

- l. Friezes and fascia's,
 - m. Medallions,
 - n. Sunbursts,
 - o. Brackets,
 - p. Bays,
 - q. Decorative molding, and
 - r. Brick banding.
2. **B1 Downtown Interface Subdistrict:** Additional contemporary architectural features allowed within the B1 Downtown Interface Subdistrict that are not allowed within the B1 Downtown Core include but are not limited to:
- a. Large glass windows on upper floors
 - b. Metal detail and metal roof elements
 - c. Accordion or garage-style window/doors

C. Fenestrations

1. **B1 Downtown Core Subdistrict**

- a. The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district. (See 18.07.01)
- b. Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window-to-wall than the upper stories of the same building.
- c. All buildings shall have continuous storefront windows along all primary and secondary facades.
 - i. The bottom of windows must be no more than 30 inches above the sidewalk.
 - ii. The top of windows should be no less than 8 feet above the sidewalk.
 - A. Windows should not exceed 90% of the façade area of the first floor.

B. Windows on upper floors should cover 30-70% of the façade, as detailed below.

- iii. The use of clear or lightly-tinted colored glass on windows and doors (minimum 70% VLT) is required. Spandrel glass is prohibited.

2. B1 Downtown Interface Subdistrict:

D. Facade Materials. Materials shall be highly durable and easily maintained, especially at the pedestrian level.

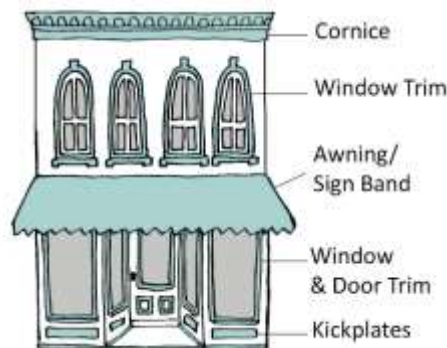
1. Acceptable Field Materials:

- a. Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street. Applicants may use a compatible substitute material that can reproduce the overall appearance and aesthetic of the historic material.
- b. Real brick consistent in color, size, texture, and mortar with historic brick buildings in the B1 Central Business District.
- c. Real stone consistent in color, size, and mortar with historic stone buildings in the B1 Central Business District.



- d. Stucco finishes are not allowed on primary or secondary facades but are allowed on other façades so long as the stucco reflects historic examples found in the B1 Central Business District and is not the primary building material.
2. Prohibited Field Materials: The following exterior building materials are prohibited:
- a. Fiber-cement, metal, wood or vinyl siding
 - b. FRC, PVC composites
 - c. Glass Curtain Walls
 - d. Concrete Blocks
 - e. Mirrored Glass
 - f. Concrete simulated brick or stone (cultured stone)
 - g. Stacked stone with no mortar
 - h. Thin-stacked stone

3. Acceptable Trim Materials: The following are the only acceptable materials for trim features and accents:



- a. Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street.
 - b. Brick or natural stone, unglazed and unpainted.
 - c. Wood details (Allowable wood detailed in 2012 NC Building Code, Appendix D)
 - d. Finished painted metal or sheet metal
 - e. Copper
 - f. Ceramic tiles
 - g. Brick, Clay, or Ceramic Pavers
 - h. Concrete and stone as lintels
 - i. Embossed, corrugated or metal embellishments
 - j. Concrete, stone, or brick caps or cornices
4. Exceptions for prohibited materials: An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material was a historic material used for the existing building.

E. Color

1. Colors can be outside of field materials can only be applied to cornice, door and window trim, awnings, canopies, and kickplates.
2. Colors can be chosen from the Benjamin Moore Historical Collection series or equivalent.

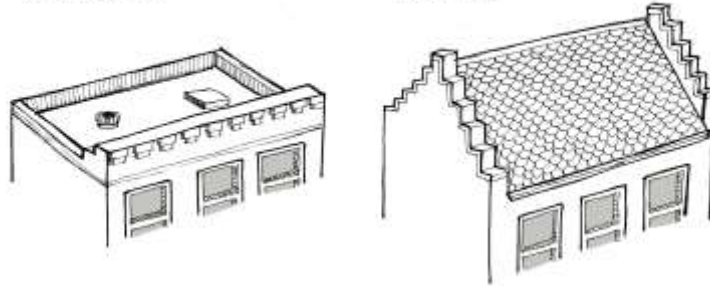
F. Roofs: Historically, most of Boone's downtown commercial buildings had flat roofs. This theme should be carried forward in new construction and additions using the following guidelines:

1. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details. Use historic photographs and/or neighboring buildings as a guide.

2. Any mechanicals on the roof of the building must be shielded by the parapet wall. Mechanical shielding via screening is prohibited.
3. Tile roof coping is required in the B1 Downtown Core District and encouraged in the B1 Downtown Interface District.
4. Residential roof types are prohibited.
5. Pitched roofs are prohibited, with the exception of decorative roof elements such as clock towers and cupolas.

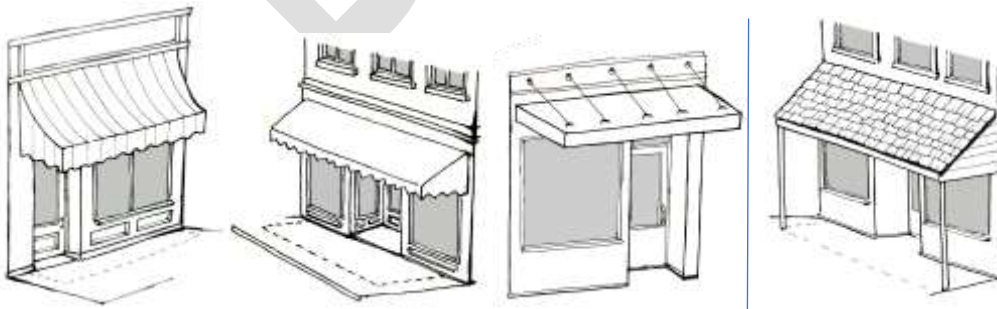
Roof parapet hides flat roof plane and utility equipment

Pitched & residential roof types are not allowed



G. Awnings and Canopies: Awnings and canopies shall be designed in relationship to the historic context of the surrounding district. Acceptable awning and canopy styles are listed below:

1. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)
2. Cable-hung
3. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)
4. Vertical supports that interrupt the sidewalk are prohibited, as detailed in Figure 15.
5. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.



H. Additions:

1. New additions should be designed and constructed so that the character-defining features of a building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the original building.
2. Exterior materials for additions shall be compatible with those in the original building.
3. The addition should complement the scale, massing, materials, and window spacing of the adjacent building(s).
4. Keep the addition clearly differentiated from the existing building. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height.

18.06.03 Design Standards for Renovation of Existing Buildings.

- A. Purpose:** A building may need renovation for a number of reasons. A building may be in poor condition, or may have been insensitively remodeled in the past. Similarly, certain changes may be desired in order to add either modern conveniences to a building or to bring the building up to current building code standards. Renovations to existing historic buildings shall be consistent with guidelines set forth herein.
- B.** Distinctive or historic materials, features, finishes, construction techniques or examples of building craftsmanship of a building shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided. Applicants shall identify, retain and preserve masonry features that are important in defining the overall historic character of the building (such as but not limited to, walls, brackets, railings, cornices, window and door surrounds, steps and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings and color.
- C.** Applicants shall identify, retain and preserve wood features that are important in defining the overall historic character of the building (such as but not limited to, siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes and colors.
- D.** Applicants shall identify, retain and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as but not limited to, display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other more recent, non-historic or insignificant alterations can help reveal the historic character of the storefront. If the original façade has been covered, every effort should be made to uncover it if it is structurally feasible.
- E.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match

the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence and shall only be replaced with new materials that match the existing historic material in composition, size, shape, texture, pattern, color and detail.

