CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.2. Use categories and tables of permitted uses.

A. All uses permitted in this Code have been divided into 10 general categories as detailed below and are generally defined as follows:

1. *Residential:* Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.
2. *Lodging:* Premises available for short-term human habitation for a fee, including daily and weekly rental.
3. *Commercial:* Premises available for the transaction of general business, the provision of services, the commercial sale of merchandise, and/or food and drink consumption, but excluding manufacturing.
4. *Civic/institutional:* Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.
5. *Entertainment/recreation:* Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.
6. *Agriculture:* Premises primarily used to grow crops, produce, flowers, etc., raise animals, harvest timber, or other similar functions.
7. *Manufacturing/wholesale/storage:* Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.
8. *Infrastructure:* Uses and structures dedicated to transportation, communication, information, and utilities.
9. *Accessory*: Uses of land or of a building or structure or portion thereof, which is incidental and subordinate to a principal use on the same lot.
10. *Temporary:* Uses of land which, having met certain requirements and conditions, that may be permitted for a period of limited duration, and which may utilize "temporary structures" for the duration of the event.

B. *Interpretation of use matrices.*

1. The use matrix is not intended to be a comprehensive list of all possible uses, but rather a list of more common uses likely to be proposed within the city.
2. In the event that a particular use is not listed in the use matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the administrator shall determine whether a materially similar use exists in this chapter.
    a. Should the administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the administrator's decision shall be recorded in writing pursuant to G.S. 160D-403.

b. Should the administrator determine that a materially similar use does not exist, this chapter may be amended to establish a specific listing for the use in question in accordance with the provisions set forth for text amendments in CHAPTER 16.

3. When determining whether a proposed use is materially similar to a listed use, the administrator may consider the following criteria:
   a. The actual or projected characteristics of the proposed use;
   b. The relative amount of site area or floor area and equipment devoted to the proposed use;
   c. Relative amounts of sales;
   d. The customer type;
   e. The relative number of employees;
   f. Hours of operation;
   g. Amount and frequency of deliveries;
   h. Building and site arrangement;
   i. Types of vehicles used and their parking demands;
   j. The number of vehicle trips generated;
   k. Signs;
   l. How the proposed use is advertised;
   m. The likely impact on surrounding properties; and
   n. Whether the activity is likely to be found independent of the other activities on the site.
4. Prohibited uses within the applicable zoning district or uses for which the administrator determines there is not a materially similar use in the matrix may be permitted through the application of a conditional zoning district in accordance with the provisions set forth in CHAPTER 16.

C. *Use matrix.* The following matrix sets forth the manner by which certain uses may be permitted within the various districts set forth above.

1. "P" denotes those uses that are permitted "by right."
2. "—" denotes those uses that are not permitted within the given district.
3. "SUP" denotes those uses that are permitted upon issuance of a special use permit in accordance with the provisions set forth in CHAPTER 16. Additional standards for certain uses requiring a special use permit are set forth in CHAPTER 3 ~~and CHAPTER 5~~ of this ordinance.
4. "PS" denotes those uses that are permitted with additional standards, which are set forth in CHAPTER 3.
5. "MHD" denotes those uses that are permitted within a Manufactured Housing Overlay District.

TABLE 2.2-A: LAND USE MATRIX

CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Residential										
Household Living	**3.5.1**	Dwelling—Single-Family	P	P	—	—	—	—	P	—
		Dwelling—Duplex	P	P	P	P	—	—	P	—
		Dwelling—Multifamily 3—4 units/bldg.	P	P	P	P	P	P	P	—

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Dwelling—Multifamily more than 4 units/bldg.	—	P	P	P	P	P	P	—
		Dwelling—Townhome	P	P	P	P	P	P	P	—
		Manufactured Home	MHD	MHD	MHD	MHD	MHD	MHD	MHD	—
		Live-Work Units	PS	PS	PS	PS	PS	—	PS	—
		Mixed-Use Residential Unit	—	—	PS	PS	PS	PS	PS	—
Group Living	**3.5.2**	Family Care Home	P	P	P	P	P	P	P	—
		Housing Services for the Elderly	SUP	P	P	P	P	P	P	—
		Rooming or Boarding House	P	P	P	—	P	P	P	—
Social Services	**3.5.3**	Group Care Facility	P	P	P	—	P	P	P	—
		Shelter	SUP	P	P	—	P	P	P	—
Lodging										
Overnight Accommodations	**3.6.1**	All overnight accommodations, except as listed below	—	—	—	P	P	P	P	—
		Bed and Breakfast	PS	PS	PS	PS	PS	PS	PS	—
		Short-Term Rental (STR)	—	PS	PS	PS	PS	PS	PS	—
Camping	**3.6.2**	Campground/Recreational Vehicle Park	SUP	SUP	SUP	SUP	—	—	SUP	—
		Rental Cottage/Cabins	PS	PS	PS	PS	—	—	—	—
		Seasonal Camp	PS	—	—	PS	—	—	PS	—
Commercial										
Eating and Drinking Establishments	**3.7.1**	All restaurants and other eating and drinking establishments except as listed below	—	—	P	P	P	P	P	—
		Bar/Night Club	—	—	PS	PS	P	P	—	—
Personal Services	**3.7.2**	All personal services, except as listed below	—	P	P	P	P	P	P	—
		Day Care Center	PS	PS	PS	PS	PS	PS	PS	PS
Professional Services	**3.7.3**	All professional services, except as listed below	SUP	P	P	P	P	P	P	P
		Adult Establishment	—	—	—	—	—	—	—	SUP
		Banks, Credit Unions, Financial Services, and ATMs	—	—	P	P	P	P	P	P
		Funeral Homes and Services	—	—	P	—	P	P	P	—
		Human Crematories and Crematoriums	—	—	PS	—	PS	PS	PS	PS
		Indoor Animal Services	—	—	P	P	P	P	P	P
		Kennels and Outdoor Animal Services	—	—	SUP	—	—	PS	—	PS
		Landscaping and Contractor Services	SUP	SUP	SUP	—	—	—	—	P

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Vehicle Services—Major Repair/Body Work	—	—	—	—	—	PS	—	PS
		Vehicle Services—Minor Maintenance/Repair	—	—	SUP	—	SUP	PS	PS	PS
Retail	**3.7.4**	All retail and sales establishments except as listed below	—	—	P	P	P	P	P	—
		Alcoholic Beverage Sales Store	—	—	SUP	P	P	P	—	—
		Auto/Mechanical Parts Sales	—	—	—	P	P	P	—	P
		Gas Station	—	—	SUP	PS	SUP	PS	—	PS
		Gunsmiths and Weapon Sales	—	—	SUP	SUP	PS	PS	—	PS
Civic/Institutional										
Educational	**3.8.1**	All educational uses except as listed below	SUP	P	P	P	P	P	P	—
		Colleges/Universities	—	—	SUP	SUP	P	P	P	—
		Schools—Vocational/Technical	—	SUP	P	P	P	P	P	P
Government	**3.8.2**	All government uses, except as listed below	—	P	P	P	P	P	P	P
		Correctional Facilities	—	—	SUP	—	SUP	P	P	P
		Public Safety Station	SUP	SUP	P	P	P	P	P	P
Medical	**3.8.3**	All medical offices and facilities except as listed below	—	P	P	P	P	P	P	—
		Hospital	—	—	—	—	—	P	P	—
Places of Worship	**3.8.4**	All religious institutions or places of worship	SUP	P	P	—	P	P	P	—
		Cemeteries	PS	PS	PS	—	PS	PS	PS	—
Entertainment/Recreation										
Indoor Recreation	**3.9.1**	All indoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P
		Cultural or Community Facility	SUP	P	P	P	P	P	P	—
		Indoor Amusements	—	—	SUP	P	P	P	SUP	P
		Indoor Firing Range	—	—	—	SUP	—	SUP	SUP	SUP
		Live Performance Theater	—	SUP	SUP	P	P	P	P	—
		Movie Theater	—	—	—	P	P	P	—	—
		Special Event Venue	SUP	SUP	PS	PS	PS	PS	PS	—
		Studios, Galleries and Workshops - High Impact	—	—	SUP	SUP	SUP	P	P	P
		Studios, Galleries and Workshops - Low Impact	—	P	P	P	P	P	P	—
Outdoor Recreation	**3.9.2**	All outdoor recreation facilities, except as listed below	SUP	P	P	P	P	P	P	P

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
		Non-Residential Swimming Pool or Pond	—	SUP	SUP	SUP	PS	PS	PS	—
		Outdoor Amusements	—	—	SUP	P	SUP	P	—	P
		Outdoor Firing Range	—	—	—	—	—	—	—	SUP
		Parks, Open Space, and Greenways	P	P	P	P	P	P	P	P
Agriculture										
Agriculture	**3.10.1**	All agricultural uses	PS	—	—	—	—	PS	PS	PS
Manufacturing/Wholesale/Storage										
Light Industrial and Manufacturing	**3.11.1**	All light industrial and manufacturing activities, except as listed below	—	—	—	—	—	SUP	—	P
		Brewery, Distillery, Winery, Cidery - High Impact	—	—	—	SUP	—	P	—	P
		Brewery, Distillery, Winery, Cidery - Low Impact	—	—	SUP	PS	PS	PS	—	PS
		Laboratory	—	—	—	—	—	P	P	P
		Laundry, Dry Cleaning Plant	—	—	—	—	—	SUP	P	P
		Manufacturing Research and Development	—	—	—	P	—	P	P	P
		Media Production	—	—	P	P	P	P	P	P
Heavy Manufacturing	**3.11.2**	All heavy manufacturing activities, except as listed below	—	—	—	—	—	—	—	SUP
		Metal Products Fabrication, Machine or Welding Shop	—	—	SUP	SUP	SUP	P	—	P
Storage and Disposal	**3.11.3**	All storage and disposal uses, except as listed below	—	—	—	—	—	SUP	—	P
		Chemical Storage Facility	—	—	—	—	—	—	—	P
		Solid Waste Disposal Facilities	—	—	—	—	—	—	—	PS
		Junkyard / Salvage Yard	—	—	—	—	—	—	—	SUP
Wholesaling and Distribution	**3.11.4**	All wholesaling and distribution activities, except as listed below	—	—	—	—	—	P	—	P
		Equipment Rental	—	—	—	—	—	P	—	P
		Indoor Vehicle/Heavy Equipment Sales	—	—	PS	—	PS	PS	—	PS
		Outdoor Vehicle/Heavy Equipment Sales	—	—	—	—	—	PS	—	PS
Extractive Industries	**3.11.5**	All extractive industries, except as listed below	—	—	—	—	—	—	—	P
		Extractive industries involving blasting	—	—	—	—	—	—	—	SUP
Infrastructure										

TABLE 2.2-A: LAND USE MATRIX										
CATEGORY	SECTION (a)	USE	ZONING DISTRICTS							
			GR	RMX	NMX	PGX	DMX	CMX	IC	GI
Utilities	**3.12.1**	Utilities—Class 1	P	P	P	P	P	P	P	P
		Utilities—Class 2	P	P	P	P	P	P	P	P
		Utilities—Class 3	—	—	—	—	—	—	—	P
Telecommunications	**3.12.2**	All wireless telecommunication facilities, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Wireless Telecommunication Facility—Tower	—	—	—	—	—	SUP	—	PS
Transportation	**3.12.3**	Parking Lot	SUP	PS	PS	PS	PS	PS	PS	PS
		Passenger Vehicle Terminals	—	—	P	P	P	P	—	P
Accessory										
Residential Accessory	**3.13.1**	All residential accessory uses, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Day Care Home	PS	PS	PS	PS	PS	PS	PS	—
		Dwelling—Accessory Unit (ADU)	PS	PS	PS	PS	PS	PS	PS	—
		Home Occupation	PS	PS	P	P	P	P	P	—
		Keeping Bees	PS	PS	PS	PS	PS	PS	PS	PS
		Keeping Domestic Fowl (Chickens)	PS	PS	PS	PS	PS	PS	PS	PS
		Swimming Pool or Pond	PS	PS	PS	PS	PS	PS	PS	—
Non-Residential Accessory	**3.13.2**	All non-residential accessory uses, except as listed below	—	PS	PS	PS	PS	PS	PS	PS
		Accessory Retail	—	—	PS	PS	PS	PS	PS	PS
		Drive-Thrus	—	—	SUP	SUP	—	PS	—	—
		Mobile Food Vendor Site	—	SUP	PS	PS	PS	PS	PS	PS
		Recycling - Small Collection	—	—	—	—	—	SUP	SUP	P
		Rooftop Amenity Space	—	—	SUP	PS	PS	PS	PS	PS
		Taproom / Tasting Room	—	—	SUP	P	P	P	—	P
Temporary										
Events and Structures	**3.14.1**	All temporary events and structures, except as listed below	PS	PS	PS	PS	PS	PS	PS	PS
		Carnivals or Circus	—	—	—	—	—	PS	PS	PS
		Farmers Market	—	—	PS	PS	PS	PS	PS	—
Vendors	**3.14.2**	All temporary vendors, except as listed below	—	—	PS	PS	PS	PS	—	—
		Vending Pushcarts	—	—	—	—	PS	—	—	—

(a) This column refers to the section of this ordinance that contains the use definition and additional standards.

2.6. Density and dimensional requirements.

2.6.2. Building height.

A. ***Maximum building height***. The maximum building height for a structure varies based on zoning district.

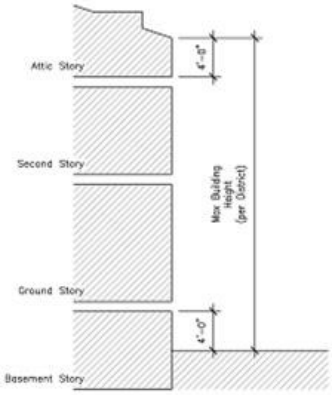
1. ~~See the requirements for tall structures as set forth in Section 5.15.~~

TABLE 2.6.2-A: MAXIMUM BUILDING HEIGHT BY RIGHT	
District	**Maximum Height by Right**
GR4	35 feet
GR8	35 feet
RMX	35 feet
NMX	35 feet
PGX	35 feet
DMX	50 feet
CMX	50 feet
IC	50 feet
GI	50 feet
Note: Projects or development that do not meet the above standards may apply for conditional zoning in accordance with Section 2.1.C.	

B. ***Computation of building height.***

1. "Building height" is measured as the vertical distance above a reference elevation measured to the parapet or roof line of a flat roof, the eave of a pitched roof, or the deck line of a mansard roof. The height of a terraced or stepped building is the maximum height of any segment of the building.
2. The reference elevation shall be selected using the greater of either of the following:
   a. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade; or,
   b. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection B.1, above is more than 10 feet above the lowest grade.

FIGURE 2.6.2-A: BUILDING HEIGHT MEASUREMENT



3. *Items not included in calculation*: The height limitations of this section shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, masts and antennas; provided evidence from appropriate authorities is submitted to the effect that such building or structure will not interfere with any airport zones or flight patterns.

C. ***Maximum story height***.

1. A building story shall not exceed 14 feet in height from finished floor to finished floor.
2. Basements that emerge less than 4 feet from grade or attics not exceeding 4 feet at the knee-wall shall not constitute a story.

2.7. Yards and setbacks.

2.7.1. General standards for all yards and setbacks.

A. A building, structure, lot, or sign shall not be developed, used or occupied unless it meets the minimum setback requirements set forth herein for the use or the zoning district in which it is located, except permitted encroachments in Section ~~5.17~~2.7.9.

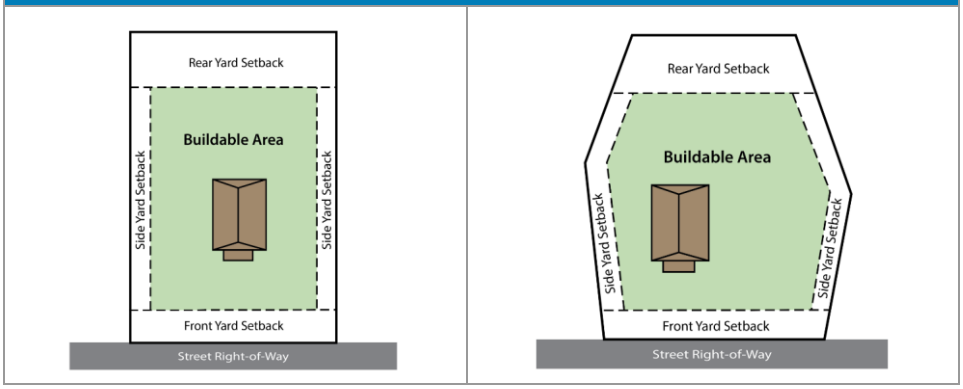
1. Landscaping requirements set forth in CHAPTER 8 of this ordinance may supersede setbacks listed herein.
2. No portion of any structure shall be placed upon any parcel boundary or within any public or private right-of-way or easement, unless otherwise provided for by this ordinance. This provision shall not prohibit zero lot line structures with common walls situated on one or more lot lines.

B. ***Types of setbacks:***

1. Front yard setbacks shall apply to the portion of the lot adjacent to the right-of-way. All lots are required to have a front yard.
2. Rear yard setbacks shall apply to the portion of the lot on the opposite side of the lot from the front yard setback. All lots are required to have a rear yard.

3. Side yard setbacks shall be the required setback from any property line other than front or rear property lines.

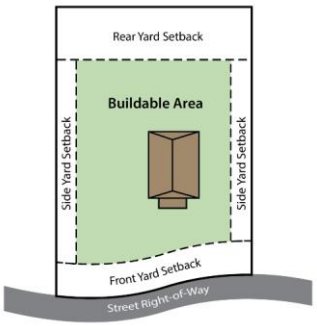
FIGURE 2.7.1-A: ILLUSTRATIVE SETBACK DIAGRAMS



C. ***Measurement of setbacks and building lines*:**

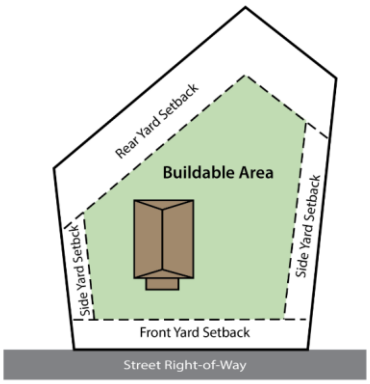
1. Required yard setbacks and building lines are measured parallel to the applicable lot line or public right-of-way line.
   a. Front yard setbacks and building lines shall be measured from the property line or the edge of the right-of-way, whichever is further from the centerline of the roadway.
   b. Side yard and rear yard setbacks and building lines shall be measured from the property line(s).
2. When lot lines are curvilinear, setbacks and building lines shall be measured parallel to the curvilinear lot line.

FIGURE 2.7.1-B: SETBACKS FROM CURVILINEAR LOT LINES



3. When there are multiple rear lot lines, the rear yard setback and building line must be measured from each of the rear lot lines.

FIGURE 2.7.1-C: SETBACKS FROM MULTIPLE REAR LOT LINES



D. *Administrative decisions for setbacks:*

1. The administrator may impose additional setbacks based upon specific guidance from the City of Brevard Comprehensive Plan, the City of Brevard Downtown Master Plan and other district or small area/master plans, the City of Brevard Comprehensive Pedestrian Plan, the City of Brevard Street Schedule, or other plans or policies of the city.
    a. For private streets, a right-of-way in accordance with CHAPTER 13 shall be assumed by the administrator.

b. When determining the edge of the right-of-way, the administrator shall account for existing or proposed additional automobile, bicycle, or pedestrian travel lanes, turn lanes, roundabouts, on-street parking, and other improvements that deviate from a standard street cross-section.

2. The administrator may approve deviations from required setbacks by up to 20 percent of the required area in accordance with CHAPTER 16 in order to:
   a. protect existing or proposed rights-of-way and other infrastructure improvements
   b. ensure environmental protection of sensitive and/or conservation areas, including steep slope areas
   c. account for surface water protection and/or satisfy flood damage prevention requirements
3. For non-conforming lots without street frontage, the administrator shall designate a front yard for the purposes of setback measurement.
4. The administrator may grant exceptions to the setback requirements of this ordinance for infill developments where the average setback on already-built-upon lots located wholly or in part within the same block and zoning district, and fronting on the same street as such lot, is less than the minimum required setback. In such cases, the front and side yard setbacks on such lot may be less than the required setback but not less than the average of the existing setbacks on the developed lots.
5. The administrator may determine that in established neighborhoods the functional rear yard is not opposite the front yard based on the peculiar shape of the parcel or the development pattern. In these cases, the administrator may determine that another line shall be considered the rear lot line for setback purposes.

