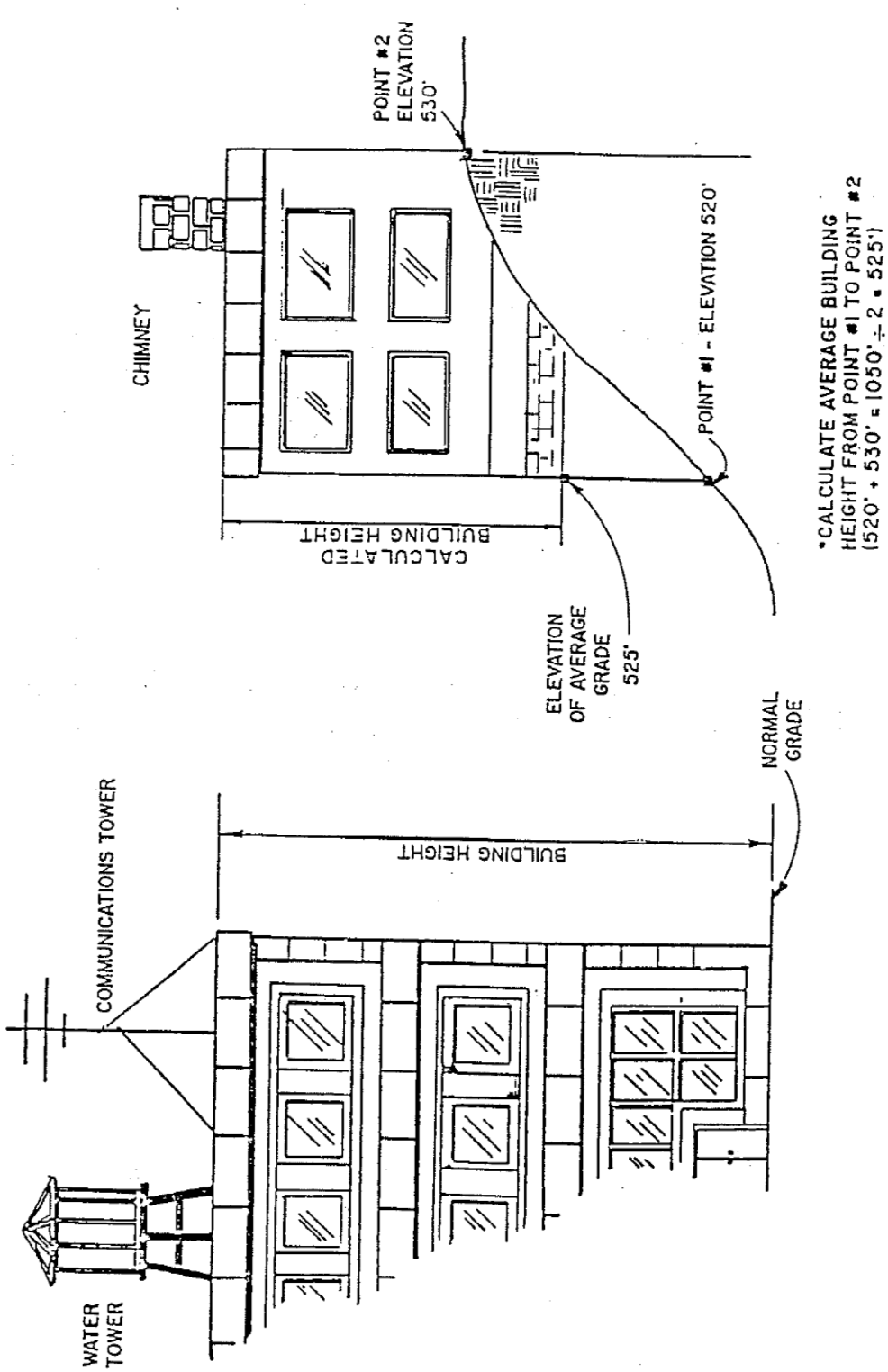
APPENDIX 5 ILLUSTRATIONS

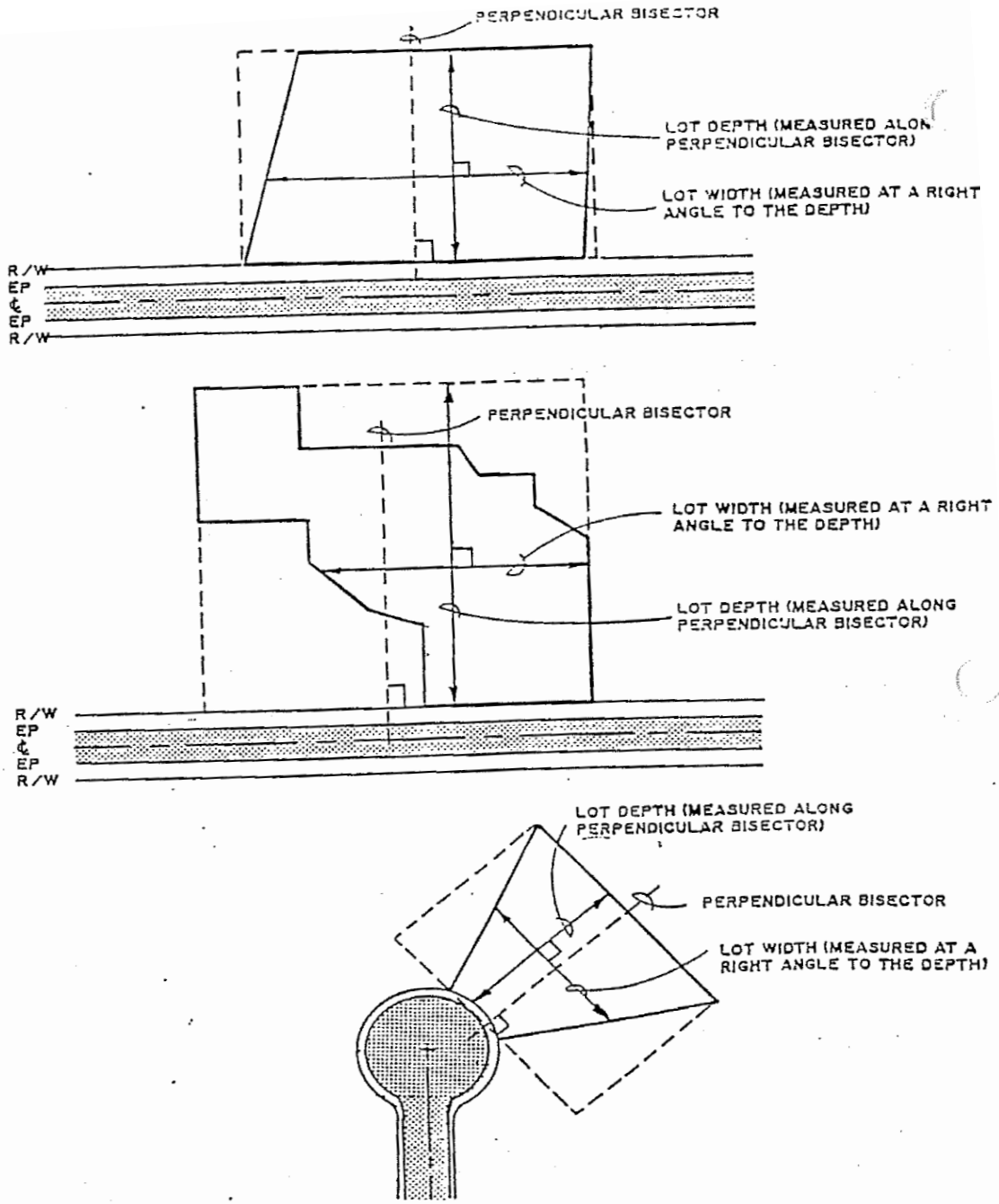
The following illustrations are designed to provide a visual explanation to selected Sections of the Ordinance. If any illustration appears to be in conflict with the Ordinance, the text within the Ordinance shall rule. Below is a list of illustrations that appear in this Appendix and the Section of the Ordinance that it illustrates.

Ill. #	Illustration	Section of Ordinance being Illustrated
A-5.1	Measurement of Building Height	2-2.1 (C)
A-5.2	Measurement of Lot Depth & Lot Width	2-2.9(F) & (H)
A-5.3	Determination of Minimum Building Line	2-2.9(H)
A-5.4	Determination of Setbacks	2-2.10
A-5.5	Street Classifications	2-2.12
A-5.5a	Cluster Development	4-4.1(B)
A-5.6	Zero Side Setback	4-4.1(C)
A-5.7	Lots Adjoining Public Open Space	4-4.1(D)
A-5.8	Yard Space Triangles	4-4.2(C)9)
A-5.9	Accessory Buildings and Structures	4-4.5
A-5.10	Structure Encroachments into Required Setbacks	4-5.3(B)
A-5.11	Flag Lot	5-13.2(G)1)
A-5.12	Lot Served by Exclusive Use Easement	5-13.2(G)2)
A-5.12a	Types of Signs	6-1
A-5.13	Calculation of Sign Area and Height	6-1.6
A-5.14	Handicap Parking Requirements	6-2.1(C)
A-5.15	Loading and Stacking Arrangements	6-2.7(C)2)
A-5.15a	Parking in Residential Districts	6-2.5(C)
A-5.16	Street Yard Planting	6-3
A-5.17	Type A & B Planting Yard	6-3
A-5.18	Type C & D Planting Yard	6-3
A-5.18a	Application of Landscape Requirements	6-3
A-5.19	Parking Lot Plantings	6-3
A-5.20	Accessory Dwelling Units on Single-Family Lots	6-4.1
A-5.21	Typical Manufactured Dwelling Space	6-4.51(B)
A-5.22	Rural Family Occupation	6-4.66
A-5.23	Flood Control Zones	7-5.3



