

CATAWBA COUNTY VILLAGE DEVELOPMENTAL CHECKLIST
(Used in Conjunction with General Non-Residential Development Checklist)

Concept Site Plan – Required for conditional rezoning requests. Conceptual site plans, characterized by graphic generalizations, are drawn to scale by a design professional with enough detailed information to be considered for approval.

Detailed Site Plan – Optional for conditional rezoning requests, but required for Non-Residential Zoning Authorization Permits. Detailed site plans are drawn to scale and include accurate information and illustrations necessary to demonstrate compliance with all applicable development standards.

Legend

G – Generalization and/or approximation as defined above under the Concept Site Plan.

R - Required to be shown on plan, if applicable to the development project.

PM – Required to be shown on plan as called for in the Procedures Manual.

Note: Applicant to check box in column B or D, if information is shown on the site plan.

		A	B	C	D	E	F	G	H	I	J	K
		Concept Site Plan	Check if incl. on site plan	Detailed Site Plan	Check if incl. on site plan	Village Code Reference	MUC-O Code Reference	CRC-O Code ref.	FPM-O Code Reference	WP-O Code Reference	RP-O Code Reference	ED-O Code Reference
Traffic/Transportation												
1.	Access points (ingress & egress) for pedestrians – sidewalks	G		R		44-445.03(e)(7)						
2.	Block design	G		R		44-445.03(e)(3)						
3.	Connectivity (community pathways) to adjacent properties via trails, roadways, parking areas, etc.	G		R		44-445.03(e)(3)d.	44-430.09(e)(f) 44-430.12(d)					
4.	Parking, on street	G		R		44-445.12(e)	44-430.12(a)(2)					
5.	Roadway separation for village centers	G		R		44-445.03(e)(4)						
6.	Street design & construction	G		R		44-445.03(e)(8)	44-430.09(h)					
7.	Solid waste storage area (location & screening)	G		R		44-445.12(b)(6)	44-430.11(c)					
Physical features												
8.	Open space/greenway dedication -30%	G		R		44-445.03(d)						
9.	Public amenity sites	G		R		44-445.03(e)						

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						(10)						
10.	Village Greenway areas	G		R		44-445.14						
	Structures											
11.	Accessory dwelling unit	G		R		44-445.03(a)						
12.	Accessory structures	G		R		44-445.03(b)		44-428(h)				
13.	Architectural design guidelines	G		R		44-445.12(b)						
14.	Awnings	G		R		44-445.12(b)(11)						
15.	Building entrances	G		R		44-445.12(b)(3)	44-430.07(f)					
16.	Building Design Standards/storefront	G		R		44-445.12	44-430.07					
17.	- If along highway corridor	G		R		44-445.12(a)						
18.	Building materials	G		R		44-445.12(b)(12)	44-430.07(c)(5)					
19.	Color	G		R		44-445.12(b)(13)						
20.	Dimensional standards for Central residential area	G		R		44-445.07						
21.	Dimension standards and density table	G		R		44-445.10						
22.	Façade treatment & rear entrances	G		R		44-445.12(b)(4)	44-430.07(e)					
23.	Front loaded garages	G		R		44-445.03(c)						
24.	- Storefront area	G		R		44-445.04						
25.	- Central residential area	G		R		44-445.05						
26.	-Village residential area	G		R		44-445.06						
27.	Lighting -Light fixtures – type & location (free standing, on buildings, semi or full-cutoff)	G		R		44-445.12(b)(5)	44-430.14(c) 44-430.14(b)					
28.	Residential density	G		R		44-445.08						
29.	- Density bonus-affordable housing, greenway area and public use facility	G		R		44-445.08(c)						
30.	Residential design standards for central and village residential areas	G		R		44-445.13						

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31.	- Architectural	G		R		44-445.13(a)						
32.	-Siting of homes	G		R		44-445.13 (a)(1)						
33.	-Orientation	G		R		44-445.13 (a)(2)						
34.	-Entry porch	G		R		44-445.13 (a)(3)						
35.	-Multi-family design	G		R		44-445.13 (a)(4)						
36.	-Roof pitch	G		R		44-445.13 (a)(5)						
37.	-Fire escapes	G		R		44-445.13(a)(6)						
38.	-Off-street parking for accessory dwelling units – location and screening	G		R		44-445.13(a)(7)						
39.	- Building materials	G		R		44-445.13(b)						
40.	Retail/commercial density	G		R		44-445.09						
41.	Roof pitch/parapet wall	G				44-445.12(b)(10)	44-430.07(d)					
42.	Scale/massing	G		R		44-445.12(b)(1)						
43.	Use transitions	G		R		44-445.03 (e) (5)						
44.	Windows	G		R		44-445.12 (b)(9)						
Zoning												
45.	Easements – utilities (underground installation required)	G		R		44-445.03(e)(9)	44-430.07(h)		44-429.07(f)			
Signs												
46.	Sign – freestanding – new sign location, size, height, color & surface	G		R		44-445.12(d)	44-430.15					
47.	Sign – illumination	G		R		44-445.12(d)						
48.	Sign –wall signs (size and location)	G		R		44-445.12(d)						