2.7.9. Encroachments.

Commented [EB1]: This section was located in Chapter 5 but has been relocated to the setback section

Certain structural and architectural features are permitted to encroach ~~across parcel lines,~~ into setback areas and into rights-of-way. The following standards shall be established for encroachments:

A. ***Awnings****:* Awnings on structures within commercial and mixed-use zoning districts may encroach upon the front setback area and rights-of-way provided that the following conditions are met:

1. Awnings shall be supported by means of a frame attached directly to the structure receiving beneficial use of the awning. In no case shall awnings be supported by a frame attached to a sidewalk or other public right-of-way.
2. ~~Storefront~~ Shopfront awnings projecting the width of the sidewalk pedestrian zone must be attached to the building at 14 feet above the grade of the sidewalk. Awnings may only project two-thirds the width of the sidewalk pedestrian zone if attached lower than 14 feet above the grade of the sidewalk.
3. Awnings shall not project into the furniture/landscape zone of any sidewalk, nor over a street or adjacent on-street parking, and, in no event, shall they project further than seven feet from the face of the building.
4. The lowest point of any awning shall be at least nine feet above the grade of the sidewalk.
5. All awnings in other zoning districts shall be considered a part of the structure for purposes of measuring and complying with area and setback regulations.

B. ***Handicapped ramps****:* The administrator may approve the installation of handicapped landings, ramps, and similar structures as additions to existing structures, even though such additions do not meet the minimum setback requirements of this ordinance, provided such additions meet the following criteria:

1. They are intended for the sole purpose of providing handicapped access to an existing structure.

2. They fully conform to North Carolina Building Code and are designed to minimize setback deviations to the maximum extent possible.
3. Prior to the issuance of any permit the administrator shall inspect the site of the proposed addition and may impose such conditions as are necessary to minimize any conflicts that may arise from the construction thereof, including the encroachment of such additions upon setback lines.
4. No such addition shall encroach into a public or private right-of-way or easement, regulatory floodway, or surface water protection area.

C. ***Roof overhangs and gutters:***

1. Roof overhangs and gutters may encroach into front, rear, or side yard setbacks by up to two feet.

D. ***Uncovered porches, stoops, and stairs:***

1. Uncovered porches, stoops, and stairs, intended primarily for means of ingress and egress, nominally in line with the first floor above grade or any floor below that, may encroach into front, or rear yard setbacks up to one-third of the required setback dimension up to a height of four feet above the elevation of the floor being served. The area of each porch not including landings between runs of stairs, shall be no greater than fifty square feet.

E. ***Balconies and bay windows:***

1. Covered or uncovered balconies and bay windows may encroach into front or rear setbacks up to three feet into the required setback dimension. Balconies or bay windows may not exceed ten feet in width. Cumulative total of balconies and bay windows projecting into the setback shall not exceed 33 percent of the total width of each elevation.

F. ***Chimneys****:*

1. Chimneys may encroach into front, rear, or side setbacks by up to two feet. Width of the chimney encroachment shall not exceed that necessary for the fireplace, flue, and the typical building walls enclosing the fireplace or flue.

G. No such eve, bay window, balcony, stairs, stoop, porch, chimney shall encroach into a public or private right-of-way or easement, regulatory floodplain, or surface water protection area.

CHAPTER 3. USE DEFINITIONS AND STANDARDS

3.5. Residential uses.

3.5.1. Household living use category.

A. ***Household living.***

1. Definition: Residential occupancy of a dwelling unit by a household. Household living includes the following uses:
   a. Dwelling – Single-family;
   b. Dwelling – Duplex;
   c. Dwelling – Multifamily 3-4 units/building;

d. Dwelling – Multifamily more than 4 units/building;
e. Dwelling – Townhome;
f. Manufactured Home (single unit);
g. Live-Work Units; and
h. Mixed-Use Residential Units

B. ***Dwelling—Single-family.***

1. Definition: A free-standing building designed for and/or occupied by one household. These residences may be individually owned as residences or owned by rental or management companies. Single-family dwellings are typically site-built structures that comply with the North Carolina Residential Building Code, current edition, but also include factory-built, modular home units.

C. ***Dwelling—Duplex.***

1. Definition: A building containing two residential dwelling units that is typically divided horizontally, each unit having a separate entrance from the outside or through a common vestibule.

D. ***Dwelling—Multi-family (three or four units/building).***

1. Also known as a Triplex or Quadraplex
2. Definition: A building containing three or four residential dwelling units. Each unit has a separate entrance from the outside or through a common vestibule. Multi-family dwellings may include triplexes or fourplexes (buildings under one ownership with three or four dwelling units in the same structure),

E. ***Dwelling—Multi-family (more than four units/building).***

1. Definition: A building containing more than four residential dwelling units. Each unit has a separate entrance from the outside or through a common vestibule. These structures may include apartments (five or more units under one ownership in a single building)

F. ***Dwelling—Townhome.***

1. Definition: A building that contains three or more separate dwellings divided vertically and connected by shared walls. Each unit has a separate entrance to a front and/or rear yard. This definition includes subdivisions where townhomes are located in zero lot line developments where common walls are situated on one or more lot lines.

G. ***Manufactured home.***

1. Definition: A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly on the building site which also meets the following requirements:
   a. It is at least eight feet in width and 32 feet in length;
   b. It is placed upon a permanent foundation which meets the installation and foundation requirements adopted by the N.C. Commissioner of Insurance;
   c. It is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site; and
   d. It does not have any wheels or axles permanently attached to its body or frame.
2. Additional Standards:
   a. A manufactured home must bear a seal certifying that it meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction.

Commented [EB2]: The changes included here are currently located in Chapter 5. They are not new changes – just relocating from the other chapter.

~~a.~~b. This definition does not include recreational vehicles (RV), park model RVs, and other structures that are not constructed to the United States Department of Housing and Urban Development Standards or to North Carolina Building Code.

i. Recreational vehicles (RV), park model RV's, and other structures that are not constructed to the United States Department of Housing and Urban Development Standards or to North Carolina Building Code shall not be permitted, nor shall such structures become occupied within any other property within the jurisdiction of the City of Brevard, except as otherwise provided for in this ordinance.

~~b. Manufactured homes are permitted with standards in the Manufactured Home Overlay District.~~

c. Dwelling units built to, or utilizing any of, the following as primary construction standards are NOT considered manufactured homes suitable for use as permanent dwelling units: National Electrical Code Article 551; National Fire Protection Association No. 1192; and American National Standards Institute No. 119.5.

d. Manufactured homes shall be set up on the site in accordance with the standards set by the N.C. Department of Insurance.

e. Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the N.C. Department of Insurance.

f. The tongue, axes, transporting lights, and removable towing apparatus shall be removed after placement on the lot and before occupancy.

g. Within 30 days following setup, manufactured homes shall be fitted with skirting in compliance with the following:

i. Skirting of the lower area below the floor level shall be required on all manufactured home units.

ii. Skirting shall be of such material and color to blend with the color, material, fabric and/or design of the mobile home itself.

h. A permanent foundation, wall or basement, constructed in compliance with the N.C. Department of Insurance regulations, may be erected to support any mobile home unit in lieu of the above requirements for skirting.

i. Manufactured homes shall not be used for nonresidential purposes.

H. ***Live-work unit.***

2. Definition: A residential building type that consists of both a residential use and a non-residential use that is allowed in the applicable zoning district.

3. Additional Standards:

a. Typically, the enterprise or non-residential use is located on the ground floor and the residential unit is above or behind.

b. Non-residential uses within a live-work unit must be listed within Section 2.2.C as a permissible use within the district in which the live-work unit is proposed and such non-residential use must be approved by means of the appropriate permitting process.

c. In districts where residential building types are not permitted live-work units may be permitted within pre-existing non-conforming residential structures.

I. ***Mixed-use residential unit.***

1. Definition: A non-residential building type that consists of both a residential use and a non-residential use that is allowed in the applicable zoning district.
2. Additional Standards:
    a. Location of residential unit:
        i. In the Downtown Development Overlay District, the non-residential use shall be located on the ground floor with the residential unit or units above.
        ii. In all other districts, the ground floor shall be primarily non-residential, with the residential unit or units encouraged to be above or behind the non-residential space.
    b. Non-residential uses within a mixed-use residential unit must be listed within Section 2.2.C as a permissible use within the district in which the live-work unit is proposed and such non-residential use must be approved by means of the appropriate permitting process.

CHAPTER 5. ARCHITECTURAL STANDARDS

5.1. Purpose and intent.

Architecture has played an undeniable role in defining Brevard's distinct character and lasting identity. These Architectural Standards are intended to preserve and enhance that character by regulating key aspects of the built environment. By setting a high standard for quality design across the jurisdiction, every new development can become a thoughtful, lasting addition to Brevard, enhancing the community for years to come.

While these Standards reflect Brevard's local culture, heritage, environment, and architectural identity, the city will continue to evolve over the years following their adoption. As such, they are not intended to be static but adaptable, outlining the typical characteristics and specifications for pedestrian-oriented, authentic, durable, context-sensitive, and climate-responsive buildings.

These Standards are intended to be interpreted alongside **Brevard's Architectural Visual Guidelines**, which act as a comprehensive catalog of Brevard's architectural identity, presenting best practices meticulously tailored to the city's one-of-a-kind character. These Standards enforce the policies of that document.

Commented [EB3]: Hyperlink to the document

5.2. Applicability.

A. This chapter shall apply when any of the following occurs:
1. New construction of a building or buildings;
2. Any changes to building facades, including but not limited to replacement of exterior building elements such as wall material/design, roof material/design, or other exterior remodeling. In this case, only the area of the building that is modified (including but not limited to the wall material/design, roof material/design, windows, or doors) will be subject to these regulations.

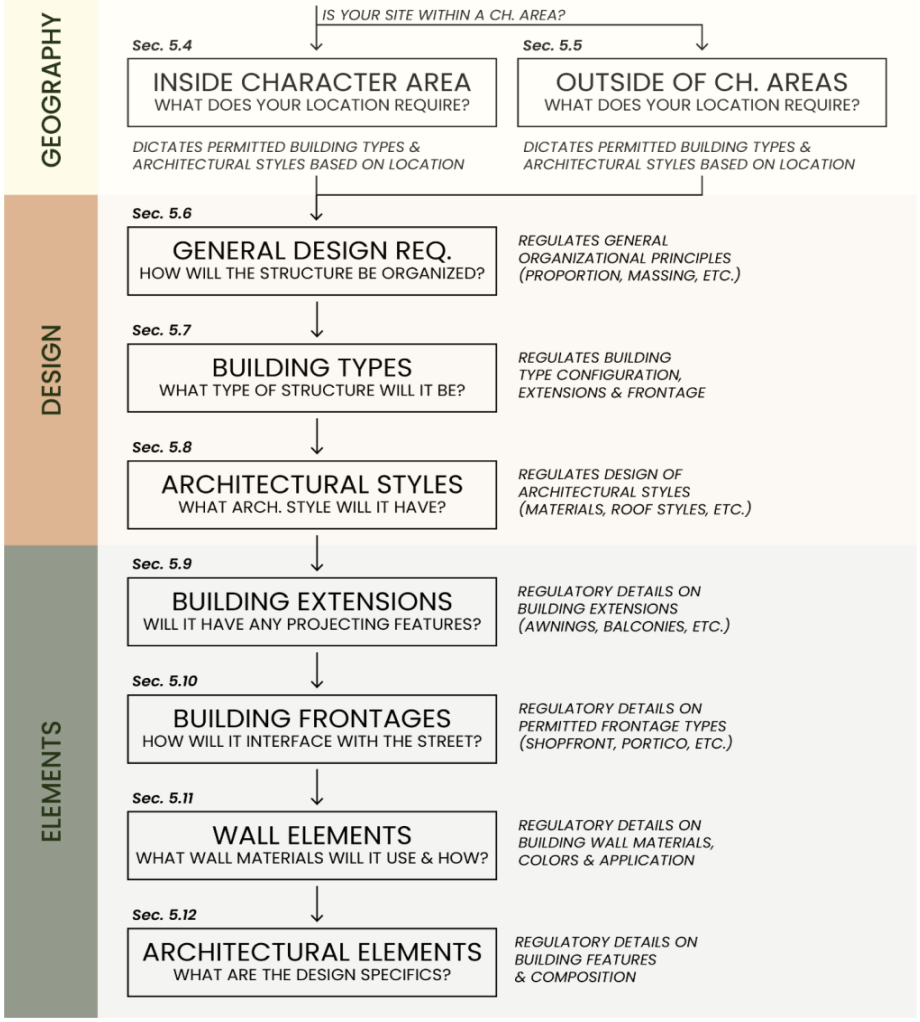
Commented [EB4]: Risk tolerance question for Council and Planning Board.

B. The following structures are exempt from the building design elements adopted under this Chapter:
1. Structures subject to regulation under the North Carolina Residential Code (see N.C.G.S. § Section 160D-702(b)).

5.3. Process.

A. The following diagram shall demonstrate the process for understanding and applying the architectural standards.

TABLE 5.3-A: PROCESS FOR APPLYING ARCHITECTURAL STANDARDS TO DEVELOPMENT PROJECTS



5.4. Inside of Character Areas.

5.4.1. Purpose and applicability.

A. This section seeks to strengthen four distinct districts in Brevard by designating them as Architectural Character Areas.

B. Properties within each Architectural Character Area are subject to additional regulations concerning permitted architectural styles, materiality, and building elements.

C. The applicability of Architectural Character Areas are as follows:

TABLE 5.4.1-A: ARCHITECTURAL CHARACTER AREAS AND ZONING CLASSIFICATIONS	
Character Area	**Zoning Classification**
Downtown	Downtown Development Overlay District (DDOD)
Pisgah Gateway	Pisgah Gateway Mixed-Use (PGX)

5.4.2. Character area descriptions.

A. ***Downtown***. Downtown Brevard's most distinctive buildings share a common architectural style of Brick Masonry Vernacular, featuring naturally warm-colored brick with various bond patterns. Examples of Revival styles can also be found in Downtown, but should be generally reserved for Civic buildings. As a pedestrian-focused area, mixed use building shopfronts adorned with large, symmetrical windows and doors, as well as canopies or colored fabric awnings, play a significant role in reinforcing Downtown's character.

TABLE 5.4.2-A: DOWNTOWN BUILDING EXAMPLES	
Transylvania County Courthouse	**McMinn Building**
	

B. ***Pisgah Gateway.*** The Pisgah Gateway stands at the foot of the National Forest entrance; for many visitors it represents their first or only impression of Brevard. This area should reinforce a strong architectural character, drawing on Brevard's mountain tradition of rustic stone and timber construction.

TABLE 5.4.2-B: PISGAH GATEWAY BUILDING EXAMPLES	
Pisgah Tavern	**The Hub**
	

5.4.3. Permitted building types by character area.

A. Based on the historical patterns and desired future of the local built environment, the following building types are permitted within each Character Area as follows:

TABLE 5.4.3-A: PERMITTED BUILDING TYPES BY ARCHITECTURAL CHARACTER AREA			
BUILDING TYPE	**SECTION (a)**	**CHARACTER AREA**	
		Downtown	**Pisgah Gateway**
Civic	5.7.1	YES	YES
Institutional	5.7.2	—	YES
Warehouse	5.7.3	—	—
Main Street Building	5.7.4	YES	YES
Flex Building	5.7.5	—	—
Liner Building	5.7.6	YES	YES
Live/Work Building	5.7.7	YES	YES
Neighborhood Business	5.7.8	—	YES
Large-Scale Commercial	5.7.9	—	—
Roadside Business	5.7.10	—	YES
Stacked Flats	5.7.11	YES	YES
Multiplex	5.7.12	YES	YES
Small Multiplex	5.7.13	YES	YES
Accessory Building	5.7.14	YES	YES
(a) This column refers to the section of this ordinance that contains the building type definition and standards.			

5.4.4. Permitted architectural styles by character area.

A. Based on the historical patterns and desired future of the local built environment, the following Architectural Styles are permitted within each Character Area as follows:

TABLE 5.4.4-A: PERMITTED ARCHITECTURAL STYLES BY ARCHITECTURAL CHARACTER AREA			
ARCHITECTURAL STYLE	SECTION (a)	CHARACTER AREA	
		Downtown	Pisgah Gateway
Brick Masonry Vernacular	5.8.1	YES	—
Stone Masonry Vernacular	5.8.2	—	YES
Rustic Frame Vernacular	5.8.3	—	YES
Industrial Vernacular	5.8.4	—	—
Colonial Revival	5.8.5	YES	—
Brevard Contemporary	5.8.6	—	—

5.5. Outside of Character Areas.

5.5.1. Purpose and applicability.

A. Properties located outside of all Architectural Character Areas are subject to a distinct set of standards offering greater flexibility, which are described within this section.

5.5.2. Permitted building types by zoning district.

A. For properties located outside of Architectural Character Areas, the permitted building typologies vary by zoning district in accordance with the following table:

TABLE 5.5.2-A: PERMITTED BUILDING TYPES BY ZONING DISTRICT								
BUILDING TYPE	SECTION (a)	ZONING DISTRICT*						
		GR	RMX	NMX	DMX	CMX	IC	GI
Civic	5.7.1	YES	YES	YES	YES	YES	YES	YES
Institutional	5.7.2	YES	YES	—	—	YES	YES	YES
Warehouse	5.7.3	—	—	—	—	—	YES	YES
Main Street Building	5.7.4	—	—	—	YES	YES	YES	YES
Flex Building	5.7.5	—	—	—	—	YES	YES	YES
Liner Building	5.7.6	—	—	YES	YES	YES	YES	YES
Live/Work Building	5.7.7	—	YES	YES	YES	YES	YES	YES
Neighborhood Business	5.7.8	—	—	YES	YES	YES	YES	YES
Large-Scale Commercial	5.7.9	—	—	—	—	YES	—	—
Roadside Business	5.7.10	—	—	YES	—	YES	—	YES
Stacked Flats	5.7.11	—	—	—	YES	YES	—	—
Multiplex	5.7.12	—	YES	YES	YES	YES	YES	—

TABLE 5.5.2-A: PERMITTED BUILDING TYPES BY ZONING DISTRICT								
BUILDING TYPE	SECTION (a)	ZONING DISTRICT*						
		GR	RMX	NMX	DMX	CMX	IC	GI
Small Multiplex	5.7.13	—	YES	YES	YES	YES	YES	—
Accessory Building	5.7.14	YES	YES	YES	YES	YES	YES	YES

(a) This column refers to the section of this ordinance that contains the building type definition and standards.
**The Pisgah Gateway Mixed-Use (PGX) Zoning District is intended to coincide with the boundaries of the Pisgah Gateway Character Area. Permitted Building Types for PGX are listed in Section 5.4.3.*

B. Because of their unique characteristics, group developments may be allowed to utilize additional building types not permitted in the zoning district.

5.5.3. Permitted architectural styles by zoning district.

A. Except for Government uses, properties located outside of all Architectural Character Areas may choose from any of the architectural styles designated as appropriate or authentic to Brevard in Section 5.8.

5.6. General design requirements.

5.6.1. Proportion and massing.

A. All buildings shall be designed with Proportion, including but not limited to 2:3, 3:5, or 5:8.

1. Proportion shall be used to determine overall building form, massing, roof lines, and the location and scale of Building Extensions, Building Frontages, and Architectural Elements.
2. Building Extensions, Building Frontages and Architectural Elements shall be designed with Proportion.

B. Building mass shall be broken down into basic forms and shapes, with a primary building mass and secondary massing for wings, Building Extensions, and Building Frontages.

1. The building mass shall use changes in roof height, façade depth, materials, and articulation to express important elements in the building, such as a main entrance or a gathering space.

