

**CATAWBA COUNTY 321-ED (I/MX) ECONOMIC DEVELOPMENT 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.

		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>
		<b>Concept Site Plan</b>	<b>Check if incl. on site plan</b>	<b>Detailed Site Plan</b>	<b>Check if incl. on site plan</b>	<b>321-ED Dev. Code Reference</b>	<b>MUC-O Code Reference</b>	<b>CRC-O Code Reference</b>	<b>FPM-O Code Reference</b>	<b>WP-O Code Ref.</b>	<b>RP-O Code Ref.</b>	<b>ED-O Code Reference</b>
<b>Traffic/Transportation</b>												
1.	Access – shared (driveway and parking)	G		R		44-446.09(e)	44-430.09 44-430.09-1					
2.	Access to major roads	G		R		44-446.09(b)						
3.	Access points (ingress & egress) for traffic; including site triangles	G		R		44-446.09(c)						
4.	Connectivity (community pathways) to adjacent properties via trails, roadways, parking areas, etc.	G		R		44-446.09(f)	44-430.09 (e)(f) 430.12(d)					
5.	Channelization	G		R		44-446.09(g)	44-430.09(f)					
6.	Entranceways	G		R		44-446.10(c)	44-430.10(b)					
7.	Off-site traffic improvements	G		R		44-446.09(d)	44-430.09 (c)(d)					
8.	Parking – off street	G		R		44-446.12	44-430.12 (a)(1)					
9.	Parking areas connected, setbacks	G		R		44-446.12(c)(d)						

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10.	Parking facilities – access to adjacent street, aisle dimensions, spaces, location, character, scale, commercial	G		R		44-446.12	44-430.12(e)					
11.	Paving materials	G		R		44-446.14(c)	44-430.07(i)					
12.	Pedestrian access-location of proposed public facilities for pedestrian use (service areas, pedestrian common areas, crosswalk, sidewalks, etc.	G		R		44-446.11						
13.	Sidewalks	G		R		44-446.11						
14.	Signalization	G		R		44-446.09(h)	44-430.09(g)					
15.	Street design & construction	G		R		44-446.09(i)						
16.	Street line preservation	G		R		44-446.08(d)						
<b>Landscaping</b>												
17.	Landscaping-entranceway	G				44-446.10(e)						
18.	Landscaping – foundation plantings	G		R		44-446.10(k)	44-430.11(f)					
19.	Landscaping – internal parking area	G		R		44-446.10(j) 44-523(e)(1)	44-430.11(f)					
20.	Landscaping – perimeter for parking facilities	G		R		44-446.10(j)(2)	44-430.11(h)					
21.	Landscaping buffer along US 321-50 ft	G		R		44-446.10(g)						
22.	Landscaping – interior street landscaping, shade trees	G		R		44-446.10(d)						
23.	Landscaping buffer – natural area around property abutting a residential development	G		R		44-446.10(h) 44-523(f)						
24.	Water body buffers	R		R		44-446.10(i)	44-430.11(b)			44-434.12		
<b>Screening</b>												
25.	Loading and service areas (screening & location)	G		R		44-446.10(l) 44-446.11(c) 44-526	44-430.13(c) 430.11(e) 430.12(b)					
26.	Mechanical equipment – ground (screened)	G		R		44-446.10(l) 44-524	44-430.11(d)					
27.	Mechanical equipment –	G		R		44-446.14(d)						

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	rooftop (screened)											
28.	Open storage with required Screening	G		R		44-446.10(m) 44-527						
29.	Solid waste storage area (location & screening)	G		R		44-446.10(l) 44-526	44-430.11(c)					
<b>Physical features</b>												
30.	Floodplain designation (boundary of the flood hazard area)	R		R		44-446.07(b)	44-430.06(b) (2)		44-429.07 (a)(2)(3)			
31.	Natural areas – if existing (wetlands, etc.)	R		R		44-446.07(a)	44-430.06 (b)(1)					
32.	Slopes in excess of 20% (if existing)	G		R		44-446.07(c)						
<b>Buildings</b>												
33.	Building construction materials – front	G		R		44-446.14(e)(1)						
34.	Building materials	G		R		44-446.14(e)	44-430.07(c) (5)					
35.	Façade not visible from row	G		R		44-446.14(e)(3)	44-430.07 (c)(3)					
36.	Façade visible from road	G		R		44-446.14(e)(2)	44-430.07(c) (2)					
37.	Floor area ratio	R		R		44-446.08(e) 44-446.08-3						
38.	Lighting -Light fixtures – type & location (free standing, on buildings, semi or full-cutoff)	G		R	<input type="checkbox"/>	44-446.14(b)	44-430.14(c) 44-430.14(b)					
39.	Setbacks	R		R		44-446.08(b) 44-446.10(h)						
40.	Structures-non-residential, proposed- number, height, outline and square footage	G		R		44-446.08(a)	44-430.07 (a)		44-429.07 (a)(1)&(b)			
41.	Structures, residential proposed and existing	G		R		44-446.04						
<b>Lot/Size</b>												
42.	Historic sites	R		R	<input type="checkbox"/>	44-446.07(d)	44-430.06(b) (4)					