- F.** Brick and stone were the predominant building materials used in Downtown. Materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors are prohibited, unless they can be documented through historic images or other documentation.
- G.** A historic material found on the existing building used for the same purpose or location will be found to be acceptable. Where necessary or desirable due to lack of historic materials, equivalency of alternative materials, or other reasons demonstrated to the satisfaction of the Administrator, applicants may use a compatible substitute material that reproduces the overall appearance and aesthetic of the historic material.
- H.** Non-historic buildings (building built less than fifty years ago) in the B1 shall be renovated in accordance with the standards set forth in Subsection 18.02.02(C).
- I.** Coordinate color selections with the original colors of the building, the natural color existing in the present building materials (brick, limestone, granite, etc.), and colors used on adjacent buildings and throughout the district. The dominant colors within the district tend to be the muted brick reds and stone tans of existing masonry. Colors chosen for color schemes should complement the natural colors that already exist in the building and its immediate surroundings.
 - 1. As a general rule in determining whether or not to paint a building or building features, it is best to paint only materials that have been previously painted.
 - 2. Do not paint masonry that is not painted.
 - 3. If paint removal is not structurally feasible and the body of a masonry building must be repainted, the paint color selected should be similar to the natural color of the masonry, or the existing color the masonry is painted.
 - 4. Likewise, when previously painted brick or stone trim, such as window lintels or sills must be repainted, they should be painted a color to match the natural color of the material, or the existing color the masonry is painted.
 - 5. Colors should be used primarily on wood trim such as window frames, storefront frames, and bulkheads, not on masonry details; refer to Figure 11. Introducing an accent paint color on decorative brick, limestone, or pressed metal details, causes the details to be accented which makes the buildings appear less homogenous than the original design intent, this should not be done.
 - 6. Colors must be chosen from the Benjamin Moore Historical Collection or equivalent.
- J.** Awning and Canopies: Awning and canopies should only be installed in cases where their use can be historically documented use can be historically documented in relationship to the historic context of an existing building and/or the surrounding district. In these instances, their design should be complementary to the shape and color of the building façade. Existing awnings and shed roof porticos on historic properties should be evaluated for their historical accuracy. In those cases where they are not appropriate, they should be removed and the original building façade

appearance and orientation restored. Shed roof porticos designed to suggest a "mountain village" appearance are not historically appropriate to Boone and are prohibited in renovations. Acceptable awning and canopy styles are listed below:

1. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)
2. Cable-hung
3. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)
4. Vertical supports that interrupt the sidewalk are prohibited, as detailed in Figure 15.
5. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.

Article 14 Zoning Districts and Zoning Map

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§ 14.02 ~~_____~~ -COMMERCIAL DISTRICTS ESTABLISHED.

14.02.01 ~~_____~~ The following commercial districts are hereby established: B1, B2, B3, and OI. These districts are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.

14.02.02 ~~_____~~ The B1 Central Business District ~~is intended to provide for the development of the commercial and service center for the town while maintaining its character, and to encourage appropriate residential uses in the central area of town, normally as part of mixed-use developments~~ encompasses the Town of Boone's downtown area and represents, in large measure, the last vestiges of the Town's original character. Regulations in this district are directed to preserve and maintain a small town, high country atmosphere. . The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses. Detailed information on the B1 Central Business District can be found in Article 18 of this Ordinance.

14.02.03 The B2 Neighborhood Business District is intended to provide for the development of low-density commercial and services that are accessible by pedestrians and cyclists from surrounding neighborhoods, which serve the day to day convenience needs of surrounding neighborhoods, and are of such nature as to be in harmony with the neighborhoods they serve. Appropriate residential uses are allowed in this district, normally as part of mixed-use developments. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

14.02.04 The B3 General Business District is established to provide a wide range of consumer goods, convenience goods and personal services for the community and surrounding region. Appropriate residential uses are allowed in this district, normally as part of mixed-use developments. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

14.02.05 The OI Office/Institutional District is established to provide a zoning district which promotes the development of moderately intensive office and institutional uses which are oriented toward the provision of services versus the sale of products. Appropriate small scale residential uses are allowed in this district to the point they support allowable office and institutional uses. The regulations for this district are designed and intended to create a comfortable, healthy, safe, aesthetically pleasing, and pleasant environment for all appropriate uses.

14.02.06 The Wellness District (WD) is established to provide an area-specific zoning district located around the local hospital to promote a diverse mixture of medical, education, office, retail and residential uses within a compact, vibrant pedestrian oriented center while encouraging community interaction and transportation options.

(Ord. passed 12-16-2013)

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Article 16 District Standards

16.01.02 Intensity Table

Zoning District	Minimum Gross Land Area	Minimum Lot Width	Minimum Street Frontage	Minimum Livability Space Ratio* (LSR)	Minimum Setbacks	
					Street	Interior
Residential Zoning Districts						
RA No Public Water & Sewer Available	20,000 sq. ft.	100 ft.	80 ft.	.65	20 ft.	18 ft.
RA Public Water Available	15,000 sq. ft.	80 ft.	64 ft.	.65	20 ft.	18 ft.
RA Public Water & Sewer Available	10,000 sq. ft.	65 ft.	52 ft.	.65	20 ft.	14 ft.
R1	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
R1A	8,000 sq. ft.	70 ft.	56 ft.	.53	20 ft.	14 ft.
RR	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R2	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R4	6,000 sq. ft.	70 ft.	56 ft.	.48	20 ft.	13 ft.
R3	5,000 sq. ft.	80 ft.	64 ft.	.40	20 ft.	13 ft.
MH	87,120 sq. ft.	None	56 ft.	.51	20 ft.	20 ft.
Commercial/Industrial Zoning Districts						
OI	10,000 sq. ft.	100 ft.	80 ft.	.27	20 ft.	17 ft.
B1	5,000 sq. ft.	15 ft.	12 ft.	None	Refer to Section 16.06.02 18.04	Refer to Section 16.06.04 18.04
B2	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
B3	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
M1	17,000 sq. ft.	80 ft.	64 ft.	.3	20 ft.	22 ft.
Educational Zoning Districts						
U1	None	None	None	.27	Refer to Section 16.06.09	Refer to Section 16.06.08
E1	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
E2	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.
E3	5,000 sq. ft.	50 ft.	40 ft.	.27	20 ft.	17 ft.

*LSR is a ration where the numerator is the square footage of Livability Space and denominator is the square footage of the entire parcel

16.06 Building Setback Requirements

16.06.01 Subject to Sections 16.07 and 16.11 and the other provisions of this Section, no portion of any building may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in the Intensity Table.