5.6.2. Vertical organization / hierarchy.

A. All buildings shall have a clearly articulated base, middle, and top.

1. ***Base***. The base of the building shall express a load-bearing function. The base of the building may be expressed in the following ways:
   a. Through the building foundation only, or
   b. Through the bottom half of the Ground Floor, or
   c. Through the entire Ground Floor.
2. ***Middle***. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The middle should constitute the majority of the building exterior.
   a. The middle can include all floors of the building (with the Foundation serving as the Base, and the Roof serving as the Top), or

b. The middle can include only the middle floors of the building.

3. ***Top***. Design of the building's top shall express the special location where the building meets the sky.
   a. The top may simply be the roof of the building, or
   b. The top may be defined by a change in the Building Extensions on the highest floor of the building, such as the addition or removal of balconies or awnings, or
   c. The top may be defined by a special articulation in the Wall Elements of highest floor of the building, such as a change in material, pattern, or color.
4. ***Transitions***. The transition between the Base, Middle and Top of the building can be physically defined with architectural elements or a change in materials.
   a. *For masonry construction*: Watertables, string courses, cornices, moldings, and expression lines may be used to delineate the transitions between Base, Middle, and Top – this is most relevant to the Brick Masonry Vernacular, Stone Masonry Vernacular, and Colonial Revival architectural styles.
   b. *For frame construction*: There may not be any horizontal delineation between base middle and top. If horizontal delineation exists, it can be expressed through a subtle change in the type of wood siding (such as from board and batten siding to shingles), through subtle changes in paint color, or it can be expressed with wood trim or moldings.

5.6.3. Horizontal organization / rhythm.

A. Buildings that exceed 100 feet in width shall have façade articulation to break up the façade width into smaller sections.

B. Each section shall be a maximum of 50' in width and may consist of multiple Bays, or regularly spaced window openings.
   1. To create an emphasis on symmetry in the main building mass, an odd number of opening Bays is recommended.
   2. For secondary building wings and extensions, an even number of opening Bays is recommended.

C. Sections shall be articulated through window spacing and window grouping, as well as Pilasters, Columns, special brick or stone patterns, or a change in façade depth.

5.6.4. Fenestration and transparency.

A. Windows shall express each individual floor of the building; windows shall not span multiple floors.

B. The top of all windows on the same floor of a building shall be aligned horizontally.

C. The centerlines of all windows on multi-floor buildings shall be aligned vertically.

D. Each building story shall feature a façade transparency of 20% min to 33% max.
   1. Façade transparency shall be calculated for the area between finished floors and shall be the total percentage of door and window area along that portion of the façade. Upper floor transparency shall be measured to the finished ceiling.
   2. Applicants shall provide a diagram to demonstrate compliance with these provisions.

E. Fenestration standards do not apply to Shopfront Frontages, which are regulated under the design standards in Section 5.10.2.

F. For tailored Window regulations based on architectural style, refer to Section 5.8.

5.6.5. Equipment screening.

A. All outdoor electrical, plumbing, mechanical, HVAC, communications equipment or similar shall be concealed from view from any frontage or sidewalk.

1. All equipment screening enclosures, including those located on the building roof, must use materials complimentary to the selected Architectural Style.

5.6.6. Material mixing.

A. Material mixing on the exterior walls of a building is not required. However, in some architectural styles, more than one material may be permitted on the exterior wall of a building. If more than one material is used, these regulations shall apply.

1. Material mixing shall be applied in horizontal layers and shall evoke structural rules of material weight.
2. Lighter-appearing materials shall always be placed on top of heavier-appearing materials.
3. Vertical mixing of materials is not permitted on any building.
4. Architectural style-specific standards for material mixing, showing appropriate horizontal layering from the lightest material on top to the heaviest material on bottom, are provided below:

TABLE 5.6.6-A: MATERIAL MIXING BY ARCHITECTURAL STYLES

Architectural Style	Material	Hierarchy
Brick Masonry Vernacular	*No material mixing permitted.*	
Stone Masonry Vernacular	*No material mixing permitted.*	
Rustic Frame Vernacular	Wood Shingle	Lightest
	Wood Board and Batten Siding	
	Wood Plank Siding	
	Wood Logs	
	Stone (typically for foundation or ground level only)	Heaviest
Industrial Vernacular	Metal	Lightest
	Brick	Heaviest
Colonial Revival	Wood / Fiber Cement Plank Siding (Gable ends and Dormers only)	Lightest
	Brick	Heaviest
Brevard Contemporary	Stucco	Lightest
	Wood Shingle	
	Wood Board and Batten Siding	
	Wood Plank Siding	
	Brick or Stone (Must select only one, permitted on the ground level only)	Heaviest

5.6.7. Ground floor finishing height.

A. All buildings with a residential ground floor use shall have a minimum ground floor finished floor height of 24 inches along the front façade to provide adequate privacy and separation from the street.

B. All buildings with non-residential ground floor uses shall have a ground floor finished floor height of 0 inches min to 6 inches max along the front façade.

5.6.8. Large building standards.

A. ***Applicability***. Large buildings shall meet additional requirements to minimize its aesthetic and environmental impact on the community. These standards shall apply to:

1. Any single structure with a gross floor area of 100,000 square feet or greater;
2. Any single structure or grouping of structures with a combined total gross floor area of 100,000 square feet or more when such structures are joined by a firewall or partiwall.

B. ***Heat island effect mitigation.*** Based on their characteristics, roofs on large buildings must meet the following heat island effect mitigation standards:

1. *All Roofs*: May use a green (vegetative) roof for at least 50% of roof surface as an alternative to the above requirements, or may use a combination of high SRI materials and partial green roofs as an alternative to the above requirements if: Total Roof Area ≤ (Area of SRI Roof *1.33) + (Area of Green Roof * 2)
2. *Roof Slope 2:12 or Above*: Must use a material with a Minimum Solar Reflective Index (SRI) of 78 for at least 75% of roof surface
3. *Roof Slope Less Than 2:12*: Must use a material with a Minimum Solar Reflective Index (SRI) of 29 for at least 75% of roof surface

C. ***Façade requirements***. In addition to regulations based on the chosen Building Type, Architectural Style, and those stated elsewhere in Section 5.6, façade design on large buildings shall adhere to the following additional requirements:

1. At least 60% of the front façade ground floor shall incorporate shopfront, portico, or gallery features.
2. Articulation of bays shall include wall plane projections or recesses at least 5% of the length of the façade in depth.
3. Plane projections and recesses should extend horizontally for at least 20% of the entire façade length.

D. ***Roof features.*** Variations in front rooflines shall be used to reduce the scale of buildings. Roof features shall be required which will complement the character of adjoining and nearby structures.

5.7. Building types

5.7.1. Civic building.

A. Civic buildings are the most important structures in the city, often acting as landmarks.

1. Civic buildings are required to include either a Tower or a Cupola and one permitted building frontage type.

FIGURE 5.7.1-A: CIVIC BUILDING ILLUSTRATION

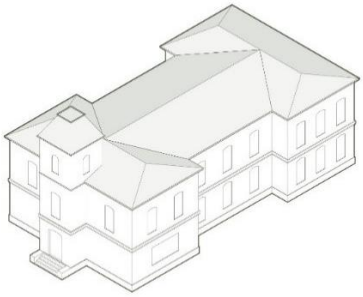


TABLE 5.7.1-A: CIVIC BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Building Extensions	
Tower (see Section 5.9.1)	Permitted
Cupola (see Section 5.9.2)	Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Not Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Not Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.2. Institutional building.

A. Institutional buildings are purpose-built structures designed to host a particular public, semi-public or private use, such as a school or medical facility.

FIGURE 5.7.2-A: INSTITUTIONAL BUILDING ILLUSTRATION

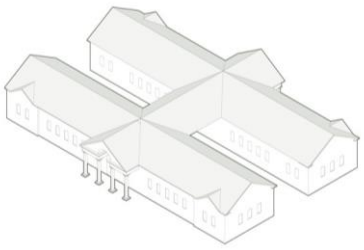


TABLE 5.7.2-A: INSTITUTIONAL BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street, or interior campus spaces if in IC
Building Extensions	
Tower (see Section 5.9.1)	Permitted
Cupola (see Section 5.9.2)	Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Not Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Not Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Not Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.3. Warehouse.

A. Warehouses are open-plan structures with vaulted or gabled roofs that typically have less façade articulation and fewer openings than other structures. Based on zoning, these buildings can be constructed or re-tooled for a variety of purposes, ranging from light manufacturing to showrooms or recreational centers.

FIGURE 5.7.3-A: WAREHOUSE ILLUSTRATION

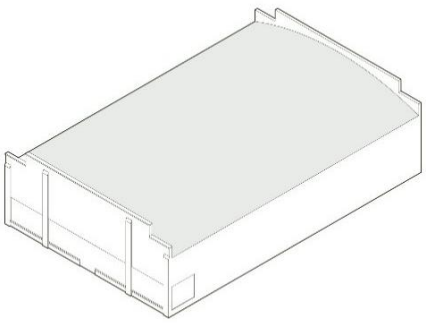


TABLE 5.7.3-A: WAREHOUSE BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Not Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Not Permitted
Portico (see Section 5.10.4)	Not Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Not Permitted

5.7.4. Main street building.

A. Main street buildings are medium to large in scale and vertically integrate two or more distinct land uses within a single building. This building type should account for the majority of downtown structures and feature high transparency shopfronts along the ground floor.

1. An Awning or Canopy is required above a shopfront. The applicant may choose which, but shall only use one.

FIGURE 5.7.4-A: MAIN STREET BUILDING ILLUSTRATION

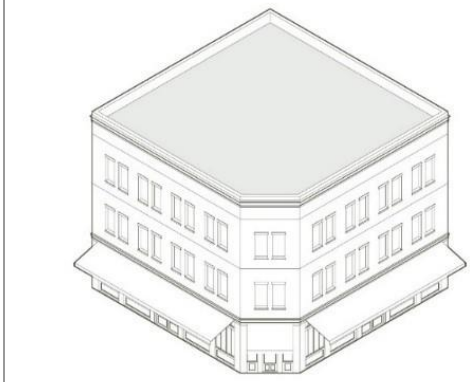


TABLE 5.7.4-A: MAIN STREET BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	2 min
Primary Façade Width	150' max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Required over Shopfront (see above)
Canopy (see Section 5.9.5)	Required over Shopfront (see above)
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Not Permitted
Portico (see Section 5.10.4)	Not Permitted
Stoop (see Section 5.10.5)	Not Permitted

TABLE 5.7.4-A: MAIN STREET BUILDING TYPE SPECIFICATIONS	
Courtyard (see Section 5.10.6)	Not Permitted

5.7.5. Flex building.

A. Flex buildings can be used to provide a vertical or horizontal mix of uses with ground-floor industrial, service, or retail uses and upper-floor service, residential or lodging uses. It may also be a single-use building.

FIGURE 5.7.5-A: FLEX BUILDING ILLUSTRATION

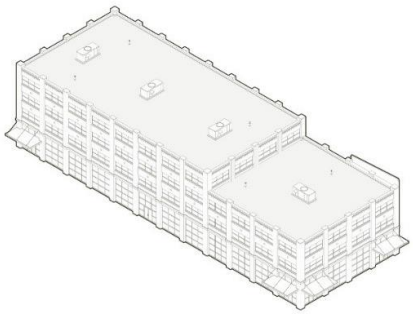


TABLE 5.7.5-A: FLEX BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	2 min
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Not Permitted
Portico (see Section 5.10.4)	Not Permitted

TABLE 5.7.5-A: FLEX BUILDING TYPE SPECIFICATIONS	
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Not Permitted

5.7.6. Liner building.

A. Liner buildings are shallow structures that wrap the perimeter of a large-scale commercial building (big box retail, theater, convention center, etc.) or parking structure to create habitable street frontage and conceal large, blank facades. Liner buildings may contain a variety of uses, including ground floor retail, and/or upper-level services, residential or lodging.

1. An Awning or Canopy is required above a shopfront. The applicant may choose which but shall only use one.

FIGURE 5.7.6-A: LINER BUILDING ILLUSTRATION

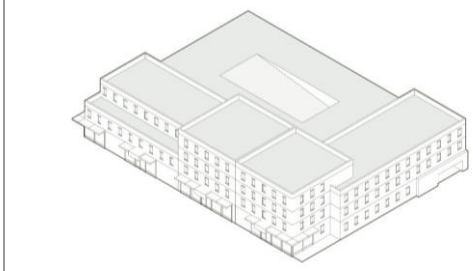


TABLE 5.7.6-A: LINER BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	Equal to or more than the structure it is lining
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Required over Shopfront (see above)
Canopy (see Section 5.9.5)	Required over Shopfront (see above)
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Not Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required

TABLE 5.7.6-A: LINER BUILDING TYPE SPECIFICATIONS	
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Not Permitted
Portico (see Section 5.10.4)	Not Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Not Permitted

5.7.7. Live/work building.

A. Live/Work buildings are small to medium-sized structures designed to provide a flexible combination of residential and limited commercial functions. Commercial space is typically located on the ground floor and accessed through a shopfront.

1. An Awning or Canopy is required above a shopfront. The applicant may choose which but shall only use one.

FIGURE 5.7.7-A: LIVE/WORK BUILDING ILLUSTRATION

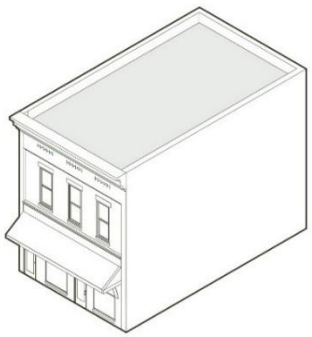


TABLE 5.7.7-A: LIVE/WORK BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	Equal to or more than the structure it is lining
Building Width	50 feet max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted

TABLE 5.7.7-A: LIVE/WORK BUILDING TYPE SPECIFICATIONS	
Awning (see Section 5.9.4)	Required over Shopfront (see above)
Canopy (see Section 5.9.5)	Required over Shopfront (see above)
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Not Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Not Permitted

5.7.8. Neighborhood business.

A. A Neighborhood Business complements walkable neighborhoods by facilitating a small increment of mixed use through a pedestrian-friendly ground floor retail or service use accessed from a sidewalk shopfront. Residential units, storage or small offices may be located on upper floors.

1. An Awning or Canopy is required above a shopfront. The applicant may choose which but shall only use one.

FIGURE 5.7.8-A: NEIGHBORHOOD BUSINESS ILLUSTRATION

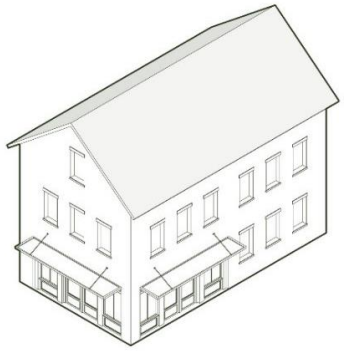


TABLE 5.7.8-A: NEIGHBORHOOD BUSINESS BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	Equal to or more than the structure it is lining
Building Width	60 feet max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Required over Shopfront (see above)
Canopy (see Section 5.9.5)	Required over Shopfront (see above)
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Not Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Not Permitted

5.7.9. Large commercial building.

A. Large Commercial Buildings are among the most sizeable structures in the city by floorplate, accommodating one or several commercial tenants. This typology is intended for heavily auto-oriented areas with larger lots and larger buildings, accommodating intense commercial activities.

1. If a large commercial building is unable to meet transparency requirements, it must be concealed by a liner building.
2. Large commercial buildings may use a flat roof type regardless of the selected Architectural Style, but only when the attached porticos and/ or galleries have pitched elements (when called for by that Style).
3. On large commercial buildings, Shopfronts or Galleries are required along the primary façade.

FIGURE 5.7.9-A: LARGE COMMERCIAL BUILDING ILLUSTRATION

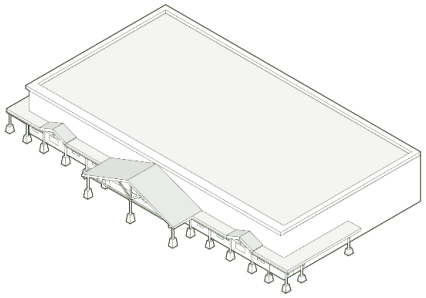


TABLE 5.7.9-A: LARGE COMMERCIAL BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Ground Floor Area	50,000 square feet min
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Not Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Not Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required
Gallery (see Section 5.10.2)	Required
Porch (see Section 5.10.3)	Not Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.10. Roadside business.

A. Quite adaptable, roadside business buildings can appear in either a pedestrian or auto-oriented context, and can accommodate special site features, such as a drive-thru, which may or may not include a porte cochere.

FIGURE 5.7.10-A: ROADSIDE BUSINESS ILLUSTRATION

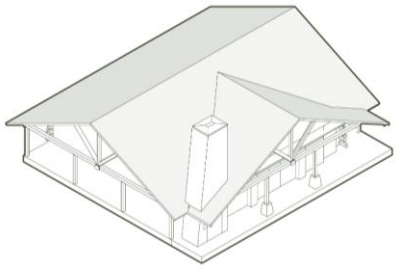


TABLE 5.7.10-A: ROADSIDE BUSINESS BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Not Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Required
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Not Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.11. Stacked flats.

A. Stacked flats are medium-to-large sized structures that consist of multiple dwelling units or hotel rooms. Each unit may have its own individual entry or may share a common entry point. Stacked flats may include a courtyard.

FIGURE 5.7.11-A: STACKED FLATS ILLUSTRATION

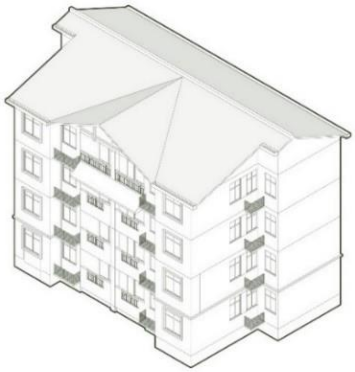


TABLE 5.7.11-A: STACKED FLATS BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	2 min
Building Width	150 feet max
Building Depth	70 feet max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Not Permitted
Balcony (see Section 5.9.6)	Required
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Not Permitted
Gallery (see Section 5.10.2)	Not Permitted
Porch (see Section 5.10.3)	Required
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted

TABLE 5.7.11-A: STACKED FLATS BUILDING TYPE SPECIFICATIONS	
Courtyard (see Section 5.10.6)	Permitted

5.7.12. Multiplex.

A. Multiplexes are medium-to-large sized structures that consists of 5-18 side-by-side and/or stacked dwelling units or hotel rooms, typically with one shared entry. Between stacked flats and the small multiplex in scale, this type is appropriately scaled to fit within medium-density areas, especially transitions at the edge of downtown.

FIGURE 5.7.12-A: MULTIPLEX ILLUSTRATION

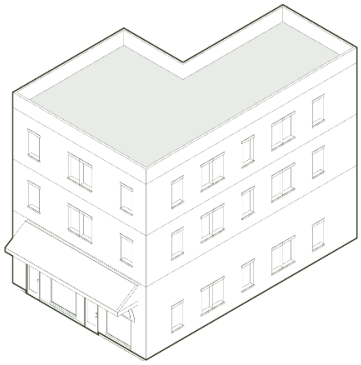


TABLE 5.7.12-A: MULTIPLEX BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Number of Stories	2 min
Building Width	150 feet max
Building Depth	70 feet max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Required
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	

TABLE 5.7.12-A: MULTIPLEX BUILDING TYPE SPECIFICATIONS	
Shopfront (see Section 5.10.1)	Not Permitted
Gallery (see Section 5.10.2)	Not Permitted
Porch (see Section 5.10.3)	Required
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.13. Small multiplex.

A. Small multiplex buildings are low-rise residential structures that typically accommodate between 5-10 units. These buildings can foster a close-knit community and can be designed to architecturally blend with single-family neighborhoods.

FIGURE 5.7.13-A: SMALL MULTIPLEX ILLUSTRATION

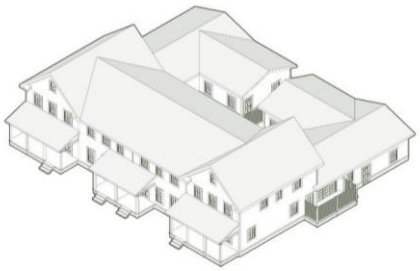


TABLE 5.7.13-A: SMALL MULTIPLEX BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Building Orientation	Facing primary street
Building Width	100 feet max
Building Depth	70 feet max
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Not Permitted
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted

TABLE 5.7.13-A: SMALL MULTIPLEX BUILDING TYPE SPECIFICATIONS	
Building Frontages	
Shopfront (see Section 5.10.1)	Not Permitted
Gallery (see Section 5.10.2)	Not Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

5.7.14. Accessory structure.

A. Accessory structures are secondary structures that share its lot with the principal structure it is designed to support.

