

Wellborn Estate Concepts

Purpose Statement

This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space. Open space should be provided so density is not increased when using the cluster option.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Estate and Wellborn Estate - Open in the Comprehensive Plan. The cluster option may be used only in the area designated Wellborn Estate – Open.

Subdivision Design

Lot Area

Minimum lot size: 2 acres

Absolute minimum lot size: 1 acre*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 0.5 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height. Single-family height protection applies.*

Minimum setback standards of the district apply around the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Single-Family Detached

Educational Facility, Primary & Secondary

Educational Facility, Outdoor Instruction (C)

Government Facilities (P*)

Parks

Places of Worship (P*)

Wellborn Estate Concepts

Country Club
Utility (P*)

Wireless Telecommunication Facility –
Unregulated

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

Wellborn Restricted Suburban Concepts

Purpose Statement

This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). When using the cluster option, open space should be provided so density is not increased. Such open space should be in addition to a minimum open space requirement of 15% of the developing area.

Comprehensive Plan

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

Subdivision Design

Lot Area

Average minimum lot size: 20,000 sf

Absolute minimum lot size: 8,000 sf*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 70'

Minimum depth: none

Front setback: 25'

Side setback: 7.5'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 2 units/acre

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

Minimum setback standards of the district apply along the perimeter of a cluster development.

All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

When the cluster option is used, open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 15 percent of the gross area of the development.
- Additional open space should be provided so density is not increased.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Single-Family Detached
Educational Facility, Primary & Secondary
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club

Utility (P*)
Wireless Telecommunication Facility –
Unregulated

- P* - Please refer to supplemental standards [Unified Development Ordinance Section 12-6.4](#)

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.

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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

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Offices

Parks

Personal Service Shop

Places of Worship (P*)

Printing/Copy Shop

Restaurants (P*)

Retail Sales & Service (P*)

Storage, Self Service (P*)

Utility (P*)

Wireless Telecommunication Facility –

Unregulated

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