

# Wellborn Commercial Concepts

## Purpose Statement

This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

## Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Commercial on the Comprehensive Plan.

## Subdivision Design

### Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2 Stories/35'*

*\*Public, civic, and institutional structures shall have a 50' maximum height*

## Architectural Standards

### Building Entry Design

- a. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.

### Building Mass and Orientation

- a. Gross Floor Area of a single structure shall not exceed 10,000 square feet in area.
- b. All buildings that have frontage on Wellborn Road and/or Live Oak Street Buildings shall have a public entry facing both rights-of-way.
- c. In cases where more than two facades require a public entrance, the administrator may determine which two facades require entrances.

### Building Material

The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:

- a. A minimum of 10 percent on any façade visible from a public right-of-way or public way;
- b. A minimum of 20 percent on primary entrance façades (single or multiple tenant building) that exceed 200 feet in horizontal length;
- c. A minimum of 20 percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
- d. A minimum of 30 percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.

## Wellborn Commercial Concepts

The following building materials are allowed on all façades subject to the following limitations:

- a. Wood or cedar siding, stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than 75 percent of any façade.
- b. Stainless steel, chrome, standing seam metal, premium grade architectural metal, reflective glass, or architecturally finished metal panels (not corrugated metal) shall not cover more than 30 percent of any façade.
- c. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than 10 percent of any façade.
- d. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
- e. Galvanized steel and painted steel are allowed on doors, including roll-up doors.
- f. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.

### Architectural Elements of Relief

All buildings shall be required to provide a covered front porch along the full length of the public entry façade, projecting a minimum 4 feet from the face of the building.

In addition, any primary façade or façade visible from the public right-of-way, shall use at least one design element for every 25 horizontal feet, or part thereof, of façade length. Facades requiring architectural relief shall provide a minimum of two different types of relief elements per façade.

- a. Decorative window shutters;
- b. Covered front porch (extending along at least 50% of building façade and projecting a minimum of 4 feet from the face of the building) if it is used on a façade where this feature is not already required;
- c. Eaves in excess of 18 inches if it is used on a façade that does not have a covered front porch;
- d. Window planter boxes;
- e. Window canopy;
- f. Dormers;
- g. Transom windows;
- h. Decorative façade light fixtures;
- i. Chimneys or cupolas.
- j. Cross gables
- k. Horizontal articulation (minimum 4-foot depth)

### Permitted Uses

Animal Care Facility, Indoor

Art Studio/Gallery

Commercial Amusements (C)

Commercial Day Care

Dry Cleaners/laundry (P\*)

Educational Facility, Indoor Instruction

Educational Facility, Outdoor Instruction

Educational Facility, Primary & Secondary

Educational Facility, Tutoring

Government Facilities (P\*)

Health Care, Medical Clinics

Health Club/Sports Facility, Indoor

## Wellborn Commercial Concepts

Offices

Parks

Personal Service Shop

Places of Worship (P\*)

Printing/Copy Shop

Restaurants (P\*)

Retail Sales & Service (P\*)

Storage, Self Service (P\*)

Utility (P\*)

WTF – Unregulated

- *C – Conditional Use Permit Required*
- *P\* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)*