1. Accessory structures are permitted in all zoning districts but require a principal structure to co-exist on the same lot, except as otherwise provided by this ordinance (see Section 2.5).
    a. Structures larger than 25% of the ground floor area of the principal structure are considered additional principal structures and shall be considered as a group development.
2. All accessory structures shall use the same Architectural Style, Wall Materials, and Roofing Materials as the principal structure.

B. The following accessory structures are exempt from these requirements:

1. Accessory dwelling units (ADUs) and other structures regulated under the North Carolina Residential Code (see NCGS Section 160D-702(b)).
2. Any accessory structure that shares a lot with a principal structure regulated under the North Carolina Residential Code.

FIGURE 5.7.14-A: ACCESSORY STRUCTURE ILLUSTRATION

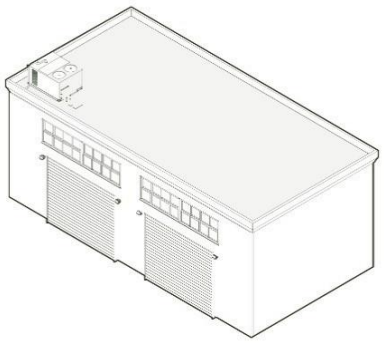


TABLE 5.7.14-A: ACCESSORY STRUCTURE BUILDING TYPE SPECIFICATIONS	
Building Dimensions / Configuration	
Number of Stories	2 max (unless otherwise specified in Section 2.5)
Ground Floor Area	No more than 25% of the ground floor area of the principal structure
Building Extensions	
Tower (see Section 5.9.1)	Not Permitted
Cupola (see Section 5.9.2)	Not Permitted
Porte Cochere (see Section 5.9.3)	Not Permitted
Awning (see Section 5.9.4)	Permitted
Canopy (see Section 5.9.5)	Permitted
Balcony (see Section 5.9.6)	Permitted
External Staircase (not Stoop) (see Section 5.9.7)	Permitted
Building Frontages	
Shopfront (see Section 5.10.1)	Permitted
Gallery (see Section 5.10.2)	Permitted
Porch (see Section 5.10.3)	Permitted
Portico (see Section 5.10.4)	Permitted
Stoop (see Section 5.10.5)	Permitted
Courtyard (see Section 5.10.6)	Permitted

5.8. Architectural styles.

5.8.1. Brick masonry vernacular.

A. Brick masonry vernacular architecture reflects skilled craftsmanship and simple materials. It can be load-bearing brick construction or a brick veneer. There are many options for brick glazing finish, warm colors, bond patterns, and mortar techniques. Brick Masonry Vernacular buildings can stand out through innovative masonry stylization used along the parapet, cornice, window openings, stringcourse, water table, and wall edges

FIGURE 5.8.1-A: BRICK MASONRY VERNACULAR ILLUSTRATIONS

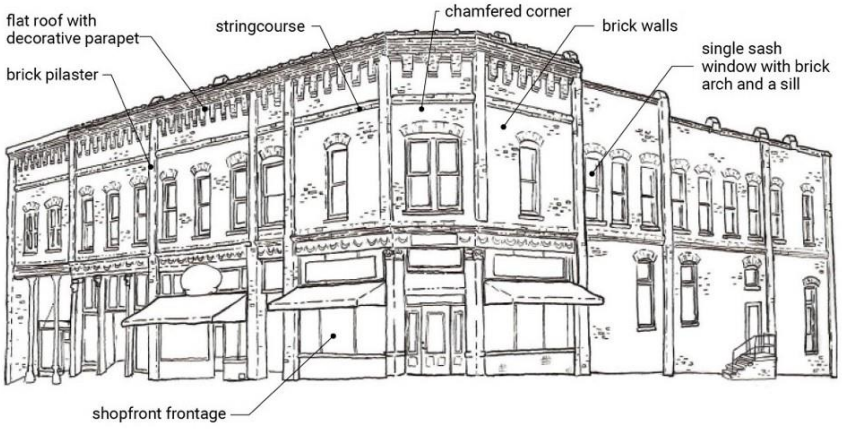




TABLE 5.8.1-A: BRICK MASONRY VERNACULAR STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Exterior Walls (see Section 5.11)	
Material	*Permitted*: Brick, Brick Veneer (Thin Brick)
Finish	*Permitted*: Glazed or Unglazed Brick *Not Permitted:* Painted Brick*
Bond Type	*Permitted*: Running, Common, Flemish, or English *Not Permitted*: Stack*
Mortar Technique	*Permitted*: Concave, Flush, Vee, or Grapevine *Not Permitted*: Beaded, Raked, Struck, Extruded, Weather, Overgrout*
Roof	
Roof Shape	*Permitted*: Flat with Parapet (Partiwall buildings), Parapet Gable Roof (Free-standing buildings only)
Roof Pitch	3:12 max (must be concealed by parapet)
Roofing Material	*Permitted:* Metal, Slate, Clay Tile, Concrete Tile, Asphalt Shingle, Built-up (flat roof buildings only)
Roof-Wall Junction	*Permitted*: Parapet, Cornice
Primary Windows	
Window Proportions	Vertically Proportioned, 2:3 max (width x height)
Window Types	*Permitted*: Casement, Sash, Awning
Window Grouping	*Permitted:* Single, Double, Grouped, or Horizontal Bands
Window Surround	*Required Above:* Lintel or an Arch *Required Below*: Sill *Optional*: Operable Shutters
Window Frame	*Permitted*: Metal or Wood (any color)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	*Permitted Shapes:* Segmental, Flat, Semi-Circular
Columns	Permitted.
Pilasters	Permitted.
Exposed Wood Structures	Permitted only on buildings outside of designated fire district.
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.8.2. Stone masonry vernacular.

A. Stone is a locally available building material in Brevard and it was traditionally sourced from small quarries, fields, and from local rivers. It can be used for chimneys, foundations, retaining walls, and landscape features, as well as the construction of entire buildings such as schools, churches, roadside businesses and other focal

buildings that might be visible from all four sides. Stone is typically uncoursed and can be used as load-bearing walls or applied as a veneer.

FIGURE 5.8.2-A: STONE MASONRY VERNACULAR ILLUSTRATIONS

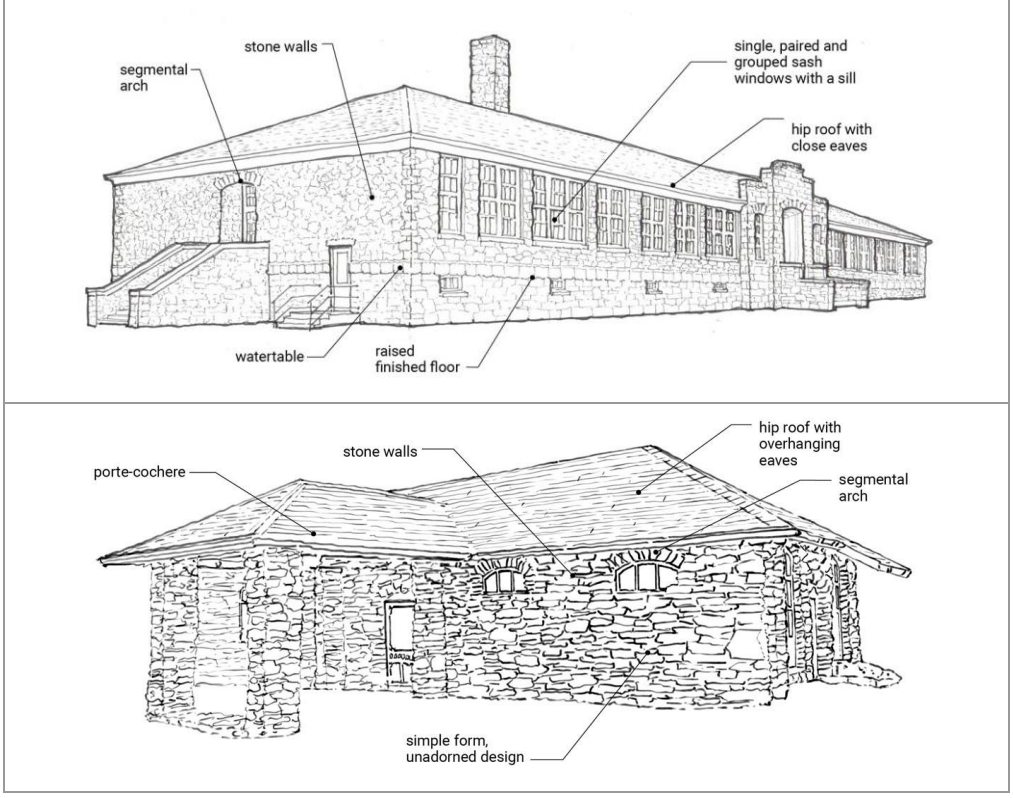


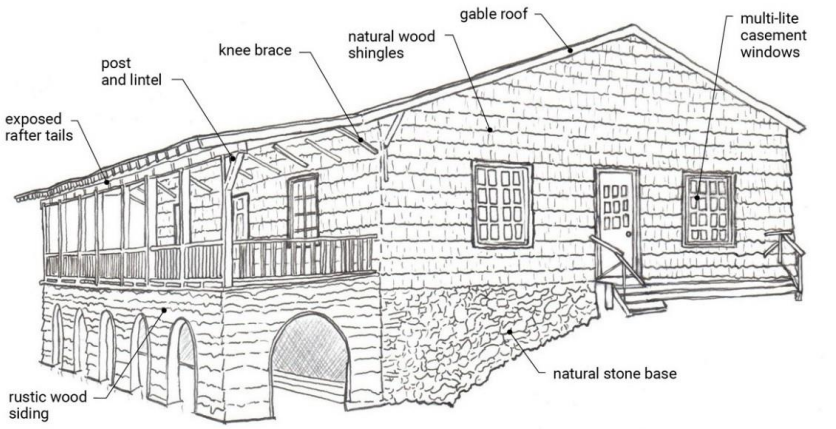
TABLE 5.8.2-A: STONE MASONRY VERNACULAR STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Exterior Walls (see Section 5.11)	
Material	*Permitted*: Load-bearing Stone or Stone Veneer
Finish	*Permitted*: River Rock, Granite, Quarry Rock *Not Permitted:* Manufactured Stone, Painted Stone*
Cuts and Courses	*Permitted*: Uncut, Rough-Cut, Ashlar-Cut *Not Permitted*: No Courses, Irregular Courses, Regular Courses*

TABLE 5.8.2-A: STONE MASONRY VERNACULAR STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Mortar Technique	*Permitted*: Concave, Flush, Vee, or Grapevine *Not Permitted*: Beaded, Raked, Struck, Extruded*
Roof	
Roof Shape	*Permitted*: Parapet Gable Roof, Hip Roof
Roof Pitch	5:12 min, 12:12 max
Roofing Material	*Permitted:* Wood Shingles, Slate Shingles, Concrete Tile, Asphalt Shingle, Composition Shingle, Composite Shake/Slate
Roof-Wall Junction	*Permitted*: Parapet (Gabel End only, if applicable), Close Eaves, Boxed Eaves, Overhanging Eaves
Primary Windows	
Window Proportions	Vertically Proportioned, 2:3 max (width x height)
Window Types	*Permitted*: Casement, Sash, Awning
Window Grouping	*Permitted:* Single, Double, Grouped, or Horizontal Bands
Window Surround	*Required Above:* Lintel or an Arch *Required Below*: Sill *Optional*: Operable Shutters
Window Frame	*Permitted*: Metal or Wood (any color)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	*Permitted Shapes:* Segmental, Flat
Columns	Permitted.
Pilasters	Permitted.
Exposed Wood Structures	Permitted.
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.8.3. Rustic frame vernacular.

A. The Rustic Frame Vernacular style is recognizable for its exposed wood structure, which can include exposed log walls with chinking, exposed wood trusses, wood bracing, and half-timber construction. The exterior walls are rough-hewn, unpainted and untreated exterior wood. This can be found as shingles, rough-hewn siding, logs, or vertical board-and-batten siding. Window glass is divided with mullions. Rough stone can be used for foundations, chimneys, and piers. The roof is typically a gable roof and the overall form of the buildings is a simple rectangular or L-shaped.

FIGURE 5.8.3-A: RUSTIC FRAME VERNACULAR ILLUSTRATIONS



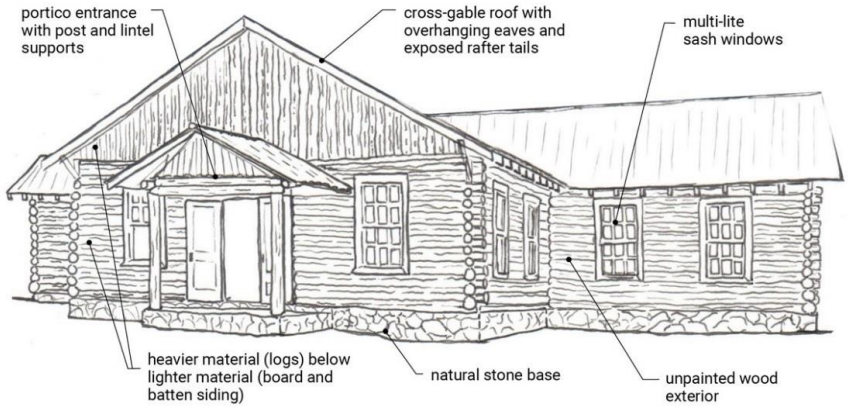


TABLE 5.8.3-A: RUSTIC FRAME VERNACULAR STYLE REQUIREMENTS

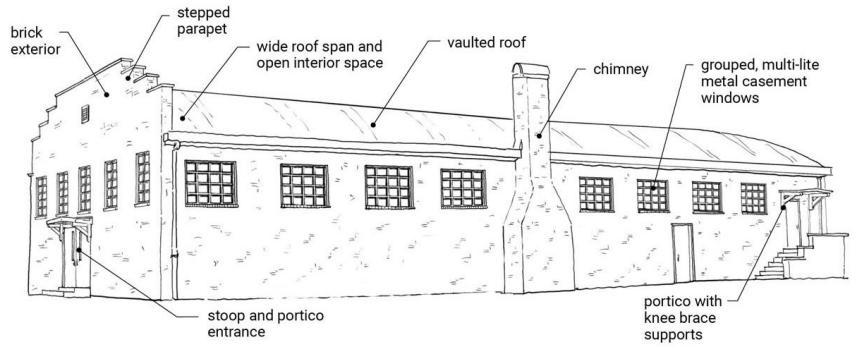
Style Characteristics	Regulations
Exterior Walls (see Section 5.11)	
Material	*Permitted*: Wood - Main Exterior Walls; Stone - Base, Foundations, Piers, Chimneys

TABLE 5.8.3-A: RUSTIC FRAME VERNACULAR STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Finish	*Permitted*: Natural, Rough-Hewn, Unpainted Wood, Transparent and Semi-transparent Stain, Natural Stone *Not Permitted:* Painted Wood, Painted Stone*
Wood Application Type	Any natural wood, including but not limited to Wood Shingles, Wood Logs with visible chinking, Rough-hewn Horizontal Wood Siding, Board-and-Batten Vertical Wood Siding
Roof	
Roof Shape	*Permitted*: Gable (Main Building Roof), Shed (Porches, Building Extensions, Dormers)
Roof Pitch	*Gable:* 5:12 min, 18:12 max *Shed:* 3:12 min
Roofing Material	*Permitted:* Slate Shingle, Composition Shingle, Tile
Roof-Wall Junction	*Permitted*: Overhanging Eaves, Exposed Rafter Tails
Primary Windows	
Window Proportions	Vertically Proportioned, 2:3 max (width x height)
Window Types	*Permitted*: Casement, Sash, Awning
Window Grouping	*Permitted:* Single, Double, Grouped, or Horizontal Bands
Window Surround	*Required Above:* Wood frame *Required Below*: Wood frame *Optional*: Operable Shutters
Window Frame	*Permitted*: Wood (any color)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	Not Permitted.
Columns	Not Permitted.
Pilasters	Not Permitted.
Exposed Wood Structures	Permitted.
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.8.4. Industrial vernacular.

A. Industrial architecture in Brevard is recognizable for its simple, utilitarian form, structure, and materials. Industrial buildings typically have a large interior open space with a wide gable or curved roof supported on metal trusses. Windows historically were designed to be large and sometimes were grouped or banded to provide maximum light to the interior space. Windows are encouraged to be multi-lite with mullions. In the case of warehouses, there may have been solid blank walls. The exterior materials may be brick, vertical or horizontal metal siding, or corrugated metal.

FIGURE 5.8.4-A: INDUSTRIAL VERNACULAR ILLUSTRATIONS



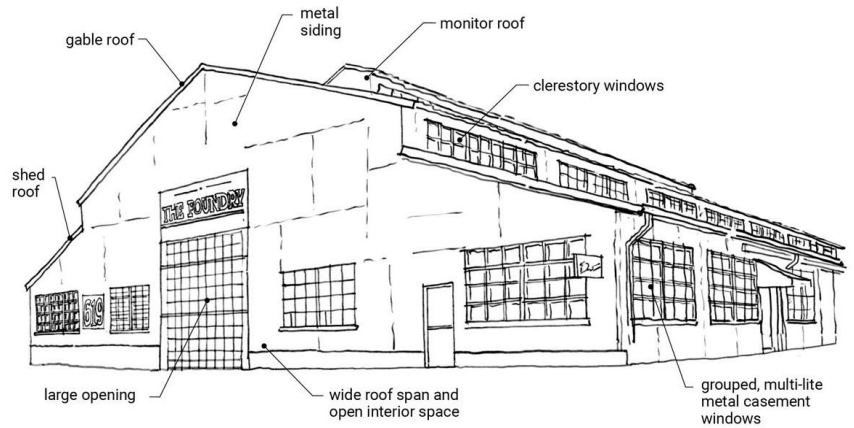


TABLE 5.8.4-A: INDUSTRIAL VERNACULAR STYLE REQUIREMENTS

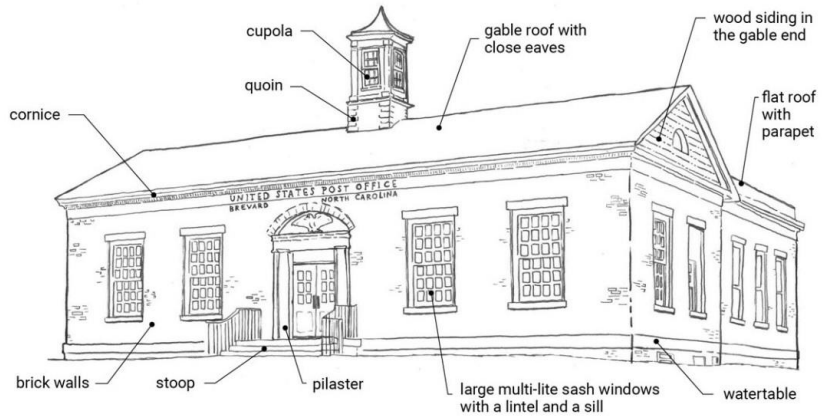
Style Characteristics	Regulations
Exterior Walls (see Section 5.11)	
Material	*Permitted*: Metal, Brick, Wood
Finish	*Permitted*: Unpainted Metal, Painted Metal, Weathering Steel (Corten Steel), Unpainted Brick, Painted Brick, Unpainted Wood, Painted Wood
Material Application Type	*Permitted*: Corrugated Metal, Metal Siding (Horizontal or Vertical), Horizontal Wood Siding, Board-and-Batten Vertical Wood Siding, Load-bearing Brick or Brick Veneer

TABLE 5.8.4-A: INDUSTRIAL VERNACULAR STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Roof	
Roof Shape	*Permitted*: Gable (Main Building Roof), Shed (Porches, Building Extensions, Dormers), Vaulted (Warehouse space), Monitor Roof over Gable
Roof Pitch	*Gable:* 3:12 min, 5:12 max *Shed:* 3:12 min
Roofing Material	*Permitted:* Metal
Roof-Wall Junction	*Permitted*: Overhanging Eaves, Close Eaves
Primary Windows	
Window Proportions	*Permitted*: Any
Window Types	*Permitted*: Any
Window Grouping	*Permitted:* Any
Window Surround	Not required.
Window Frame	*Permitted*: Metal (any color)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	Not Permitted.
Columns	Not Permitted.
Pilasters	Not Permitted.
Exposed Wood Structures	Permitted (for Industrial Vernacular, these structures shall be constructed of metal).
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.8.5. Colonial revival.