- A.** If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline. Whenever a lot fronts a street with a right-of-way of thirty feet (30') or less, the setback shall be measured from a line running parallel to the centerline at a distance of fifteen feet (15') from the centerline.
- B.** As used in this Section, the term "lot boundary line" refers to lot boundaries other than those that abut streets.
- C.** As used in this Section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - 1. Gas pumps and overhead canopies or roofs.
 - 2. Fences running along lot boundary adjacent to public street rights-of-way if such fences exceed nine feet (9') in height and are substantially opaque.
 - 3. Retaining walls which exceed four feet (4') in height.
- D.** Flagpoles, bridges, transmission poles, cables, heat pumps, generators, air condition units and pad mounted transformers shall be exempt from building setback requirements, however, walk in coolers and refrigeration units must meet the requirements for accessory buildings.

16.06.02 ~~In the B1 district, existing development may rebuild to existing building footprint lines, but cannot rebuild any closer to a street than the established existing building setback line as noted on the Official Existing Building Line Maps recorded with the Watauga County Registry in Deed Book 239, Pages 132-138. Structures existing prior to February 25, 1993 that do not meet the required setbacks shall not be considered to have nonconforming features.~~

16.06.03 ~~In the B1 district, the minimum street setback distance shall not apply to a projecting theater marquee, canopy or roof overhang supports as long as such supports do not go beyond the edge of the sidewalk. This exemption shall not obviate the need for an encroachment agreement.~~

- 16.06.04** ~~The interior setback for the B1 zoning district is 0', unless the lot abuts a district other than a U1 zoning district, in which case the lot boundary setback shall be fifteen feet (15').~~
- 16.06.05** In the B2 and B3 zoning districts, sideline to sideline construction may be permitted on one or more lots of at least 100 feet road frontage upon issuance of a special use permit in accordance with the provisions of Article 6 and subject to the following conditions:
- A.** The building must be constructed in accordance with the regulations for the primary fire district as contained in the North Carolina State Building Code.
 - B.** There shall be a deeded street or right-of-way, built to Town standards, at both the front and the rear of the property.
 - C.** Loading, unloading and refuse disposal access shall be from the street at the rear of the property.
 - D.** Loading and parking shall be in compliance with Article 24 of this Ordinance.
- 16.06.06** Whenever a lot in a nonresidential district has a common boundary line with a lot in a residential district, and the property line setback requirement applicable to the residential lot is greater than that applicable to the nonresidential lot, then the lot in the nonresidential district shall be required to observe the property line setback requirement applicable to the adjoining residential lot.
- 16.06.07** Setback distances shall be measured from the property line or street right-of-way line to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.).
- 16.06.08** In the U1 district, the minimum street setback of ten feet (10') shall apply only when development is proposed adjacent to Town maintained streets.
- 16.06.09** In the U1 district, the minimum interior setback shall be increased to fourteen feet (14') only when development is proposed adjacent to R1 zoned property. Additional setback provisions in Section 16.06.05 do not apply in the U1 district. The minimum interior setback is zero feet (0') only when development is proposed adjacent to B1 zoned property.

16.08 BUILDING HEIGHT

16.08.01 For the purposes of this section:

- A.** The height of a building shall be the vertical distance measured from the average elevation of the finished grade at the primary facade of the building to the highest point of the building except as provided for herein.
- B.** "Stories" as used herein refers to the number of heated, habitable floors above grade at the primary facade. Where both stories and heights are listed in the table below at Section 16.08.02, the building

can have no more than the listed number of stories, and also may not exceed the specified height in feet.

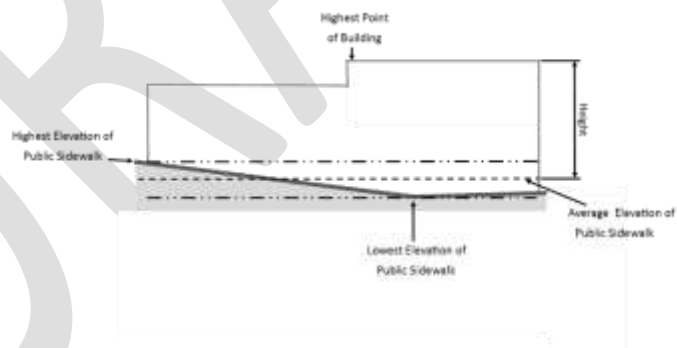
16.08.02 Subject to the remaining provisions of this section, building height limitations in the various zoning districts shall be as follows:

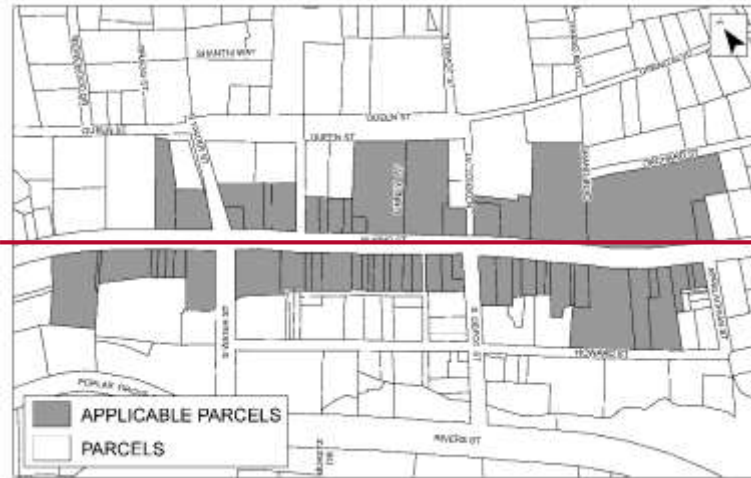
Zone	Height Limitation
R1, R1A, RR, R2, R4, RA	3 stories
R3	3 stories
MH	35 feet
OI	4 stories/67 feet
B1	See Subsection 16.08.04 Article 18, Subsections 18.03.01, 18.04.01 and 18.05.01
B2	3 stories/40 feet
B3, E1, E2, E3	3 stories/45 feet (primary) - 5 stories/67 feet (secondary)
U1	Refer to Subsection 16.08.09
M1	67 feet

16.08.03 ~~Height in the B1 Central Business District~~ [Reserved](#)

~~A. Building Height by Location:~~

~~1. King Street~~





~~a. Buildings which front on King Street as shown on the map above are limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.~~

~~b.a. Buildings which front King Street on corner lots shall be limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.~~

~~c.a. Buildings which front on King Street as shown on the map above and Howard Street are limited to thirty feet (30') at the King Street elevation, and thirty three feet (33') at the Howard Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure subject to the limitations below. The building height limitation for the King Street elevation may extend horizontally from the building frontage on King Street toward Howard Street not more than 75% of the lot length.~~

~~d.a. Buildings which front on King Street as shown on the map above and Queen Street are limited to thirty feet (30') at the King Street elevation, and thirty three feet (33') at the Queen Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure. The applicable building height shall apply for each street and the building height limitation shall terminate at the midpoint of the lot.~~

~~2.1. Buildings fronting streets in the B1 Central Business District, outside of the area governed by 16.08.04(A)(1) above, are limited to thirty three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.~~

~~3.1. Buildings in the B1 Central Business District located on interior lots with no street frontage are limited to thirty three feet (33'), with height being the vertical distance measured from the~~

~~average elevation of the finished grade at the primary façade of the building to the highest point of the building or structure.~~

~~B. A. Building Height Limitations:~~

~~1. Flat roofs shall be capped by parapets of sufficient height to screen rooftop equipment and penthouses from view when standing at ground level twenty feet (20') from the structure.~~

~~a. The building height limitations for buildings on King Street governed by Subsection 16.08.04(A)(1) above shall include parapet walls.~~

~~b. a. The building height limitations for buildings governed by Subsections 16.08.04(A)(2) and 16.08.04(A)(3) above shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty three feet (33'). The height of parapet walls above 4' shall be counted toward the building height.~~

~~2. 1. An existing building may not be demolished and replaced with a building of greater height unless approved under the Conditional District Zoning Map Amendment set forth in Article 9 herein.~~

~~A. The height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein.~~

~~B. A. Addition or modification of the features exempted in Subsection 16.08.08 do not trigger the requirement for the Conditional District Zoning Map Amendment process.~~

Article 18 Central Business District Standards

18.01 _____ Applicability

18.01.01 Relationship to Other Regulations: Where there is a conflict between Article 18 and other provisions in the Unified Development Ordinance, Article 18 shall govern.