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43.	Lot (general shape, size, location, slopes, dimensions)	R		R	<input type="checkbox"/>	44-446.05(b)	44-430.06(c) 44-430.06-1	44-428(d) 44-428(e)				
<b>Utilities</b>												
44.	Easements – utilities underground installation required	G		R	<input type="checkbox"/>	44-446.14(a)	44-430.07(h)		44-429.07 (f)			
<b>Signs</b>												
45.	Sign – freestanding – new sign location, size, height, color & surface	G		R	<input type="checkbox"/>	44-446.13(c)	44-430.15					
46.	Sign –wall signs (size and location)	G		R		44-446.13(c)(4)						
<b>321-ED (MX) Additional Requirements</b>												
47.	Building sites - Access	G		R		44-446.15(c)(1)						
48.	Placement of buildings	G		R		44-446.15(c)(2)						
49.	Location of commercial buildings	G		R		44-446.15(c)(3)						
50.	Common-open space requirement	G		R		44-446.15(c)(4)						
51.	Separation of development types	G		R		44-446.15(c)(5)						
52.	Central focus area	G		R		44-446.15(c)(6)						
53.	Pocket parks	G		R		44-446.15(c)(7)						
54.	Sidewalks	G		R		44-446.15(c)(8)						
<b>Residential developments:</b>												
55.	Clustered single-family and Duplexes	G				44-446.15(d)(1)						
56.	Minimum lot size	G		R		44-446.15(d)(1)a.						
57.	Minimum lot width	G		R		44-446.15(d)(1)b.						
58.	Minimum front setback	G		R		44-446.15(d)(1)c.						
59.	Minimum side setbacks	G		R		44-446.15(d)(1)d.						

		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>
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60.	Minimum rear setback	G		R		44-446.15(d)(1)e.		.				
61.	Maximum height	G		R		44-446.15(d)(1)f.						
62.	Accessory structure-setback	G		R		44-446.15(d)(1)g.						
63.	Zero-lot-line development	G				44-446.15(d)(2)						
64.	Minimum lot size	G		R		44-446.15(d)(2)a.						
65.	Minimum lot width	G		R		44-446.15(d)(2)b.						
66.	Minimum front setback	G		R		44-446.15(d)(2)c.						
67.	Side setback	G		R		44-446.15(d)(2)d.						
68.	Rear setback	G		R		44-446.15(d)(2)e.						
69.	Maximum height	G		R		44-446.15(d)(2)f.						
70.	Location of dwelling	G		R		44-446.15(d)(2)g.						
71.	Accessory structure- setbacks	G		R		44-446.15(d)(2)h.						
72.	Multi-Family structures:- Setbacks, # of units, height	G		R		44-445.15(d)(3)						
73.	Nonresidential structures-standards	G		R		44-446.15(e)						
74.	Minimum lot size	G				44-446.15(e)(2)a.						
75.	Minimum lot width	G		R		44-446.15(e)(2)b.						
76.	Minimum height	G		R		44-446.15(e)(2)c.						
77.	Accessory structures –setbacks	G		R		44-446.15(e)(2)d.						
78.	Parking requirements-Multi-family and non-res. mixed use development	G		R		44-446.15(f) Art. V, Div. 5						
79.	Parking area location criteria, design, and standards	G		R		44-446.15(f)(2) 44-446.10(j) 44-446.12						
80.	On-street parking	G		R		44-446.15(f)(3)						