A. Colonial Revival is a patriotic architectural style in Brevard that is notable for symmetrical facades, brick construction, and centrally located, prominent front entryway. The entry is accented with classical columns and semi-circular features such as a classical door surround or a double-height front porch. Windows are often multi-lite with mullions.

FIGURE 5.8.5-A: COLONIAL REVIVAL ILLUSTRATIONS



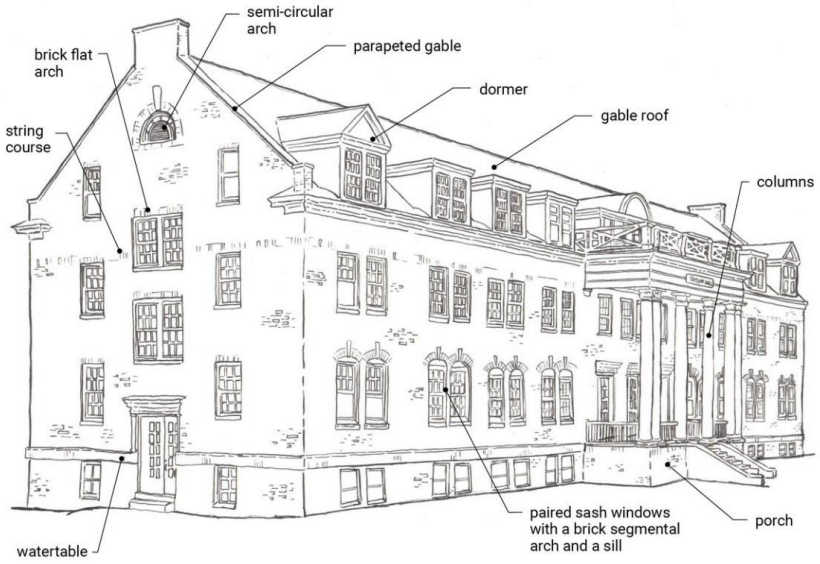


TABLE 5.8.5-A: COLONIAL REVIVAL STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Exterior Walls (see Section 5.11)	
Material	*Permitted*: Brick or Brick Veneer (Thin Brick)
Finish	*Permitted*: Glazed or Unglazed Brick *Not Permitted:* Painted Brick*
Bond Type	*Permitted*: Running, Common, Flemish, English *Not Permitted*: Stack*
Mortar Technique	*Permitted*: Concave, Flush, Vee, Grapevine *Not Permitted*: Beaded, Raked, Struck, Extruded*
Roof	
Roof Shape	*Permitted*: Gable, Hip, Flat with Parapet
Roof Pitch	3:12 min, 5:12 max
Roofing Material	*Permitted:* Slate Shingle, Composition Shingle, Tile
Roof-Wall Junction	*Permitted*: Close Eaves, Parapet (on the gable edge)
Primary Windows	
Window Proportions	Vertically Proportioned, 2:3 max (width x height)
Window Types	*Permitted*: Sash
Window Grouping	*Permitted:* Single, Double
Window Surround	*Required Above:* Lintel or Arch *Required Below*: Sill *Optional*: Operable Shutters
Window Frame	*Permitted*: Wood (White only)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	*Permitted Shapes*: Segmental, Flat, Semi-circular
Columns	Permitted.
Pilasters	Permitted.
Exposed Wood Structures	Not Permitted.
Architectural Elements	
Trim and Molding	Permitted. *Materials*: Stone, Cast Stone, Brick, Wood, Stucco
Railings	Permitted. *Materials*: Metal
Pediments	Permitted.
Swags, Garlands, Medallions	Permitted. *Materials*: Stone, Cast Stone, Brick Wood, Stucco
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.8.6. Brevard contemporary.

A. The Brevard Contemporary architectural style gives homage to Brevard's mountain geography and rural heritage, while accommodating modern construction trends. It allows greater flexibility for larger retail providers and multi-family housing which is an important part of Brevard's evolution as a resilient community. The Brevard Contemporary style allows for alternative materials such as stucco.

FIGURE 5.8.6-A: BREVARD CONTEMPORARY ILLUSTRATIONS



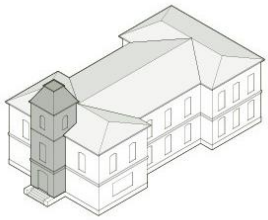
TABLE 5.8.6-A: BREVARD CONTEMPORARY STYLE REQUIREMENTS	
Style Characteristics	**Regulations**
Exterior Walls	
Ground Floor Material	*Permitted*: Stained or Painted Wood, Painted Fiber Cement Siding, Stone, Brick *Not Permitted*: Vinyl, Metal, Stucco*
Upper Floor Material	*Permitted*: Stained or Painted Wood, Painted Fiber Cement Siding, Stucco *Not Permitted*: Vinyl, Metal, Stone, Brick*
Gable, Pediment, and Dormer Material	*Permitted*: Painted Wood, Painted Fiber Cement Siding, Stucco *Not Permitted*: Vinyl, Metal, Stone, Brick*
Roof	
Roof Shape	*Permitted*: Gable, Hip, Dutch Gable
Roof Pitch	3:12 min, 12:12 max
Roofing Material	*Permitted:* Slate Shingle, Composition Shingle, Tile, Metal
Roof-Wall Junction	*Permitted*: Close Eaves, Overhanging Eaves, Boxed Eaves
Primary Windows	
Window Proportions	Vertically Proportioned, 2:3 max (width x height)
Window Types	*Permitted*: Any
Window Grouping	*Permitted:* Single, Double, Grouped, Horizontal Bands
Window Surround	*Required Above:* Frame *Required Below*: Sill *Optional*: Operable Shutters
Window Frame	*Permitted*: Any (Any Color)
Window Glass	*Permitted*: Clear Glass *Not Permitted*: Tinted Glass, Reflective Glass*
Visible Structural Elements (see Section 5.12)	
Arches	Not Permitted.
Columns	Permitted.
Pilasters	Permitted.
Exposed Wood Structures	Permitted.
Architectural Elements	
Trim and Molding	Permitted. *Materials*: Wood, Fiber Cement, Stucco
Railings	Permitted. *Materials*: Metal, Wood
Pediments	Permitted.
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.9. Building extensions.

5.9.1. Towers.

A. A tower is a portion of a building that is significantly taller than it is wide and projects above the roofline of the rest of the structure. Towers are iconic architectural elements that combine functionality and symbolism to elevate a building's importance against the rest of the city.

FIGURE 5.9.1-A: TOWER ILLUSTRATION



B. *Use.*

1. Towers shall be reserved for civic or institutional structures.
2. With administrative approval, towers may be used, by exception, to hide overruns and other structures protruding from the roofline.

C. *Dimensions*.

1. The footprint of a tower shall be no larger than 20 feet by 20 feet. Circular towers must also fit within this area.
2. Towers can extend up to 20 feet above the maximum building height, as established by Section 2.6.2.

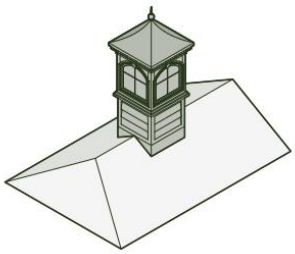
D. *Placement*. One or more tower facades shall be located forward of the remaining building façade.

E. *Materials*. Towers shall use same façade and roof materials as the rest of the building (see Architectural Styles).

5.9.2. Cupolas.

A. Similar to towers, cupolas may also be used to create urban landmarks, though their base begins at the building's roofline, instead of projecting from the façade.

FIGURE 5.9.2-A: CUPOLA ILLUSTRATION



B. *Dimensions*.

1. The footprint of a cupola shall be no larger than 10 feet by 10 feet.
2. Cupolas are limited to square, hexagonal, or octagonal in shape.
3. Towers can extend up to 10 feet above the maximum building height, as established by Section 2.6.2.

C. *Placement*. Cupolas shall only be placed on the rooftop of a structure.

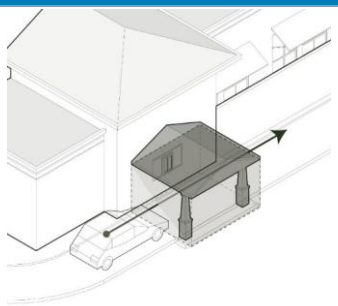
D. *Materials*. Base and cap materials may differ from rest of building if they conform to selected Architectural Style.

5.9.3. Porte cocheres.

A. A Porte Cochere is a porch or covered area at a building entrance designed to shelter persons entering and exiting vehicles, though they may also be used in drive-thru and gas station applications to shelter service windows and fuel pumps.

B. Porte cocheres must architecturally relate to the structure they are attached to, reflecting the same or complementary materials, roofing, colors and other details.

FIGURE 5.9.3-A: PORTE COCHERE ILLUSTRATION



C. *Quantity*. There shall be a maximum of one porte cochere per principal structure, if permitted by Building Type.

D. *Dimensions*.

1. Porte cocheres shall be structurally connected to the primary building, unless used to protect fuel pumps.
2. Porte cocheres can be a maximum of 400 square feet if located on the front façade of the building.
3. If located on the side of the building, the porte cocheres can be a maximum of 1,200 square feet.
4. Porte cocheres have no maximum square footage if located at the rear of the building.

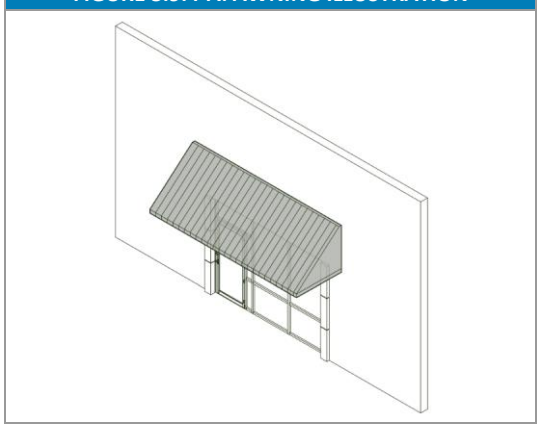
E. *Height*. If attached to the primary structure, the height of the porte cochere shall be lower than the primary structure roofline.

F. *Materials*. Porte cocheres shall comply with the selected Architectural Style of the primary structure.

5.9.4. Awnings.

A. An Awning is a roof-like covering mounted above a building entrance or windows to protect pedestrians and the façade from the natural elements. Unlike other architectural extensions, awnings are wholly supported by the building façade they project from. They are constructed with a metal frame and textile or metal covering, and the entire apparatus may be retractable.

FIGURE 5.9.4-A: AWNING ILLUSTRATION



B. *Dimensions and design*.

1. Awnings shall stretch either the entire width of the entry, entire width of shopfront windows, or across the full shopfront.
2. Awnings shall only be angled or triangular; semi-circular, concave, or convex awnings shall not be permitted.
3. Text shall not be printed or placed directly onto an awning. Any signage must be permitted in accordance with CHAPTER 12.

C. *Placement*.

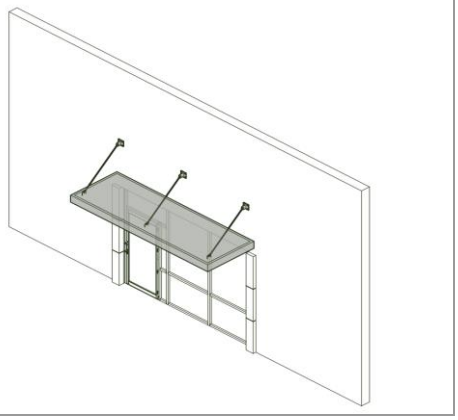
1. When on the ground floor, the awning shall be placed directly above building entrances and shopfronts and below upper-story windows, expression lines, and signbands, if applicable.

2. When on upper floors, the awning shall be located directly above individual windows or window groups.
3. Awnings may encroach into setbacks and rights-of-way, in accordance with Section 2.7.9.

5.9.5. Canopies.

A. Canopies are fixed, structural overhangs that serve the same purpose as awnings. They are non-retractable and fully supported by the building façade they project from.

FIGURE 5.9.4-A: CANOPY ILLUSTRATION



B. *Dimensions and design.*

1. Canopies shall stretch either the entire width of the entry, entire width of shopfront windows, or across the full shopfront.
2. Canopies shall be primary constructed of metal, and shall match railings, balconies, and other metallic architectural elements on the principal structure.

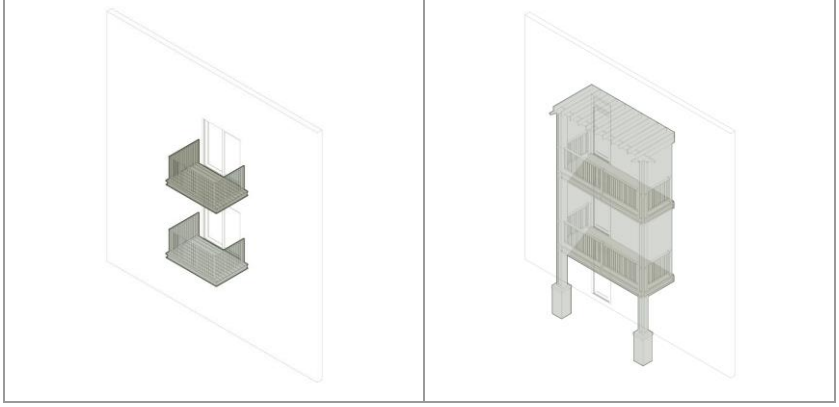
C. *Placement*.

1. When on the ground floor, the canopy shall be placed directly above building entrances and shopfronts and below upper-story windows, expression lines, and signbands, if applicable.
2. Canopies may encroach into setbacks and rights-of-way, in accordance with Section 2.7.9.

5.9.6. Balconies.

A. A balcony is a raised, enclosed platform extending from a building façade, designed to provide outdoor space and enhanced views to upper stories.

FIGURE 5.9.6-A: BALCONY ILLUSTRATIONS



B. *Design*.

1. Balconies shall be constructed of metal or wood, depending on the Architectural Style of the building.
2. All balconies shall be enclosed by railing / balustrade. Composite materials or glass shall not be used for railing / balustrade.
3. Balconies must be visibly supported from below, using corner posts, structural brackets, or an exposed cantilever that complements the balcony's other materials. If balconies are inset, structural support requirements may be fulfilled by adjacent side walls.
4. Balconies may be stacked and fully covered by canopies, awnings, or roofs.

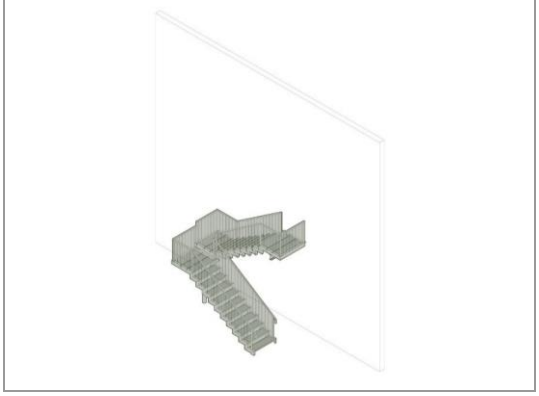
C. *Placement*.

1. Balconies may encroach into setbacks and rights-of-way, in accordance with Section 2.7.9.

5.9.7. External staircases.

A. Different from stoops, external staircases can be found throughout Brevard, and serve multiple purposes, such as providing multi-floor building access (including roof access), integrated balconies or landings, and design enhancements.

FIGURE 5.9.7-A: EXTERNAL STAIRCASE ILLUSTRATION



B. *Design.*

1. Metal or wood construction is required, depending on Architectural Style for the building. Composite materials or glass shall not be used for railing/ balustrade.
2. Bright colors may be used on metal staircases to coordinate with railings or balconies and act as an architectural accent, particularly for monochromatic buildings.

C. *Location*. External staircases shall only be on the side or rear building facades.

D. *Exception*. Staircases located in partially enclosed breezeways, such as on multi-family buildings, are exempt from the requirements of this section, except that railings/ balustrades shall be identical to those used on balconies.

5.10. Building frontages.

5.10.1. General standards for building frontages.

A. A building frontage marks the place where the private interior space of the building meets the public space of the primary street. This is the location where people enter and exit the building. The design of building frontages varies based on the location and purpose of the building.

B. All buildings in Brevard must be oriented toward the street of higher classification, with clearly delineated, pedestrian-oriented building entrances fronting the primary street.

5.10.2. Shopfront.

A. Shopfronts should have large glass windows that both create advantageous display spaces and allow natural light to filter deeper into the building. Inset entrances prevent doors from swinging into the pedestrian right-of-way. Shopfronts often include a bulkhead, cornice, and piers or pilaster. They may also include awnings or canopies to provide protection from the weather.

FIGURE 5.10.2-A: SHOPFRONT ILLUSTRATION



B. *Dimensions.*

1. The maximum distance between fenestration is 2 feet.
2. The ground floor transparency shall be between 70-90% on the primary street and 30-90% on the side street.
3. The shopfront door shall be recessed a maximum of 5 feet.
4. Multiple entrances shall be a maximum of 40 feet apart along the primary street.

C. *Components.*

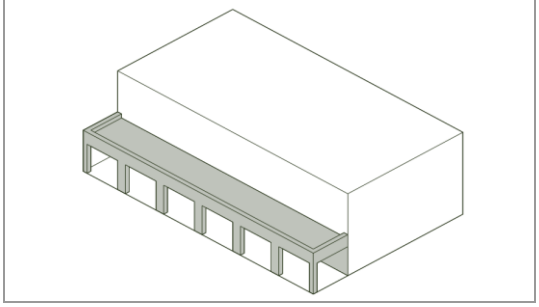
1. Each shopfront frontage shall have an entrance. The door may have a transparency between 40-90%.
2. Display windows shall use clear glass or clear low-e glass.
3. Fascia is permitted.
4. Sills are required with a height between 1.5 inches and 3 inches.

D. *Design*. The shopfront must use materials that complement the Architectural Style of the building.

5.10.3. Gallery.

A. A gallery overlaps the sidewalk, extending beyond the building facade wall and eliminating the need for a canopy or awning. The gallery may be one or two stories in height (using upper-levels as balcony/porch-like outdoor space), and is intended for buildings with ground floor retail uses.

FIGURE 5.10.3-A: GALLERY ILLUSTRATION



B. *Dimensions.*

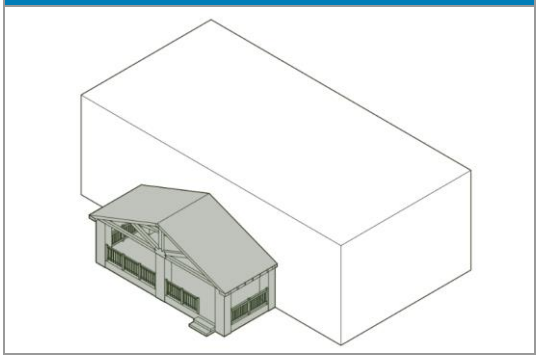
1. The minimum depth of the gallery shall be 8 feet.
2. The gallery may be a maximum of 2 stories, but shall not exceed the number of stories on the building.
3. The clear height shall be a minimum of 12 feet on the ground floor and 9 feet on the second floor.

C. *Design*. The gallery must use materials that complement the Architectural Style of the building.

5.10.4. Porch.

A. Porches project beyond the main façade of a building, but unlike galleries, do not extend into the right-of-way. The porch is used to access a first floor that is elevated above the sidewalk to ensure privacy within the building. Unlike a portico, a porch is large enough to function as an outdoor living space.