18.01.02 The following sections of the Unified Development Ordinance do not apply in the B1 Central Business District. Unless specifically listed below, all other sections apply:
~~Development in the B1 Central Business District shall meet the standards set forth in this Article and, except as provided herein, the standards set forth elsewhere in the UDO; provided, however, that this Article does not apply to any dwelling regulated under the North Carolina Residential Code for One and Two Family Dwellings unless the dwelling has been designated as a local, state, or national historic landmark or is located within a local historic district.~~

A. UDO Subsection 25.02.01 Pedestrian Orientation; and

B. UOD Subsection 25.02.02 Exterior Walls; and

C. UDO Subsection 25.02.03 Roofs; and

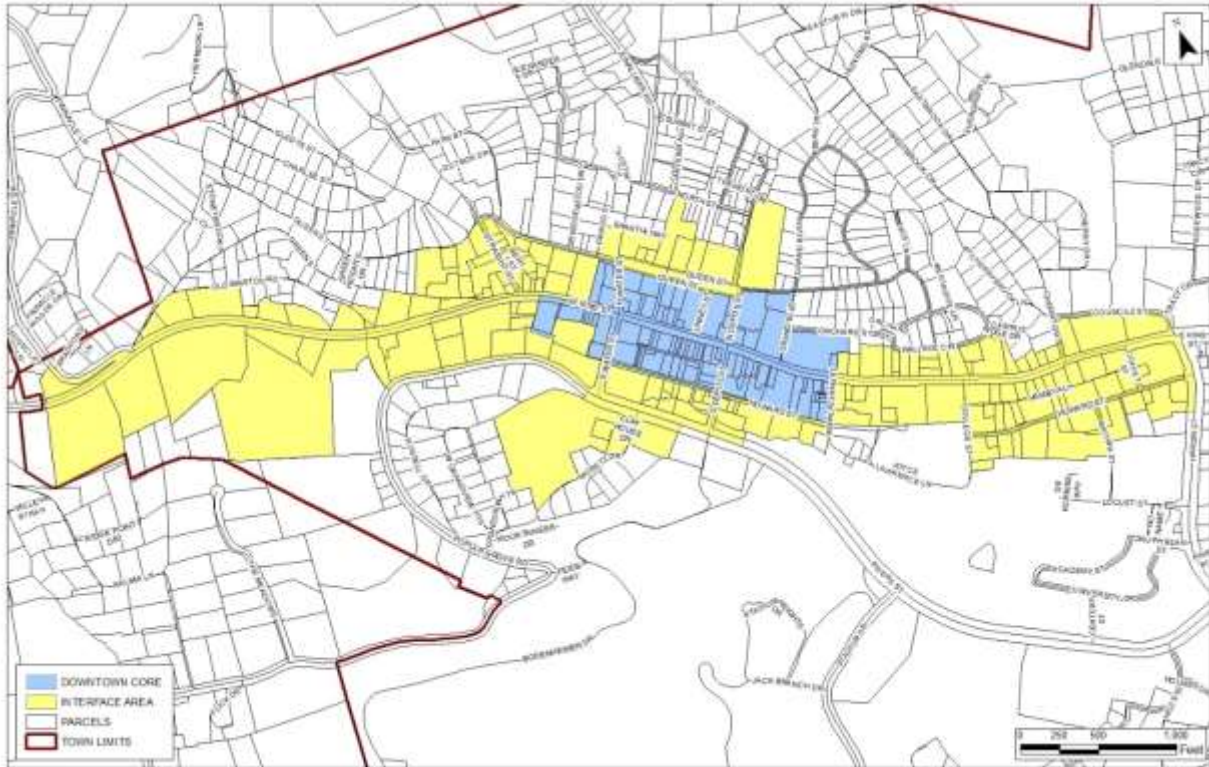
A.D. UDO Subsection 25.02.04 Materials

18.01.02 Subdistricts. The B1 Central Business Zoning District encompasses the Town of Boone's downtown area and represents, in large measure, the last vestiges of the Town's original

character. Regulations in this district are directed to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing buildings is encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for the B1 Central Business District reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the district is divided into two (2) smaller subdistricts, each with its own character and scale which contribute to the overall vitality of the Downtown area. Identification of the subdistricts and a map showing subdistrict boundaries are listed below:

- A. B1 Downtown Core Subdistrict:** The Downtown Core Subdistrict, shown in blue in the B1 Subdistrict Map located in Subsection 18.01.02(D) below, is the center of the B1 Central Business District and contains the greatest concentration of historic commercial buildings, especially along King Street. This subdistrict is the densest area within the Town of Boone and establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
- B. B1 Downtown Interface Subdistrict:** The Interface Subdistrict, shown in yellow in the B1 Subdistrict Map located in Subsection 18.01.02(D) below, serves as gateways into the Downtown area and as the transition between the B1 Central Business District and adjacent zoning districts. Development in the must be sensitive to issues of compatibility with the Downtown Core Subdistrict. This subdistrict is the second densest area within the Town of Boone and (need to finish standards to finish description)

C. B1 Subdistrict Map:



18.02 Use: Except as provided herein, all uses within the B1 Central Business District shall comply with Article 15 District Uses.

18.03 **Orientation:** Orientation refers to the direction in which the primary façade and the main building entry faces the public street.

- A. In order to maintain the rhythm and balance established by the orientation of existing buildings, new construction should be consistent with the historic pattern of building orientation established by adjacent and/or nearby buildings (in the block or across the street) ~~within the district~~.
- B. For buildings on interior lots, the facade of a new building shall be oriented to the street onto which the lot faces.
- C. Buildings on corner lots shall be oriented and designed to give architectural emphasis to the façade oriented to the primary public way or, if more than one facade faces significant public ways, to architecturally emphasize all such as primary facades.

18.04 Building Setbacks

18.04.01 Subject to Sections 18.04.07 and 18.04.11 and the other provisions of this Section, no portion of any building may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in this section.