FIGURE 5.10.4-A: PORCH ILLUSTRATION



B. *Dimensions.*

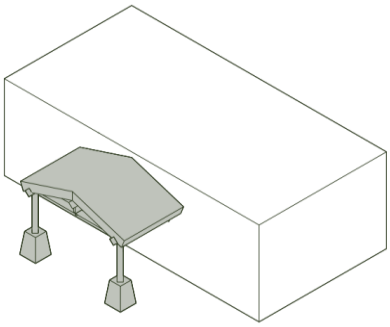
1. Porches shall be a minimum of 8 feet wide by 8 feet deep.
2. The porch may be a maximum of 2 stories, but shall not exceed the number of stories on the building.
3. The clear height shall be a minimum of 8 feet.
4. The porch finish height shall be a minimum of 1.5 inches above the sidewalk.

C. *Design*. The porch must use materials that complement the Architectural Style of the building.

5.10.5. Portico.

A. Porticos are used to enhance the building entrance and provide protection from weather elements. Porticos project forward from a building façade but shall not encroach upon the right-of-way. Where both are permitted, porticos may be paired with any stoop, and function as small, entryway covers that project over the entire stoop or its landing. Without a stoop, porticos are useful to shelter at-grade entrances that require greater visual distinction and can be effective tools to break up blank facades. Unlike porches, porticos do not serve as living space.

FIGURE 5.10.5-A: PORTICO ILLUSTRATION



B. *Dimensions.*

1. Porticos shall be a minimum of 5 feet wide by 5 feet deep.
2. The portico may be a maximum of 2 stories, but shall not exceed the number of stories on the building.
3. The clear height shall be a minimum of 8 feet.
4. The porch finish height shall be a minimum of 1.5 inches above the sidewalk.

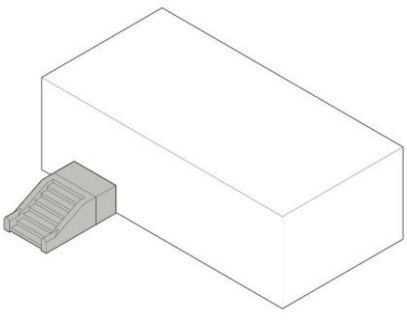
C. *Design*. The portico must use materials that complement the Architectural Style of the building.

5.10.6. Stoop.

A. Stoops project forward from a building façade but may not encroach upon the right-of-way. A stoop functions to access a first floor that is elevated above the sidewalk, ensuring greater privacy within the building. They are primarily intended for entrances to first floor residences.

B. Stairs from the stoop may descend perpendicular or parallel to the façade.

FIGURE 5.10.6-A: STOOP ILLUSTRATION



C. *Dimensions.*

1. Stoops shall be a minimum of 5 feet wide by 5 feet deep and a maximum of 8 feet wide by 8 feet wide.
2. The stoop finish height shall be a minimum of 1.5 inches above the sidewalk.

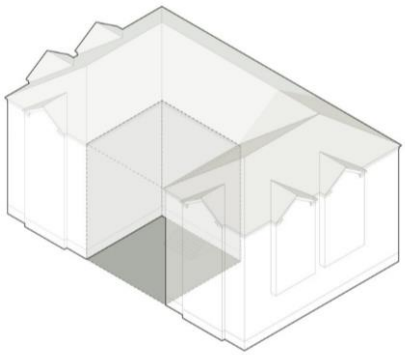
D. *Design*.

1. If installed along the stoop, railings shall use an identical finish to those installed on any balconies or external staircase.

5.10.7. Courtyard.

A. Courtyard frontages are created by setting back a central portion of a building's main facade. This common space can be used as an apartment entry court, garden space, or for restaurant outdoor dining on mixed use/ flex buildings. Courtyards are particularly useful for creating intimate street-level spaces and promoting pedestrian activity in more auto-oriented areas.

FIGURE 5.10.7-A: COURTYARD ILLUSTRATION



B. *Dimensions.*

1. Courtyards shall be a minimum of 20 feet wide by 20 feet deep.

C. *Design*.

1. A minimum of 70% of the courtyard area shall be uncovered with sky exposure. Share furniture shall not contribute to this percentage.

5.11. Wall elements.

5.11.1. Brick.

A. When used as a façade or visible structural material on applicable buildings, bricks shall conform to the following standards:

TABLE 5.11.1-A: BRICK STANDARDS	
Characteristics	**Regulations**
Finish	*Permitted*: Glazed of Unglazed Brick *Not Permitted*: Painted Brick*
Color	*Permitted*: Warm Colors - shades of brown, tan, red, orange or yellow *Not Permitted*: Cool Colors - shades of white, gray, black, blue, or purple*
Shape	*Permitted*: Standard Modular Brick: 7-5/8" x 3-5/8" x 2-1/4" *Not Permitted*: Other Brick Sizes such as Roman or Norman*
Structure	*Permitted*: Load-bearing walls, Veneer
Bond Type	*Permitted*: Running, Common, Flemish, or English *Not Permitted*: Stack*
Mortar	*Permitted*: Concave, Flush, Vee, or Grapevine *Not Permitted*: Beaded, Raked, Struck, Extruded*
Façade Elements	*Optional*: Corbel, Parapet, Belt Course, String Course, Water Table, Quoining, Arches, Lintels, Sign Band
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.11.2. Stone.

A. When used as a façade or visible structural material on applicable buildings, stone shall conform to the following standards:

TABLE 5.11.2-A: STONE STANDARDS	
Characteristics	**Regulations**
Finish and Color	*Permitted*: Locally sourced river rock; locally sourced granite *Not Permitted*: Airstone Cement Wall Tiles, Quartzite, Marble, Manufactured Stone, Cement Stone*
Structure	*Permitted*: Load-bearing walls, Veneer
Cuts	*Permitted*: Uncut, Rough Cut, Ashlar Cut
Courses	*Permitted:* No courses, Irregular Courses, Regular Courses
Mortar	*Permitted*: Concave, Flush, Vee, or Grapevine *Not Permitted*: Beaded, Raked, Struck, Extruded*
Façade Elements	*Optional*: Corbel, Parapet, Belt Course, String Course, Water Table, Quoining, Arches, Lintels
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.11.3. Wood.

A. When used as a façade or visible structural material on applicable buildings, wood shall conform to the following standards:

TABLE 5.11.3-A: WOOD STANDARDS	
Characteristics	**Regulations**
Material and Finish	*Permitted*: Unpainted Wood, Painted Wood (for some Architectural Styles) *Not Permitted*: Vinyl products*
Color (see Section 5.11.6)	*Body Color*: Depending on Architectural Style, the natural color of the unpainted wood, or maximum of 2 different colors based on Approved Palette. *Trim Color*: Natural color of the unpainted wood if primary façade material is also left natural. Trim must be painted/ colored if body material is painted/ colored.
Wood Application Type	*Permitted:* Wood Shingles, Wood Logs with visible chinking, Rough-hewn Horizontal Wood Siding, Board-and-Batten Vertical Wood Siding *Not Permitted:* Shiplap siding, Lap siding*
Material Mixing (see Section 5.6.6)	More than one Permitted Wood Application Type may be used on a building. In all cases, visually heavier applications should be placed beneath lighter applications in the following order, with lightest on top and heaviest on bottom: ▪ Shingle ▪ Board and Batten ▪ Plank Siding ▪ Smooth Cut Logs ▪ Rough Hewn Logs
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.11.4. Metal siding.

A. When used as a façade or visible structural material on applicable buildings, metal shall conform to the following standards:

TABLE 5.11.4-A: METAL SIDING STANDARDS	
Characteristics	**Regulations**
Material and Finish	*Permitted:* Uncoated and unpainted Corten Steel, Steel, Aluminum, Copper, and Zinc; Coated or painted (PVDF) Steel, Aluminum; Flat and Matte finish coatings and paints. *Not Permitted*: High gloss finishes*
Color (see Section 5.11.6)	*Body Color*: 1 Color based on Approved Palette
Material Mixing (see Section 5.6.6)	*Permitted*: Corrugated, 5V-Crimp
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.11.5. Stucco.

A. When compatible with the selected Architectural Style, stucco use is permitted as a façade material across the jurisdiction of these Architectural Standards, except on buildings within the Downtown and Pisgah Gateway Character Areas, as defined in Section 5.4.

B. When used on applicable buildings, stucco shall conform to the following standards:

TABLE 5.11.5-A: STUCCO STANDARDS	
Characteristics	**Regulations**
Material and Finish	*Permitted:* Flat and Matte finishes; Manufactured Panels less than or equal to 4' in dimension that are used as accents (Upper Floors) *Not Permitted*: Stucco/ EIFS products on the Ground Level of any building; Plain Stucco Finish Panels that exceed 4' in width or height; High gloss finishes*
Color (see Section 5.11.6)	*Body Color*: Maximum of 2 different colors based on Approved Palette
Application Type	*Permitted:* Manufactured Panels less than or equal to 4' in dimension that are used as accents (Upper Floors); Trim; Cornices *Not Permitted:* Stucco/ EIFS products on the Ground Level of any building; Window and Door Surrounds; Window Sills*
**The "Not Permitted" lists are not intended to be exhaustive but illustrative of common alternatives.*	

5.11.6. Applied colors.

A. For Architectural Styles that allow for applied colors (such as the painting of materials or selection of materials that have been artificially colored during manufacturing), the colored materials shall follow the following requirements:

1. Flat and matte finish paints are permitted, but high gloss finishes shall not be used.
2. Multiple Body Colors: If more than 1 color is selected, the colors must be applied in horizontal layers separated by an architectural element such as trim.
3. Trim Color: Any 1 color is permitted for trim, including window frames, door frames, brackets, roof eaves, soffits, fascia, rafter tails, porch elements, etc. If more than one color is desired for trim, the second color must be white.
4. The application of 1 or multiple colors shall approximately adhere to these proportions:
   a. *Body Color #1*: 60% of Facade (90% of Facade if there is only one Body Color)
   b. *Body Color #2, if used*: 30% of Façade
   c. *Trim Color*: 10% max of Overall Façade
5. Fluorescent colors are not permitted.
6. Corporate signature colors are strongly discouraged, unless compatible with the overall color scheme and design of the entire project.

5.11.7. Material authenticity.

A. During construction and qualifying renovations, applicants shall use as many authentic, historic building materials as possible (ex. brick, natural wood, local stone, etc.).

B. When using entirely authentic, historic building materials is not possible, contemporary substitute materials that closely imitate the required materials may be used on a limited basis.

1. To qualify for use in the project, substitute materials must have a demonstrated record of long-term quality and durability.
2. The physical properties of substitute materials must be similar to those of the historic materials they mimic to enable them to follow the same standards.

C. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original.

1. Substitute materials are not recommended for use on the ground floor of any project.
2. The appropriateness of substitute materials shall be reviewed on an individual basis.

5.12. Architectural elements.

A. ***Doors***.

1. Doors shall reflect the architectural style of the building. The table below provides general guidance on the types of doors that are permitted in the City of Brevard. Please refer to the architectural style section for more specific guidance on the types of doors that are permitted for different architectural styles.
2. In addition to these standards, Shopfront doors shall also comply with the standards in Section 5.10.2.
3. Doors may be placed as a single or paired.
4. The door shall be constructed of wood or metal.
5. The permitted door surrounds are frame, quoins, lintel, column, pilaster, arch, transom, sidelights, or pediment.
6. Glass may be permitted in the door but shall be clear, clear low-e, or frosted glass. Other types of glass, including but not limited to tinted, colored or reflective glass, shall not be permitted.

B. ***Masonry arches***.

1. If used, arches should relate to the overall architectural design of the building.
2. Arches shall be designed to appear to be load-bearing.
3. All elements of the arch shall align to a center point.
4. The springing of the arch shall align with its means of support.
5. Permitted arch shapes are limited to: Segmental (Bowspring), Flat (Jack), Semi-circular (Roman)

C. ***Columns.***

1. If used, columns should relate to the overall architectural design of the building.
2. Columns shall be designed to appear to be load-bearing.
3. All columns shall be circular or square in section.

D. ***Pilasters and engaged columns.***

1. If used, pilasters and engaged columns shall match the design of the selected column, pier or post used in the overall building design (for instance, if Doric columns are selected, then the Pilaster or Engaged Column shall also be Doric).
2. Pilasters shall project from the wall a minimum of four inches. If a semi-circular pilaster or engaged column is selected, it shall be exactly half of the round column in section.

E. ***Exposed wood structures***.

1. Visible structural wood elements may be incorporated into the design of the building to express a utilitarian, rustic, or craftsman aesthetic.
2. Potential exposed wood structures include rafter tails, rafters, trusses, brackets, knee braces, and post and lintel construction.
    a. If selected, exposed wood structures shall be made of real wood materials and should remain unpainted, unless otherwise noted.

CHAPTER 14. NONCONFORMITIES

14.4. Nonconforming manufactured homes/mobile homes, and mobile home parks.

A. A nonconforming manufactured home may only be replaced in accordance with the ~~design criteria found in CHAPTER 5 of this ordinance~~standards set forth in Section 3.5.1.

B. A manufactured home may continue to be placed or replaced within a non-conforming manufactured home subdivision or park on previously platted lots or previously approved spaces, as well as make any necessary improvements to the subdivision or park infrastructure, but shall not be permitted to expand the area or number of units contained within the boundary of the subdivision or park, except as otherwise provided in CHAPTER 2 of this ordinance.

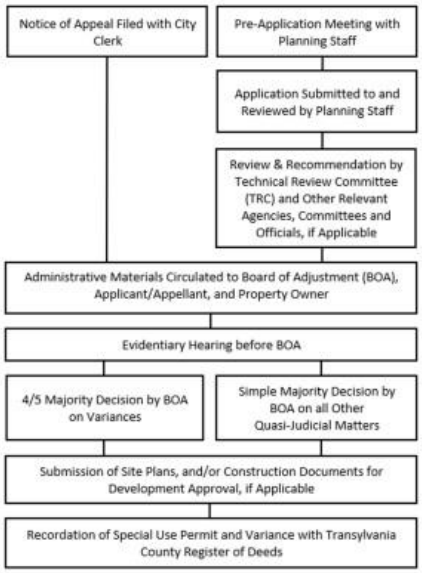
C. A nonconforming manufactured home may be replaced with another manufactured home only if the manufactured home meets all regulating district requirements.

CHAPTER 16. ADMINISTRATION

16.8. Quasi-judicial decisions.

A. *Outline of review procedures for quasi-judicial decisions.*

FIGURE 16.8A: REVIEW PROCEDURES FOR QUASI-JUDICIAL DECISIONS



B. *General procedures.* In accordance with G.S. 160D-102, a quasi-judicial decision is a process that involves the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. Quasi-judicial decisions include but are not limited to decisions involving variances, special use permits, certificates of appropriateness, and appeals of administrative decisions that are final and binding. Pursuant to G.S. 160D-406, the board shall follow quasi-judicial procedures for all quasi-judicial decisions.

1. *Procedure for filing appeals and applications.* Notices of appeal shall be filed with the city clerk. Applications for variances~~,~~ and special use permits~~, and architectural special use permits~~ shall be filed with the administrator in accordance with Section 16.5. Certificates of appropriateness are outlined in CHAPTER 20 of this Ordinance.
2. *Notice of evidentiary hearing.* Notice of evidentiary hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal or application is the subject of the hearing; to the owner of the property that is the subject of hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by these regulations. In the absence of evidence to the contrary, the city may rely on the Transylvania County tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the city shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. The board may continue an evidentiary hearing that has been convened without further advertisement. If an

evidentiary hearing is set for a given date and a quorum of the board is not then present, the hearing shall be continued until the next regular board meeting without further advertisement.

3. *Administrative materials.* The administrator or staff to the board shall transmit to the board all applications, reports, and written materials relevant to the matter being considered. The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the appellant or applicant and to the landowner if that person is not the appellant or applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing.
4. *Hearings.* The board shall conduct an evidentiary hearing on the appeal or application. It shall determine contested facts and make its decision within 45 days of the conclusion of hearing. The board's decision shall be based upon competent, material, and substantial evidence in the record of the hearing.
    a. The applicant, the city, and any person who would have standing to appeal the decision under G.S. 160D-1402 shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board. Opinion testimony from a lay witness shall not be considered competent evidence for technical matters such as property value, traffic impacts, or other matters about which only expert testimony would generally be admissible under the rules of evidence.
    b. Objections regarding jurisdictional and evidentiary issues, including but not limited to, the timeliness of an appeal, the inclusion or exclusion of administrative material, or the standing of a party, may be made to the board. The board chair shall rule on any objections and the chair's rulings may be appealed to the full board. These rulings are also subject to judicial review pursuant to G.S. 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.
    c. Witnesses shall testify under oath. The chair of the board or any member acting as chair and the clerk to the board are authorized to administer oaths to witnesses in any matter coming before the board. Any person who, while under oath during a proceeding before the board determining a quasi-judicial matter, willfully swears falsely is guilty of a Class 1 misdemeanor.
    d. The official who made the decision, or the person currently occupying that position if the decision-maker is no longer employed by the city, shall be present at the hearing as a witness. The appellant shall not be limited at the evidentiary hearing to matters stated in the notice of appeal. If any party or the city would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the BOA shall continue the hearing.
    e. When hearing an appeal in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in G.S. 160D-1402(j).
    f. The concurring vote of four-fifths of the board shall be necessary to grant a variance. A majority of members shall be required to decide any other quasi-judicial matter or to determine an appeal in the nature of certiorari. For the purposes of this paragraph, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter under Section 15.5 shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.
    g. The decision shall be reduced to writing and reflect the board's findings of contested facts, if any, the facts' application to applicable standards, and conclusions of law. The written decision shall be approved by the board and signed by the chair or other duly authorized member of the board. The

decision of the board shall be effective upon filing such decision with the clerk to the board. The clerk shall see that the decision is delivered by personal delivery, electronic mail, or by first-class mail to the applicant, property owner, any entity granted party status at the hearing, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective and shall certify that proper notice has been made.

5. *Burden of persuasion.* In all quasi-judicial hearings, the applicant or appellant, as the case may be, shall have the burden of persuasion.
6. *Rehearings.*
   a. An application for a rehearing shall be made in the same manner as provided for an original hearing within a period of 15 days after the date of the board's decision. In addition, specific information to enable the board to determine whether or not there has been a substantial change in facts, evidence, or conditions in the case, shall be presented in writing or graphically. A rehearing shall be denied by the board, if, in its judgment, a prima facie case for such change has not been alleged. A quasi-judicial hearing shall not be required to be held by the board to consider holding such a rehearing. Approval of said consideration shall, however, require an affirmative vote of at least four-fifths of the board for a variance and a simple majority for all other matters. In the event that the board finds that a rehearing is warranted, it shall proceed as in the original hearing except that the application fee shall be waived.
   b. Upon the denial of an original application, or upon the denial of an application from which a rehearing has been conducted, a similar application may not be filed for a period of one year after the date of denial of the original application.
7. *Appeals of the BOA's decisions.* Every quasi-judicial decision of the BOA under this section shall be subject to review by the Superior Court Division of the General Courts of Justice of the State of North Carolina by proceedings in the nature of certiorari. A petition for review shall be filed with the clerk of superior court within the times specified in G.S. 160D-1405(d).

C. *Procedures for special use permits.* Special uses are generally compatible with the land uses permitted by right in a zoning district but require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. Special uses ensure the appropriateness of the use at a particular location within a given zoning district. Only those uses enumerated as special uses in a zoning district shall be authorized by the BOA. Applications for special use permits shall be processed, considered, and decided upon using the same procedures and subject to the same requirements as those established in Section 16.8.A, except as provided below.

1. *Application required.*
   a. The applicant shall submit a sketch plan, in accordance with Section 17.4.
   b. The applicant shall submit a description or narrative stating why the special use is requested.
   c. The administrator may request an environmental survey.
   d. The administrator may require any other documentation, such as construction documents and building elevations, deemed necessary by the administrator in order to provide a complete and accurate description of the proposed use.
2. *Administrative review procedure.*
   a. The applicant shall submit the completed application, pursuant to Section 16.5 at least 45 days prior to the BOA meeting at which it will first be reviewed. For urgent matters, the administrator may request the BOA to review the application at an earlier meeting if processing time permits.

b. The administrator shall review and comment on the application and supporting materials in accordance with Section 16.6.

c. The administrator may require that the application and supporting materials be reviewed by the technical review committee (TRC) in accordance with Section 15.1.

d. The administrator may require that the application be circulated to other relevant city, county, and state agencies and officials for comment(s) as to the proposed development's conformance to all applicable standards and requirements and whether approval is recommended.

e. The administrator may require a neighborhood compatibility meeting in order to gather neighborhood feedback, and may require the person proposing the special use permit to report on any communication with neighboring property owners and residents.

f. Once the administrator has reviewed the application and circulated it to other relevant agencies, committees, and officials, the administrator shall transmit the application to the BOA for action.

3. *Hearings.*

a. The evaluation and approval of the special use permit shall be based upon the sworn testimony and evidence presented at the hearing relevant to the following findings of fact:

i. The use meets all requirements and specifications of the ordinance and any adopted land use plans and is in harmony with the general purpose and intent and preserves its spirit; and

ii. The proposed use or structure will, if developed according to the plan submitted and approved, be visually and functionally compatible to the surrounding area; and

iii. The proposed use or structure will not be injurious to the public health, safety, and welfare, and will not be detrimental to the value of adjoining property and associated uses.

b. The BOA may require a traffic impact study, an environmental survey or impact statement, and any other additional information or evidence as necessary to properly consider the application.

4. *Permit approval.*

a. In approving an application for a special use permit, the BOA may attach reasonable and appropriate conditions on the location, nature, and extent of the proposed use, which support the required findings of fact. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities. These conditions shall not include requirements for which the city does not have the statutory authority to impose or for which the courts have held to be unenforceable if imposed directly the city. Only those conditions mutually approved in writing by the BOA and the applicant shall be incorporated into the permit requirements.

b. The BOA may not require the landowner to waive a vested right as a condition of the special use permit approval. The burden of proof of producing evidence to support these findings and to overcome any challenges that approval of the plan would be contrary to one or more of these findings shall rest entirely with the applicant or landowner.

c. Following the approval of the special use permit by the BOA, the applicant shall submit to the administrator all construction documents and any other documents specified by CHAPTER 17 for project development approval and administration. The administrator shall require evidence of approval of any other permit required by any other federal, state, or local agency (i.e., NCDOT permits, NCDENR permits, Army Corps of Engineers permits, etc.).

5. *Effect of approval.* If an application is approved, the special use permit that is established and all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property must be in accordance with the approved plan and conditions. The approved special use permit shall be recorded with the Transylvania County Register of Deeds and a copy of the recordation be submitted to the city, pursuant to G.S. 160D-705(c).
6. *Modifications.* Modifications to an approved special use permit shall be in accordance with Section 16.9.
7. *Revocation of special use permits.*
    a. Revocation of special use permits shall be conducted pursuant to Section 16.13.
    b. In addition to the reasons for revocation outlined in Section 16.13, the applicant must secure a valid building permit within a 12-month period from date of approval of the special use permit unless otherwise specified.

D. *Procedures for administrative appeals.* Appeals of administrative decisions and development approvals shall follow the same procedures and be subject to the same requirements as those established in Section 16.8.A except as provided below:

1. *Applicability.* In accordance with G.S. 160D-405, the BOA shall hear and decide appeals of final and binding decisions made by administrative officials charged with enforcement of any development regulations, including administrative modifications and denials of development permits. Any person who has standing under G.S. 160D-405 or the city may appeal a decision to the BOA. The owner of the property or any other party with standing shall have 30 days from receipt of notice, pursuant to Section 16.4, within which to file a notice of appeal stating the grounds for appeal.
2. *Stays.*
    a. An appeal of a notice of violation or other enforcement order stays enforcement of the decision appealed from and accrual of any fines assessed unless the official who made the decision certifies to the BOA after notice of appeal has been filed that, because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or, because the violation is transitory in nature, a stay would seriously interfere with enforcement of the development regulations. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by a court. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the board shall meet to hear the appeal within 15 days after such a request is filed.
    b. Notwithstanding the foregoing, appeals of decisions granting a development approval or otherwise affirming that a proposed use of property is consistent with the development regulations shall not stay further review of an application for development approvals to use such property; in these situations the appellant or city may request, and the BOA may grant, a stay of a final decision of development approval applications, including building permits affected by the issue being appealed.
3. *Hearings.* The board may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The board shall have all powers of the official who made the decision.
4. *Alternative dispute resolution.* The parties to an appeal may agree to mediation or other forms of alternative dispute resolution.

E. *Procedures for variances.* Except as limited herein, the board of adjustment shall have the authority to vary provisions of the UDO in accordance with this section. Applications for variances shall follow the same

procedures and be subject to the same requirements as those established in Section 16.8.A except as provided below.

1. Administrative review procedure:
    a. The applicant shall submit the completed application, pursuant to Section 16.5 at least 45 days prior to the BOA meeting at which it will first be reviewed. For urgent matters, the administrator may request the BOA to review the application at an earlier meeting if processing time permits.
    b. The administrator shall review and comment on the application and supporting materials in accordance with Section 16.6.
    c. The administrator may require that the application and supporting materials be reviewed by the technical review committee (TRC) in accordance with Section 15.1.
    d. The administrator may require that the application be circulated to other relevant city, county, and state agencies and officials for comment(s) as to the proposed development's conformance to all applicable standards and requirements and whether approval is recommended.
    e. Once the administrator has reviewed the application and circulated it to other relevant agencies, committees, and officials, the administrator shall transmit the application to the BOA for action.
2. *Standards for granting variances*. Except as limited by subsection 16.8.D.4, below, when unnecessary hardships would result from carrying out the strict letter of the UDO, the BOA shall vary such regulations upon a showing of all of the following:
    a. Unnecessary hardship would result from the strict application of the regulations. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
    b. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.
    c. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
    d. The requested variance is consistent with the spirit, purpose, and intent of the regulations, such that public safety is secured, and substantial justice achieved. Substantial justice is not achieved when granting the variance would be injurious to the neighborhood or to the general welfare.
3. *Guiding principles*. In judging a request for a variance, the BOA shall be guided by the following principles:
    a. The hardship of which the applicant complains is one suffered by the applicant rather than by neighbors or the general public;
    b. The hardship relates to the applicant's land, rather than personal circumstances;
    c. The hardship is unique, or nearly so, rather than one shared by many surrounding properties;
    d. The hardship is not the result of the applicant's own actions; and
    e. The fact that the property could be utilized more profitably or conveniently with the variance than without the variance shall not constitute an unnecessary hardship.
    f. Hardships for the following regulations are shared across many properties, are broadly required for public safety and general welfare, and are unlikely to create a situation warranting a variance.

i. To provide relief from the requirements of Section 9.5 for visibility at street intersections and driveways. In order to ensure that the requested variance is consistent with the spirit, purpose, and intent of the regulations, such that public safety is secured and substantial justice is achieved, the following additional requirements shall apply:

(A) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, ordinances.

(B) The variance shall only be issued upon the inclusion of the following determinations:

(1) The variance will not pose a danger to the public safety based on competent evidence. As used in this subsection, competent evidence shall not be deemed to include the opinion testimony of lay witnesses as to vehicular safety resulting from the reduction of visibility of the sight triangle.

(2) The variance is the minimum necessary to afford relief.

ii. To provide relief from the surface water protection requirements of Section 6.7 pertaining to encroachments into surface water protection areas other than that portion lying in the regulatory floodway may be considered. In order to ensure that the requested variance is consistent with the spirit, purpose, and intent of the regulations, such that public safety is secured and substantial justice is achieved, the following additional requirements shall apply:

(A) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, ordinances.

(B) Variances shall only be issued upon the following determinations:

(1) The granting of the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws ordinances.

(2) The variance is the minimum necessary to afford relief.

(C) Variances shall only be issued prior to floodplain development approval.

4. *Conditions*. The BOA, in granting a variance, may prescribe appropriate conditions and safeguards on any variance, provided that the conditions are reasonably related to the variance. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of this ordinance and shall be punishable as prescribed in CHAPTER 18.

5. *Limitations on board's authority*. The BOA shall not have authority to grant variances in the following situations:

a. To change the permitted uses for any property.

b. To provide relief from the environmental protection requirements in CHAPTER 6 including, but not limited to, steep slope, sedimentation and erosion prevention, stormwater runoff, surface water protection, and flood damage prevention, except those surface water protection areas of Section 6.7 outlined in subsection 3 above.

c. To provide relief from the water, sewer, and utility requirements of Section 13.4.

6. *Conformance with City Code*. Structures and uses permitted by means of a variance from a provision of this ordinance shall otherwise conform to all other applicable provisions of this ordinance and the Brevard CITY CODE OF ORDINANCES.

7. The approved variance shall be recorded with the Transylvania County Register of Deeds and a copy of the recordation be submitted to the city, pursuant to G.S. 160D-705(c).

CHAPTER 17. DEVELOPMENT PLAN REQUIREMENTS

17.11. Architectural plans.

A. Architectural plans shall ~~depict~~ demonstrate compliance with the requirements of CHAPTER 5. At a minimum, the plans must depict architectural details of the proposed development and shall consist of:

1. ~~Preliminary r~~Renderings of building elevations plus typical cross sections to clearly define the character of the project as required by the administrator;
2. A cross-section elevation plan depicting all buildings, structures, monuments, and other significant natural and man-made features of the proposed development; ~~and~~
3. An exterior building materials inventory and details; and ~~.~~
~~3.~~4. Any other submittals deemed necessary by the administrator to demonstrate compliance with CHAPTER 5.

~~**B.** Architectural plans do not include full construction drawings and interior arrangements are not considered as part of this review.~~

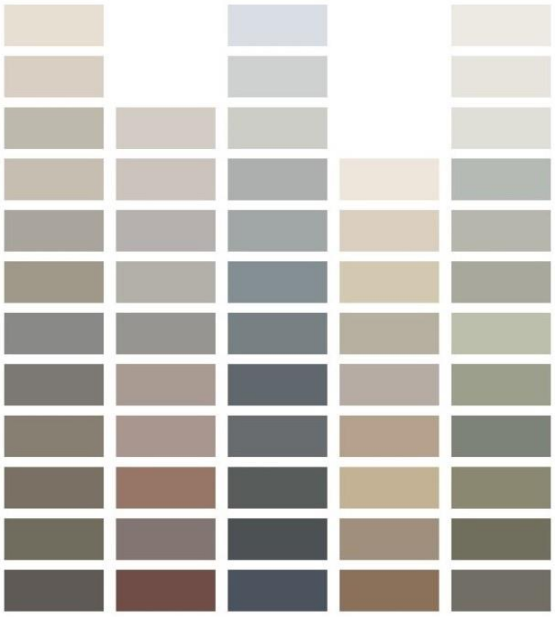
CHAPTER 19. DEFINITIONS

19.3. Definitions.

The following words, terms and phrases, when used in this UDO, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

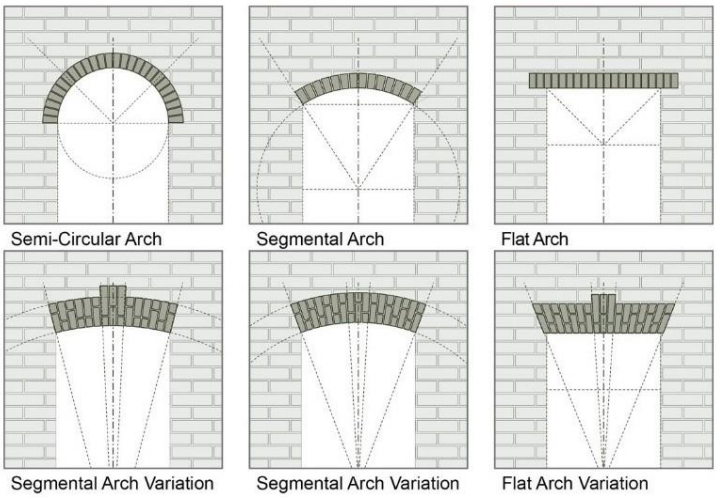
Approved Palette: When modifying façade material finishes, applied colors are based on this set, inspired by Brevard's natural setting and rustic vernacular styles. This palette serves as inspiration for potential colors, as opposed to an exhaustive list of options.

APPROVED COLOR PALETTE



Arch: A curved, structural element that spans an opening and supports weight from above.

TYPES OF ARCHES



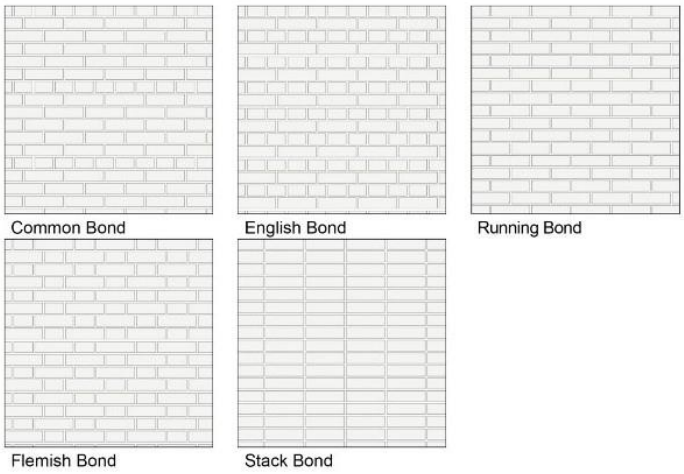
Awning*:* A roof-like shelter of canvas or other material extending over a doorway from the top of the window, over a deck, etc., in order to provide protection from the weather.

Bay: A building façade division between two vertical architectural elements, typically featuring a window or other opening.

Belt course: A continuous row or layer of stones or brick set in a wall. Set in line with window sills, it helps to make the horizontal line of the sills visually more prominent. Also called a String Course.

Brick bond: Various uniform patterns in which brickwork can be laid for structural and aesthetic benefits. In Brevard, brick patterns reflect traditional load-bearing bonds or veneer patterns, including Common Bond, English Bond, Flemish Bond, and Running Bond.

BRICK BOND TYPES



Brick finish: An exterior coating or texture applied to bricks to create a desired look and to protect them from the elements. In Brevard, bricks should express warm, natural colors, including shades of brown, tan, red, orange or yellow, reflecting the natural color of local soils.

BRICK FINISH EXAMPLES


Decorative brickwork in the parapet


Red brick with common bond


Herringbone brick pattern in parapet


Red brick with running bond and soldier course


Red brick wall with a structural pilaster

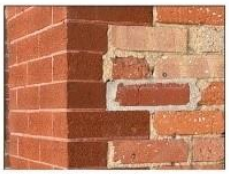

Multi-color brick with semi-circular arch

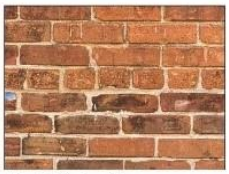

Red brick with running bond


Red brick with common bond and quoining


Red brick wall with structural pilaster and flat arch


Multi-color brick with extruded mortar

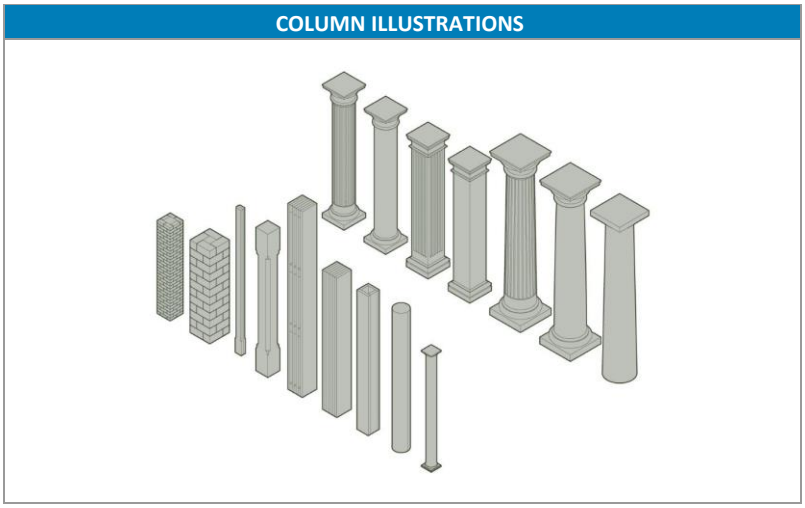

Red brick with flush mortar is used as veneer


Red brick with common bond and concave mor-

Clear height: The distance from the ground or floor to the lowest hanging overhead obstruction.

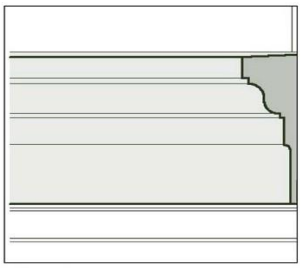
Column: A vertical structural element, consisting of a rounded or square shaft with a capital and base.

COLUMN ILLUSTRATIONS



Cornice: A horizontal molded projection crowning a building or architectural element, such as at the junction between the roof and the wall or above a main entrance or porch.

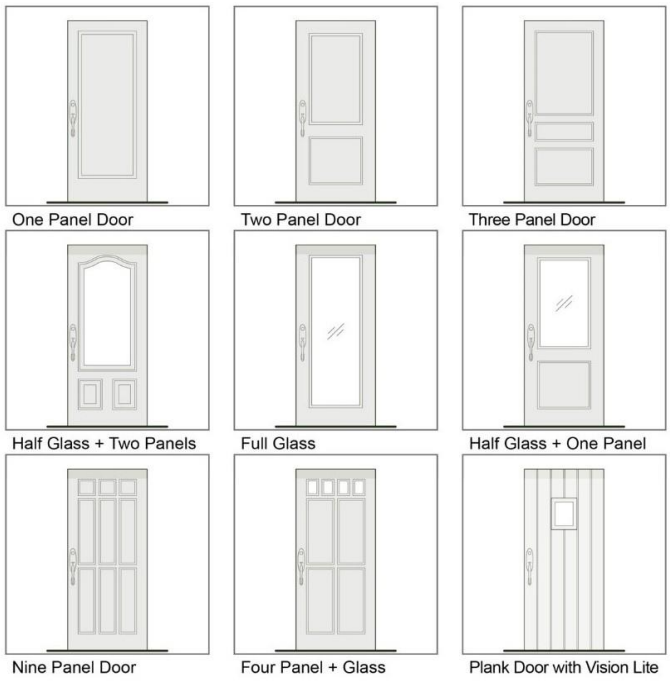
CORNICE ILLUSTRATION



Display window: A large window within a Shopfront frontage that is designed to display items for sale and attract customers to the store

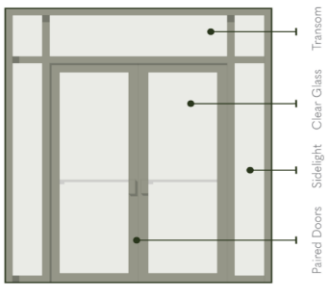
Door: Operable barriers installed at building ingress and egress points.

DOOR EXAMPLES

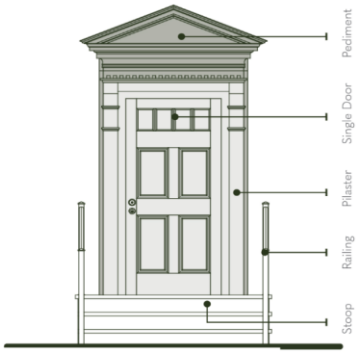


Door surround: The functional and decorative framing structure surrounding a door.

DOOR SURROUND ILLUSTRATIONS



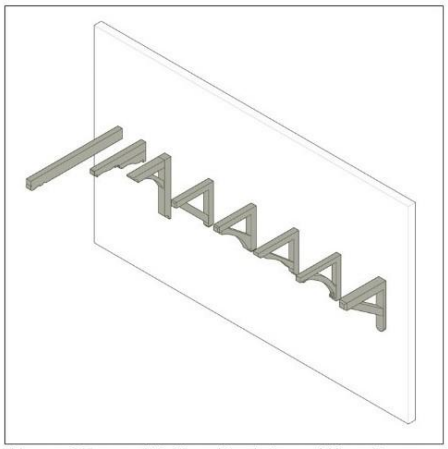
Paired Door Example



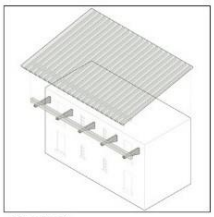
Single Door Example

Exposed wood structures: Structural supports that may be added to a building exterior for functional and aesthetic reasons. Depending on the architectural style, these may include rafters, brackets, knee braces, trusses, and more.