- A. If the street right-of-way line is readily determinable (by reference to a recorded map, set irons, or other means), the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, the setback shall be measured from the street centerline. Whenever a lot fronts a street with a right-of-way of thirty feet (30') or less, the setback shall be measured from a line running parallel to the centerline at a distance of fifteen feet (15') from the centerline.
- B. As used in this Section, the term "lot boundary line" refers to lot boundaries other than those that abut streets.
- C. As used in this Section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - 1. Gas pumps and overhead canopies or roofs.
 - 2. Fences running along lot boundary adjacent to public street rights-of-way if such fences exceed nine feet (9') in height and are substantially opaque.
 - 3. Retaining walls which exceed four feet (4') in height.
- D. Flagpoles, bridges, transmission poles, cables, heat pumps, generators, air condition units and pad mounted transformers shall be exempt from building setback requirements, however, walk in coolers and refrigeration units must meet the requirements for accessory buildings.

18.04.02 Setback distances shall be measured from the property line or street right-of-way line to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, etc.).

Table 18.04

<u>Subdistrict</u>	<u>Street Setback</u>	<u>Interior Setback</u>
<u>B1 Downtown Core</u>	<u>See Subsection 18.04.03</u>	<u>0'</u>
<u>B1 Downtown Interface</u>	<u>10' Minimum</u>	<u>10'</u>

18.04.03 Buildings in the B1 Downtown Core Subdistrict shall be constructed to the build-to line. The build-to line is the back of the required sidewalk unless it is designated as plaza space, building modulation or other ground-level open space that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

Insert Map & graphic (Discuss build-to lines)

18.04.04 Buildings in the B1 Interface Subdistrict shall be subject to a minimum 10' street setback unless it is designated as plaza space, building modulation, or other ground-level open space that retains

the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.

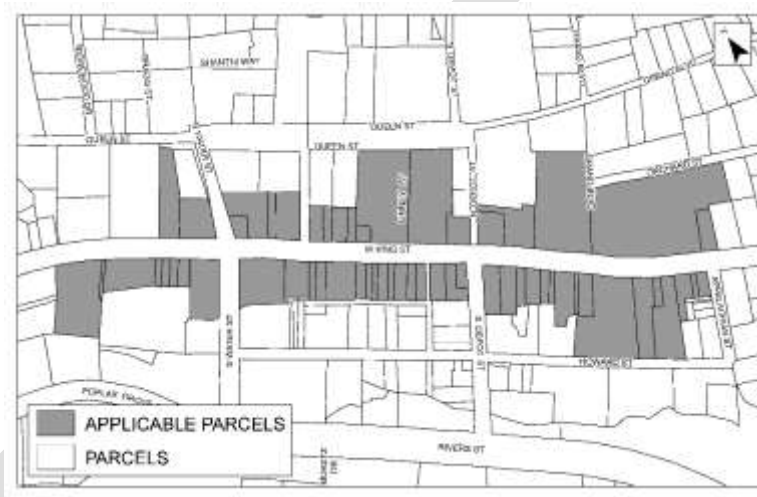
18.04.04 Whenever a lot in a B1 Subdistrict has a common boundary line with a lot in adjacent zoning district, the interior setback requirement applicable to the B1 shall be the minimum set forth for the adjacent lot.

18.05 Height

18.05.01 Relationship to UDO Article Section 16.08:

A. Building Height by Location:

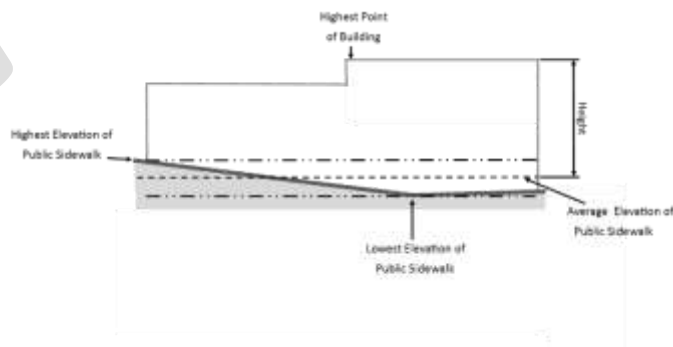
1. King Street



a. Buildings which front on King Street as shown on the map above are limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.

b. Buildings which front King Street on corner lots shall be limited to thirty feet (30'), as measured from the average elevation of the existing or proposed public sidewalk facing King Street to the highest point of the building or structure.

c. Buildings which front on King Street as shown on the map above and Howard Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Howard Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest



point of the building or structure subject to the limitations below. The building height limitation for the King Street elevation may extend horizontally from the building frontage on King Street toward Howard Street not more than 75% of the lot length.

- d. Buildings which front on King Street as shown on the map above and Queen Street are limited to thirty feet (30') at the King Street elevation, and thirty-three feet (33') at the Queen Street elevation. Building height shall be measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure. The applicable building height shall apply for each street and the building height limitation shall terminate at the midpoint of the lot.
2. Buildings fronting streets in the B1 Central Business District, outside of the area governed by 16.08.04(A)(1) above, are limited to thirty-three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.
3. Buildings in the B1 Central Business District located on interior lots with no street frontage are limited to thirty-three feet (33'), with height being the vertical distance measured from the average elevation of the finished grade at the primary façade of the building to the highest point of the building or structure.

B. Building Height Limitations:

1. Flat roofs shall be capped by parapets of sufficient height to screen rooftop equipment and penthouses from view when standing at ground level twenty feet (20') from the structure.
 - a. The building height limitations for buildings on King Street governed by Subsection 16.08.04(A)(1) above shall include parapet walls.
 - b. The building height limitations for buildings governed by Subsections 16.08.04(A)(2) and 16.08.04(A)(3) above shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height.
2. An existing building may not be demolished and replaced with a building of greater height unless approved under the Conditional District Zoning Map Amendment set forth in Article 9 herein.
 - a. The height of existing buildings may not be increased unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein.
 - b. Addition or modification of the features exempted in Subsection 16.08.08 do not trigger the requirement for the Conditional District Zoning Map Amendment process.

C. Where a multi-family or nonresidential structure has a height in excess of 20' and adjoins a low density residential district, the structure shall meet an additional setback of one and one-half feet for each foot in height above 20'.

D. The following features are not included in calculating the height of a structure for the purposes of applying the district height limitations set forth in in this Article, except that on a corner lot in any residential district no planting, structures, fence, wall or obstruction to vision more than three feet

in height measured from the street center line shall be placed or maintained within the triangular area formed by the intersection street lines and a straight line connecting points on said street lines each if which is 25 feet from the point of intersection.

- a. Belfries, chimneys, church spires, cupolas, domes and similar structural appendages not intended or used as places of storage or occupancy; and
- b. Accessory antennas, flagpoles, solar collectors and similar equipment fixtures and devices provided that such features do not exceed 15% of the maximum height requirements; and
- c. Except as provided at 16.08.04(B)(2), parapets which do not exceed five feet (5') past the maximum building height; by way of clarification, the height of parapets above 5' shall be counted toward the building height for purposes of applying building and
- d. Elevator and mechanical equipment and penthouses; and
- e. Utility transmission poles and cables; and
- f. Limited structures to enable recreation uses of open rooftops. As used in this provision, "limited structure" does not include areas that are simply decking to be used for standing or sitting.
- g. The features listed above are exempt from the height limitations subject to the following requirements:
 - i. Not more than one-third (1/3) of the total roof area may be consumed by such features.
 - ii. The features must be set back from the edge of the roof at primary and secondary facades a minimum of one foot for every foot which such features extends above the roof surface to which they are attached.

18.06 Massing and Scale

Insert Graphics/Maps

18.06.01 B1 Downtown Core Subdistrict: ~~Rhythm and Proportion~~. Because rhythm and proportion are critical elements in an architectural composition, it is vital that applicants understand and employ these principles when planning and designing additions and new construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the downtown area. The principles of rhythm and proportion—which may refer to an individual building on one lot or several buildings that comprise a streetscape—are important to ensuring that additions and new construction projects are compatible with the surrounding neighborhood.

A. Rhythm refers to the regular, or rhythmic, occurrence of building elements such as windows and doors across a facade. Rhythm also refers to the pattern of buildings along a street.

1. The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district.

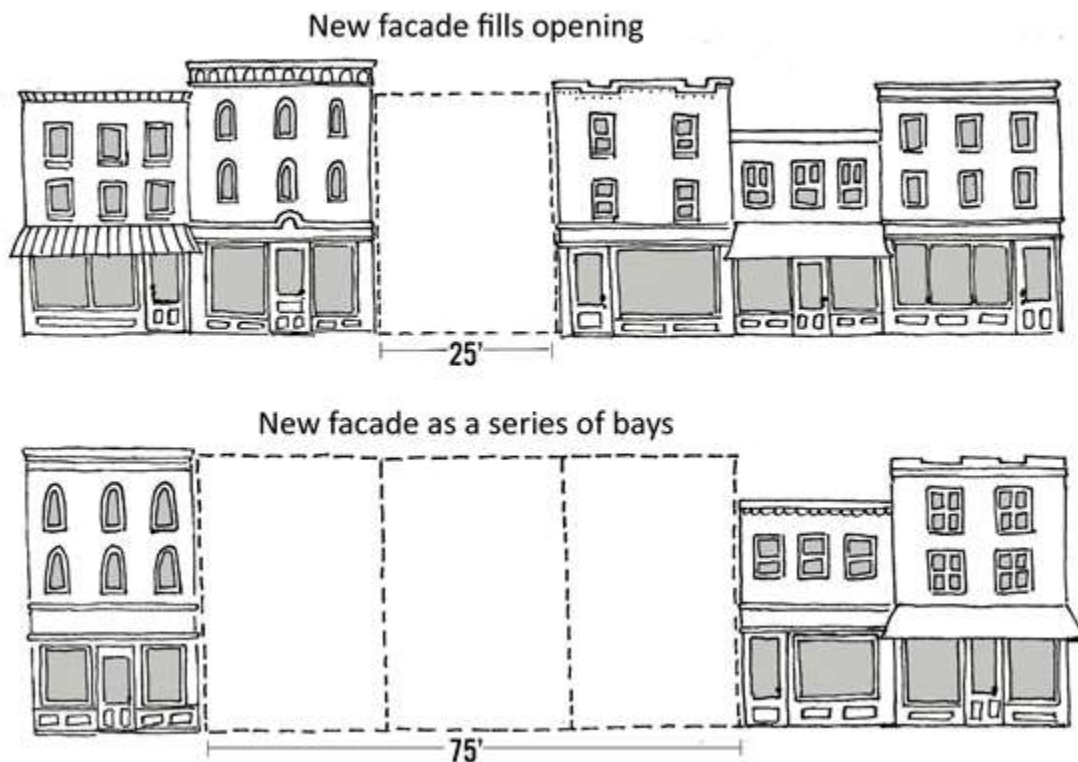
2. Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window-to-wall than the upper stories of the same building.

B. Proportion refers to a relationship between building elements with respect to size and/or quantity. Proportion also refers to the height of a building in relation to its width and the dimensions of the structure in relation to the dimension of nearby buildings (same block or block across the street).

1. Buildings shall be designed with proportions that are similar to nearby buildings (same block or block across the street) in the district.

1. New construction should be compatible with the dominant architectural characteristics of nearby buildings (same block or block across the street) in the district.

2. Additions shall not destroy historic materials, features, and spatial relationships that characterize the property. Additions will be differentiated from any historic building and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



- C.** Larger buildings shall be designed to create an overall design that is consistent with the proportions and rhythm of nearby buildings. Often new buildings are proposed for

construction on sites much larger than the traditionally smaller sized lots in downtown. These new structures can translate into buildings whose mass and scale overwhelm neighboring existing buildings. Therefore, new construction must employ design techniques to reduce its visual presence with respect to the existing buildings in the immediate context. Varied façade wall planes, differing materials, stepped-back upper levels and irregular or additive massing help mitigate the impact of larger buildings on the existing area. The foregoing and/or the following design techniques shall be employed to create an overall building design that is consistent with the proportions and rhythm of nearby buildings:

1. Varying the surface planes of large buildings is a way to make the structure more consistent with the design of smaller-scaled historic structures in the surrounding area. In order to successfully mitigate the impact of a larger building the difference between the surface planes may be a little as one foot or greater than ten feet.
2. Breaking up the roofline of a large building into smaller components may help the perceived mass of large buildings.
3. Where necessary and appropriate, creating bay divisions on the façades of large buildings allows the building to reflect the massing of smaller-scaled historic structures.

18.06.02 B1 Downtown Interface Subdistrict:

18.07 Design Standards

18.06.02 18.06.01 Purpose: For purposes of this Section the term “historic” shall mean any building, building material, or feature fifty years or older as of May 1, 2018.

18.06.02 ~~Exterior Facades~~ Design Standards for New Construction and Additions

~~Relationship to UDO Article 25 Community Appearance Standards~~

~~A.—Exterior facades in the B1 Central Business District are exempt from meeting the following requirements of UDO Article 25:~~

- ~~a.—UDO Subsection 25.02.01 Pedestrian Orientation; and~~
- ~~b.—UDO Subsection 25.02.02 Exterior Walls; and~~
- ~~c.—UDO Subsection 25.02.03 Roofs; and~~
- ~~d.—UDO Subsection 25.02.04 Materials.~~

~~A. Design Standards for Renovation of Existing Buildings~~

~~**A.— Purpose:** The purpose of this section is to provide standards for the design of new construction of buildings in the Downtown District, in order to retain the historic context of the area while providing new opportunities for design. While new building design must be sympathetic to existing buildings in the Downtown Core, thereby making the downtown a living district, it is important that it also respect the traditional qualities that make the downtown unique such as massing, scale, use of storefront detailing and choice of materials. The use of construction materials that are compatible in color, texture, finish and dimension to those commonly found in the district are required. Builders shall~~

use design elements that pay tribute to what was historically present in Boone's architecture. The standards below apply to the primary and secondary facades and to other portions of an addition or new construction project that are publicly visible as defined in UDO Subsection 25.01.01.

B. Architectural Features

1. B1 Downtown Core Subdistrict: Align architectural features with the established patterns of neighboring buildings. When possible, incorporate appropriate historic features including, but not limited to:

- a. Kick plates as base to building fronts,
- b. First floor display windows,
- c. Recessed central entrance areas or angled entrances on corners,
- d. Transoms above entrance doors,
- e. Clerestory portions of display windows,
- f. Sign bands between first and upper floors,
- g. Belt course or secondary cornice at the top of the first or second story,
- h. Parapet wall with caps or cornices,
- i. Vertical window patterns, shapes, window sills on second floor,
- j. Pilasters and decorate brick or stone,
- k. Cornices,
- l. Friezes and fascia's,
- m. Medallions,
- n. Sunbursts,
- o. Brackets,
- p. Bays,
- q. Decorative molding, and
- r. Brick banding.