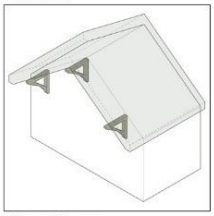
TYPES OF EXPOSED WOOD STRUCTURES



Types of Exposed Rafters, Brackets, and Knee Braces



Bracket



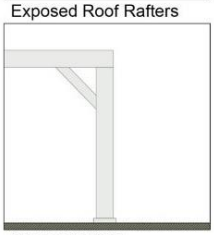
Knee Brace



Exposed Roof Truss



Exposed Roof Rafters



Post and Lintel

Fascia: The plain, wide band above a Shopfront and its Transom Windows that can be used for the placement of signage. See also Signband.

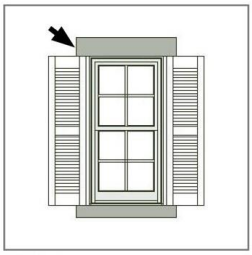
Fenestration: Openings on a building façade, such as Windows and Doors. Fenestration expresses each floor of the building.

Horizontal band: A horizontal band of three or more windows separated by mullions. They are most commonly found in industrial and institutional buildings where there is a need for greater natural light in the interior space.

Horizontal organization: Breaking up long facades into smaller building increments or bays. See also Rhythm.

Lintel: A horizontal beam that spans openings in a building, such as doors or windows. Lintels can be decorative, structural, or both.

LINTEL ILLUSTRATION



Lintel

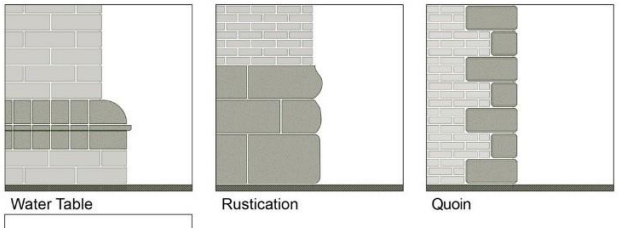
Masonry stylization: Stylistic masonry features that can be applied to the façade to express weatherproofing, structure, and building function. These may include:

A. Horizontal masonry features for weatherproofing purposes, such as Water Tables, Belt Courses, String Courses, and Parapets.

B. Structural expression techniques, such as Quoining, Rustication, Corbeling, Lintels, and Arches.

C. Functional expression purposes, such as Signbands.

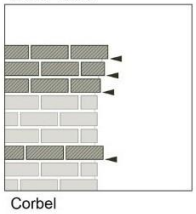
MASONRY SYTLIZATION EXAMPLES



Water Table

Rustication

Quoin



Corbel

Massing: How the primary building mass relates to building extensions, building frontages, and building wings.

Metal Finish: Treating a metal surface to create a desired appearance and/or strengthen its performance. In Brevard, natural coloration, weathering (corten) steel, and paint can be used to achieve a rustic effect.

METAL SIDING EXAMPLES



Corrugated corten steel



Metal siding with color finish

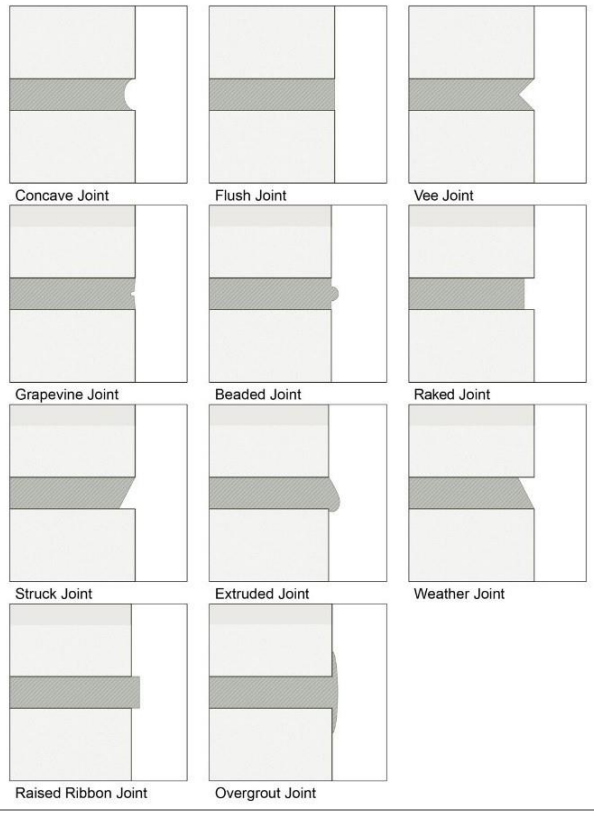


Metal siding with weathered finish

Monitor: A raised structure running along the ridge of a double-pitched roof, with its own roof running parallel to the main roof. The long sides of monitors usually contain Clerestory Windows or louvers to light or ventilate the area under the roof. Monitors are usually located on industrial buildings.

Mortar: The bonding agent used to join masonry building blocks. Mortar can be applied in many styles, such as Concave, Vee, Grapevine, or Flush to maximize durability and weatherproofing for the exposed materials. For the best appearance, mortar should be lighter in color than the brick it is paired with.

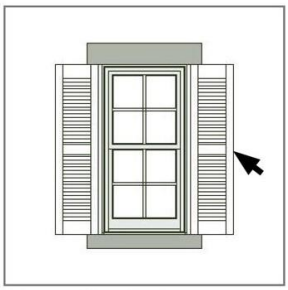
MORTAR TYPES



Mullion: A vertical or horizontal bar that separates units of glass on a multi-lite window.

Operable shutter: Hinged, movable panels fixed outside a window that can be closed for security, storms, privacy or to keep out light. Shutters can be paneled or louvered. Unlike fixed, decorative shutters, operable shutters are designed to open and close, and are sized to fit the window opening.

OPERABLE SHUTTER ILLUSTRATION



Operable Shutters

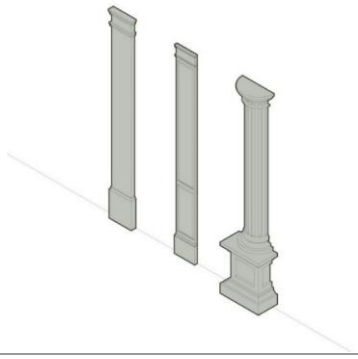
Parapet: Low wall projecting from the edge of a platform, terrace, roof, or exterior wall of a building.

Parapet gable roof: A type of gable roof treatment where the building walls on each end of the gable roof extend above the roof level and are capped with waterproof coping.

Pediment: A structural and decorative gable directly supported by posts or columns, typically located above an entrance. Pediments are distinct features from the building roof.

Pilaster: A vertical architectural element, resembling a column, that is embedded into or attached to a wall.

PILARSTER ILLUSTRATION

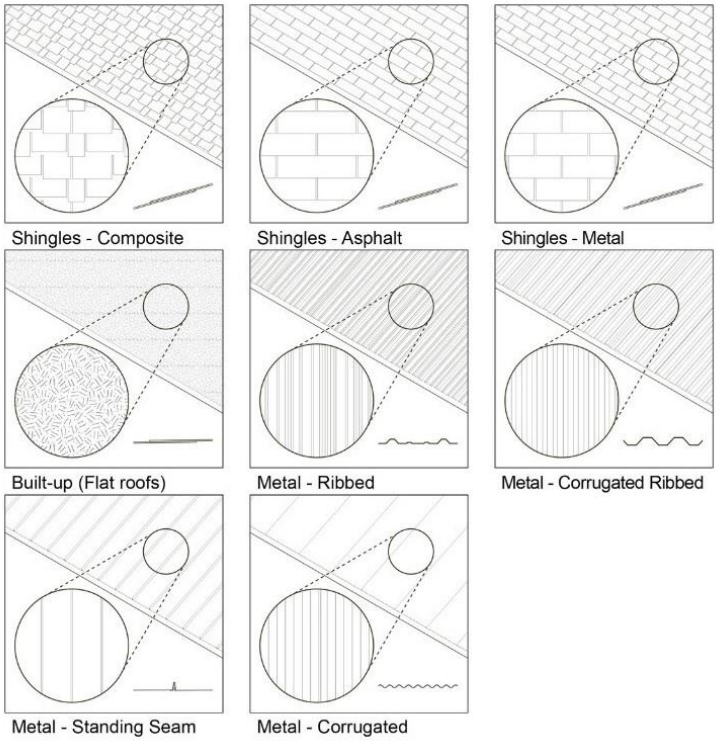


Proportion: Time-tested ratios in design such as the Golden Section, squares, and circles.

Rhythm: The repetition of elements to create a sense of movement, harmony, and balance in a space. It can be achieved through the consistent use of lines, shapes, colors, textures, lighting, and patterns.

Roof Material: The material used on the outermost roof layer. Roof materials may include shingles, metal, or conventional flat roof systems, and use natural colors such as browns, tans and grays.

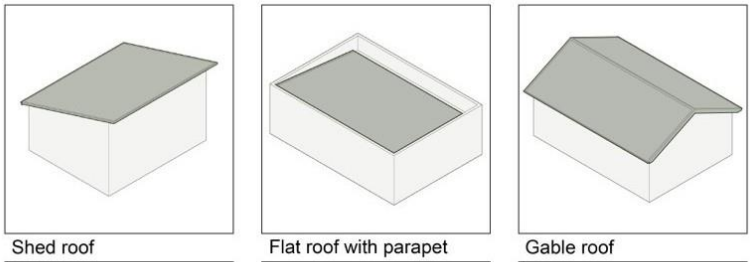
ROOF MATERIAL ILLUSTRATIONS

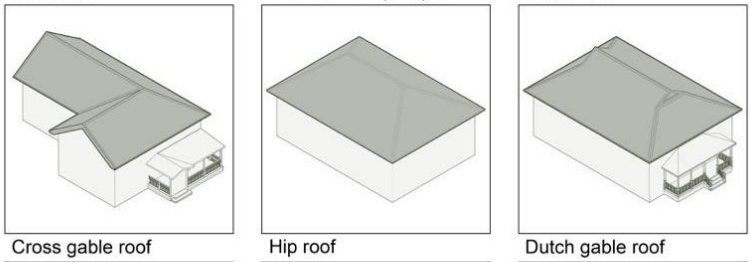


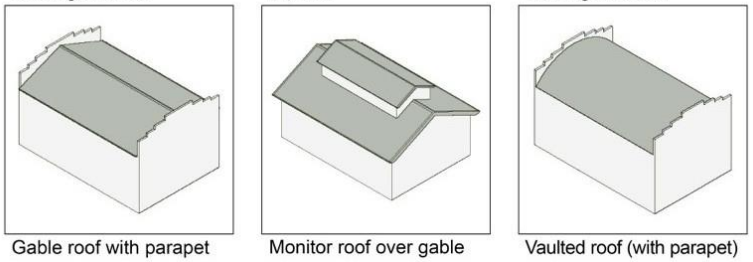
Roof pitch: The slope or incline of a roof, expressed as the ratio of vertical rise over horizontal run.

Roof shape: The shape of a building roof, which is highly related to architectural style. Common examples include Gable, Hip, Flat, and Shed.

ROOF SHAPE ILLUSTRATIONS







Roof-wall junction: The area where the roof meets the building wall. Junction types are selected based on roof shape and include Parapet, Parapet with Cornice, Projecting Eaves, Close Eaves, and Boxed Eaves.

ROOF-WALL JUNCTION ILLUSTRATIONS



Overhanging Eave-Open

Overhanging Eave-Closed

Close Eave



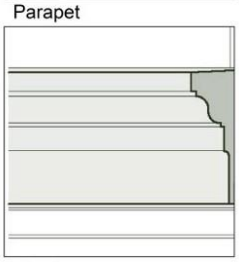
Parapet



Boxed Eave



Overhanging Eave with Exposed Rafter Tail

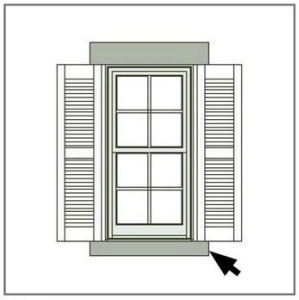


Cornice

Sidelite (or sidelight) window: A narrow, vertical fixed window that is usually placed on either side of an exterior door.

Sill: A horizontal beam that forms the bottom of a window or doorway. A sill can be made of timber, stone or brick and the exterior of the sill may be tilted to shed rainwater.

SILL ILLUSTRATION

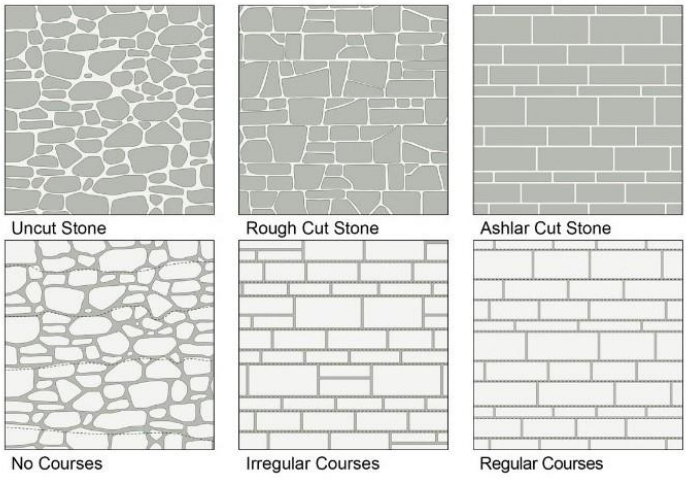


Sill

Signband: The plain, wide band above a Shopfront and its Transom Windows, that can be used for the placement of signage. This area above the Shopfront can also be referred to as the Fascia.

Stone course: Similar to Brick Bonds, Stone Courses are horizontal layers of stones arranged uniformly in a wall for structural and aesthetic benefits.

STONE COURSE EXAMPLES



Stone finish: The texture and appearance of stone materials. In Brevard, river rock or granite quarry rock reflect locally available stone.

STONE FINISH EXAMPLES


Rough cut stone with irregular courses


Uncut river rock with no courses


Uncut river rock with no courses


Rough cut river rock veneer with irregular courses


Rough cut stone veneer with irregular courses


Rough cut river rock veneer with irregular courses


Rough cut granite with irregular courses


Ashlar cut granite with regular courses


Rough cut granite veneer with irregular courses


Ashlar cut granite with regular courses


Rough cut stone with regular courses


Ashlar cut granite with regular courses

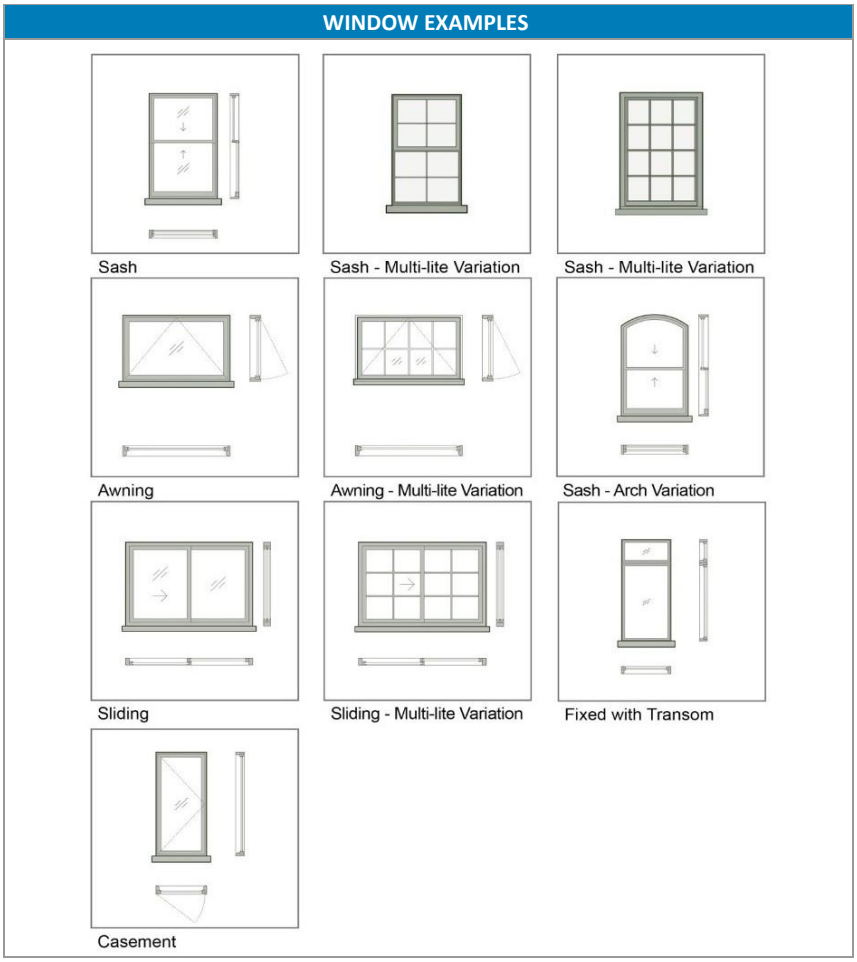
String course: A horizontal band, often projecting, extending across the face of a wall. The band can be composed of a course of bricks, stone, or other materials. It can also be referred to as a Belt Course.

Transom window: A secondary window placed directly above a Window, Display Window, or Door that is used to provide additional light or ventilation into the interior. Transom Windows can be Fixed (non-operable), Awning, or Hopper type of windows.

Vaulted roof: A broad, curved roof supported with trusses, usually located on large, open floor plan buildings. Most often found on industrial or institutional buildings.

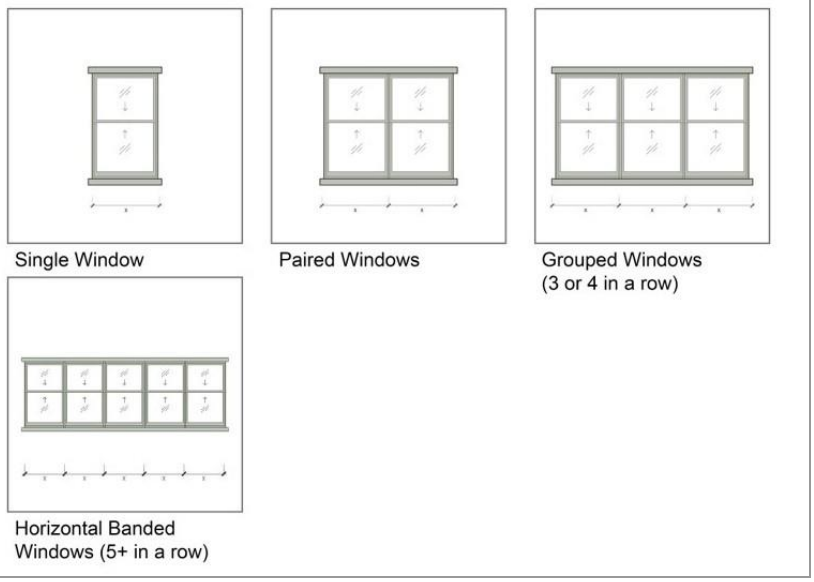
Vertical organization: Dictates the hierarchy of building design, including the division of the building into base, middle and top portions.

Window: An opening in a wall or roof to allow for light and air penetration into a building interior.



Window grouping: Arrangements of multiple windows to allow for greater transparency.

WINDOW GROUPING EXAMPLES



Wood finish: Application of a finish can be used to alter the appearance of wood products, as well as strengthen their durability for use on a façade.

UNPAINTED WOOD FINISH EXAMPLES


Unpainted wood shingles


Unpainted wood shingles


Unpainted wood plank siding with half-timbering


Unpainted board and batten siding


Unpainted vertical plank siding


Unpainted wood logs as an exterior material


Unpainted board and batten siding


Unpainted wood shingles


Unpainted wood logs with visible clay chinking


Upainted board and batten siding


Unpainted wood shingles


Unpainted rustic wood siding

PAINTED WOOD FINISH EXAMPLES



Painted board and batten siding



Painted board and batten siding that is weathered



Painted wood shingles



Painted fiber cement plank siding



Painted wood shingles



Painted wood shingles



Painted fiber cement board and batten siding



Painted board and bat-ten wood siding



Painted fiber cement plank siding

Wood siding: Patterns of stacking and arranging wood on a façade, such as plank siding, board & batten siding, and shingles.

WOOD SIDING EXAMPLES