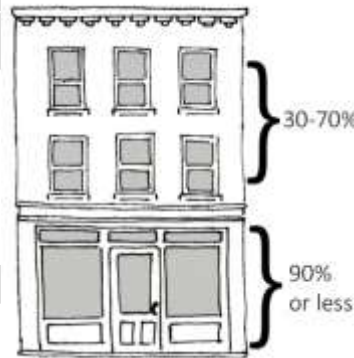
2. B1 Downtown Interface Subdistrict: Additional contemporary architectural features allowed within the B1 Downtown Interface Subdistrict that are not allowed within the B1 Downtown Core include but are not limited to:

- a. Large glass windows on upper floors
- b. Metal detail and metal roof elements
- c. Accordion or garage-style window/doors

C. Fenestrations

1. B1 Downtown Core Subdistrict

- a. The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district. (See 18.07.01)
- b. Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window-to-wall than the upper stories of the same building.
- c. All buildings shall have continuous storefront windows along all primary and secondary facades.
 - i. The bottom of windows must be no more than 30 inches above the sidewalk.
 - ii. The top of windows should be no less than 8 feet above the sidewalk.
 - A. Windows should not exceed 90% of the façade area of the first floor.
 - B. Windows on upper floors should cover 30-70% of the façade, as detailed below.



- iii. The use of clear or lightly-tinted colored glass on windows and doors (minimum 70% VLT) is required. Spandrel glass is prohibited.

2. B1 Downtown Interface Subdistrict:

D. Exterior Facade Materials. Materials shall be highly durable and easily maintained, especially at the pedestrian level.

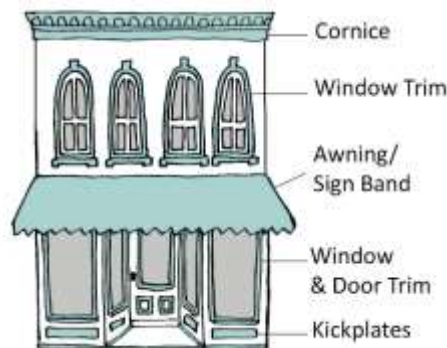
1. Acceptable Building Materials:

- a. Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street. Applicants may use a compatible substitute material that can reproduce the overall appearance and aesthetic of the historic material.
- b. Real brick consistent in color, size, texture, and mortar with historic brick buildings in the B1 Central Business District.

- c. Real stone consistent in color, size, and mortar with historic stone buildings in the B1 Central Business District.
 - d. Stucco finishes are not allowed on primary or secondary facades but are allowed on other façades so long as the stucco reflects historic examples found in the B1 Central Business District and is not the primary building material.
- 2. Prohibited Building Field Materials: The following exterior building materials are prohibited:
 - a. Fiber-cement, metal, wood or vinyl siding
 - b. FRC, PVC composites
 - c. Glass Curtain Walls
 - d. Concrete Blocks
 - e. Mirrored Glass
 - f. Concrete simulated brick or stone (cultured stone)
 - g. Stacked stone with no mortar
 - h. Thin-stacked stone
- 3. Acceptable Trim Materials: The following are the only acceptable materials for trim features and accents:
 - a. Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street.
 - b. Brick or natural stone, unglazed and unpainted.
 - c. Wood details (Allowable wood detailed in 2012 NC Building Code, Appendix D)
 - d. Finished painted metal or sheet metal
 - e. Copper
 - f. Ceramic tiles
 - g. Brick, Clay, or Ceramic Pavers
 - h. Concrete and stone as lintels
 - i. Embossed, corrugated or metal embellishments
 - j. Concrete, stone, or brick caps or cornices
- 4. Exceptions for prohibited materials: An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material was a historic material used for the existing building.

E. Color

1. Colors can be outside of field materials can only be applied to cornice, door and window trim, awnings, canopies, and kickplates.



2. Colors can be chosen from the Benjamin Moore Historical Collection series or equivalent.

F. Roofs: Historically, most of Boone’s downtown commercial buildings had flat roofs. This theme should be carried forward in new construction and additions using the following guidelines:

1. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details. Use historic photographs and/or neighboring buildings as a guide.
2. Any mechanicals on the roof of the building must be shielded by the parapet wall. Mechanical shielding via screening is prohibited.
3. Tile roof coping is required in the B1 Downtown Core District and encouraged in the B1 Downtown Interface District.
4. Residential roof types are prohibited.
5. Pitched roofs are prohibited, with the exception of decorative roof elements such as clock towers and cupolas.

Roof parapet hides flat roof plane and utility equipment

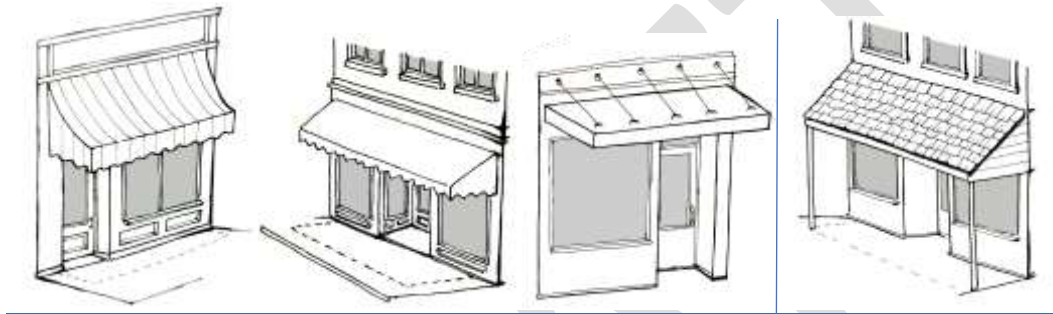


Pitched & residential roof types are not allowed



G. Awnings and Canopies: Awnings and canopies shall be designed in relationship to the historic context of the surrounding district. Acceptable awning and canopy styles are listed below:

1. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)
2. Cable-hung
3. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)
4. Vertical supports that interrupt the sidewalk are prohibited, as detailed in Figure 15.
5. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.



H. Additions:

1. New additions should be designed and constructed so that the character-defining features of a building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the original building.
2. Exterior materials for additions shall be compatible with those in the original building.
3. The addition should complement the scale, massing, materials, and window spacing of the adjacent building(s).
4. Keep the addition clearly differentiated from the existing building. Do not attempt to duplicate form, material, style, wall plane, roofline, cornice height.

18.06.03 Design Standards for Renovation of Existing Buildings.

- A. ~~General Considerations~~Purpose:** A building may need renovation for a number of reasons. A building may be in poor condition, or may have been insensitively remodeled in the past. Similarly, certain changes may be desired in order to add either modern conveniences to a building or to bring the building up to current building code standards. Renovations to existing historic buildings shall be consistent with ~~the following~~ guidelines set forth herein.

- ~~A.~~ Distinctive or historic materials, features, finishes, construction techniques or examples of building craftsmanship of a building shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be avoided.
- ~~i.~~B. Applicants shall identify, retain and preserve masonry features that are important in defining the overall historic character of the building (such as but not limited to, walls, brackets, railings, cornices, window and door surrounds, steps and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings and color.
- ~~ii.~~C. Applicants shall identify, retain and preserve wood features that are important in defining the overall historic character of the building (such as but not limited to, siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes and colors.
- ~~iii.~~D. Applicants shall identify, retain and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as but not limited to, display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other more recent, non-historic or insignificant alterations can help reveal the historic character of the storefront. If the original façade has been covered, every effort should be made to uncover it if it is structurally feasible.
- E. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence and shall only be replaced with new materials that match the existing historic material in composition, size, shape, texture, pattern, color and detail.
- F. Brick and stone were the predominant building materials used in Downtown. Materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors are prohibited, unless they can be documented through historic images or other documentation.
- ~~a.~~G. ~~Acceptable Building Materials:~~ A historic material found on the existing building used for the same purpose or location will be found to be acceptable. Where necessary or desirable due to lack of historic materials, equivalency of alternative materials, or other reasons demonstrated to the satisfaction of the Administrator, applicants may use a compatible substitute material that reproduces the overall appearance and aesthetic of the historic material.
- ~~D.~~H. Non-historic buildings (building built less than fifty years ago) in the B1 shall be renovated in accordance with the standards set forth in Subsection 18.02.02(C).

- I. Coordinate color selections with the original colors of the building, the natural color existing in the present building materials (brick, limestone, granite, etc.), and colors used on adjacent buildings and throughout the district. The dominant colors within the district tend to be the muted brick reds and stone tans of existing masonry. Colors chosen for color schemes should complement the natural colors that already exist in the building and its immediate surroundings.
 1. As a general rule in determining whether or not to paint a building or building features, it is best to paint only materials that have been previously painted.
 2. Do not paint masonry that is not painted.
 3. If paint removal is not structurally feasible and the body of a masonry building must be repainted, the paint color selected should be similar to the natural color of the masonry, or the existing color the masonry is painted.
 4. Likewise, when previously painted brick or stone trim, such as window lintels or sills must be repainted, they should be painted a color to match the natural color of the material, or the existing color the masonry is painted.
 - 4.5. Colors should be used primarily on wood trim such as window frames, storefront frames, and bulkheads, not on masonry details; refer to Figure 11. Introducing an accent paint color on decorative brick, limestone, or pressed metal details, causes the details to be accented which makes the buildings appear less homogenous than the original design intent, this should not be done.
 6. Colors must be chosen from the Benjamin Moore Historical Collection or equivalent.
- J. Awning and Canopies: Awning and canopies should only be installed in cases where their use can be historically documented use can be historically documented in relationship to the historic context of an existing building and/or the surrounding district. In these instances, their design should be complementary to the shape and color of the building façade. Existing awnings and shed roof porticos on historic properties should be evaluated for their historical accuracy. In those cases where they are not appropriate, they should be removed and the original building façade appearance and orientation restored. Shed roof porticos designed to suggest a "mountain village" appearance are not historically appropriate to Boone and are prohibited in renovations. Acceptable awning and canopy styles are listed below:
 1. Metal frame covered with material appropriate to climate (i.e. UV protected canvas)
 2. Cable-hung
 3. Decorative wood frame with metal roofing; copper (allowable wood detailed in 2012 NC Building Code, Appendix D)
 4. Vertical supports that interrupt the sidewalk are prohibited, as detailed in Figure 15.
 5. Awnings and canopies that are illuminated from within must be covered or finished with fully opaque materials.

~~1.C. Rhythm and Proportion. Because rhythm and proportion are critical elements in an architectural composition, it is vital that applicants understand and employ these principles when planning and designing additions and new construction. By following these principles, a project is more likely to achieve compatibility with the historic context of the downtown area. The principles of rhythm and proportion — which may refer to an individual building on one lot or several buildings that comprise a streetscape — are important to ensuring that additions and new construction projects are compatible with the surrounding neighborhood.~~

~~A.B. — Rhythm refers to the regular, or rhythmic, occurrence of building elements such as windows and doors across a facade. Rhythm also refers to the pattern of buildings along a street.~~

~~a. The rhythm and placement of window and door openings shall be designed to be similar or compatible with those of nearby facades in same block or the block across the street in the district.~~

~~b.a. Window and door openings shall be sized and proportioned to be similar to or compatible with those on nearby facades (same block or block across the street). Commercial storefronts will often have more horizontal elements and a higher ratio of window to wall than the upper stories of the same building.~~

~~B. Proportion refers to a relationship between building elements with respect to size and/or quantity. Proportion also refers to the height of a building in relation to its width and the dimensions of the structure in relation to the dimension of nearby buildings (same block or block across the street).~~

~~1. Buildings shall be designed with proportions that are similar to nearby buildings (same block or block across the street) in the district.~~

~~2.C. New construction should be compatible with the dominant architectural characteristics of nearby buildings (same block or block across the street) in the district.~~

~~3.C. Additions shall not destroy historic materials, features, and spatial relationships that characterize the property. Additions will be differentiated from any historic building and compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.~~

~~4.C. Larger buildings shall be designed to create an overall design that is consistent with the proportions and rhythm of nearby buildings. Often new buildings are proposed for construction on sites much larger than the traditionally smaller sized lots in downtown. These new structures can translate into buildings whose mass and scale overwhelm neighboring existing buildings. Therefore, new construction must employ design techniques to reduce its visual presence with respect to the existing buildings in the immediate context. Varied façade wall planes, differing materials, stepped-back upper levels and irregular or additive massing help mitigate the impact of larger buildings on the existing area. The foregoing and/or the following design techniques~~

~~shall be employed to create an overall building design that is consistent with the proportions and rhythm of nearby buildings;~~

~~i. Varying the surface planes of large buildings is a way to make the structure more consistent with the design of smaller scaled historic structures in the surrounding area. In order to successfully mitigate the impact of a larger building the difference between the surface planes may be a little as one foot or greater than ten feet.~~

~~ii.i. Breaking up the roofline of a large building into smaller components may help the perceived mass of large buildings.~~

~~iii.i. Where necessary and appropriate, creating bay divisions on the façades of large buildings allows the building to reflect the massing of smaller scaled historic structures.~~

~~1. **Exterior Materials.** Materials shall be highly durable and easily maintained, especially at the pedestrian level.~~

~~1.a. **Acceptable Building Materials:**~~

~~i. Acceptable building materials are historic materials found on one or more historic building on the same block or block across the street. Applicants may use a compatible substitute material that can reproduce the overall appearance and aesthetic of the historic material.~~

~~ii.i. Real brick consistent in color, size, texture, and mortar with historic brick buildings in the B1 Central Business District.~~

~~iii.i. Real stone consistent in color, size, and mortar with historic stone buildings in the B1 Central Business District.~~

~~iv.i. Stucco finishes are not allowed on primary or secondary facades but are allowed on other façades so long as the stucco reflects historic examples found in the B1 Central Business District and is not the primary building material.~~

~~2.a. **Prohibited Building Materials:** The following exterior building materials are prohibited:~~

~~i. Fiber cement, metal, wood or vinyl siding~~

~~ii.i. FRC, PVC composites~~

~~iii.i. Glass Curtain Walls~~

~~iv.i. Concrete Blocks~~

~~v.i. Mirrored Glass~~

~~vi.i. Concrete simulated brick or stone (cultured stone)~~

~~vii.i. Stacked stone with no mortar~~

~~viii.i. Thin stacked stone~~

~~3.a. **Exceptions for prohibited materials:** An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material was a historic material used for the existing building.~~

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