MEASUREMENT OF BUILDING HEIGHT

A-5.1

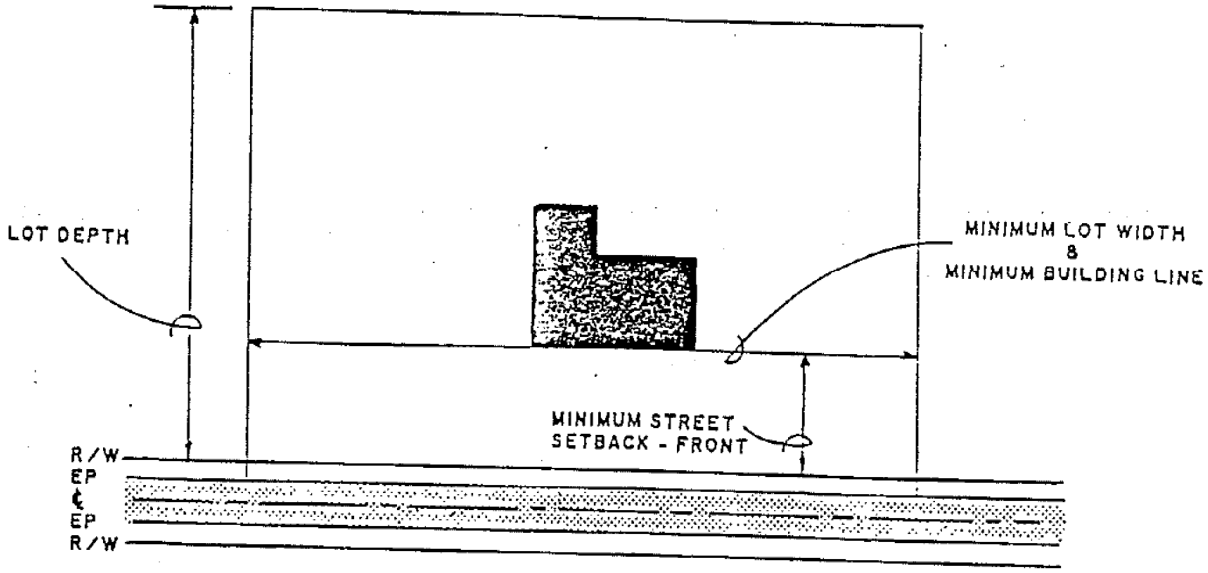


- ENCLOSE THE LOT IN THE SMALLEST POSSIBLE SQUARE OR RECTANGLE.
- DRAW A PERPENDICULAR BISECTOR THROUGH THE SQUARE OR RECTANGLE.
- THE LOT DEPTH IS MEASURED ALONG THE PERPENDICULAR BISECTOR.
- THE LOT WIDTH IS MEASURED AT A RIGHT ANGLE TO THE LOT DEPTH.

MEASUREMENT OF LOT DEPTH & LOT WIDTH

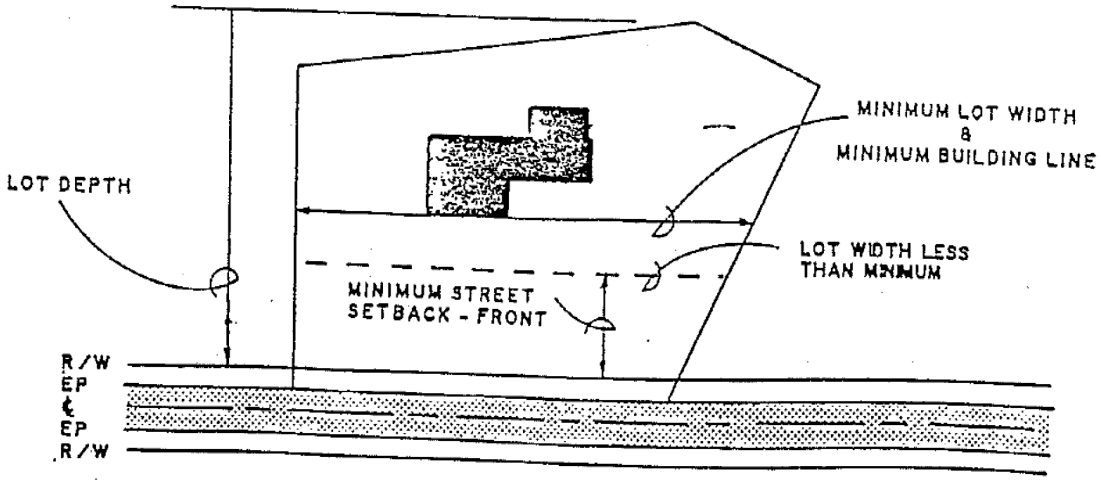
A-5.2

SITUATION I - Building Line equals Front Setback



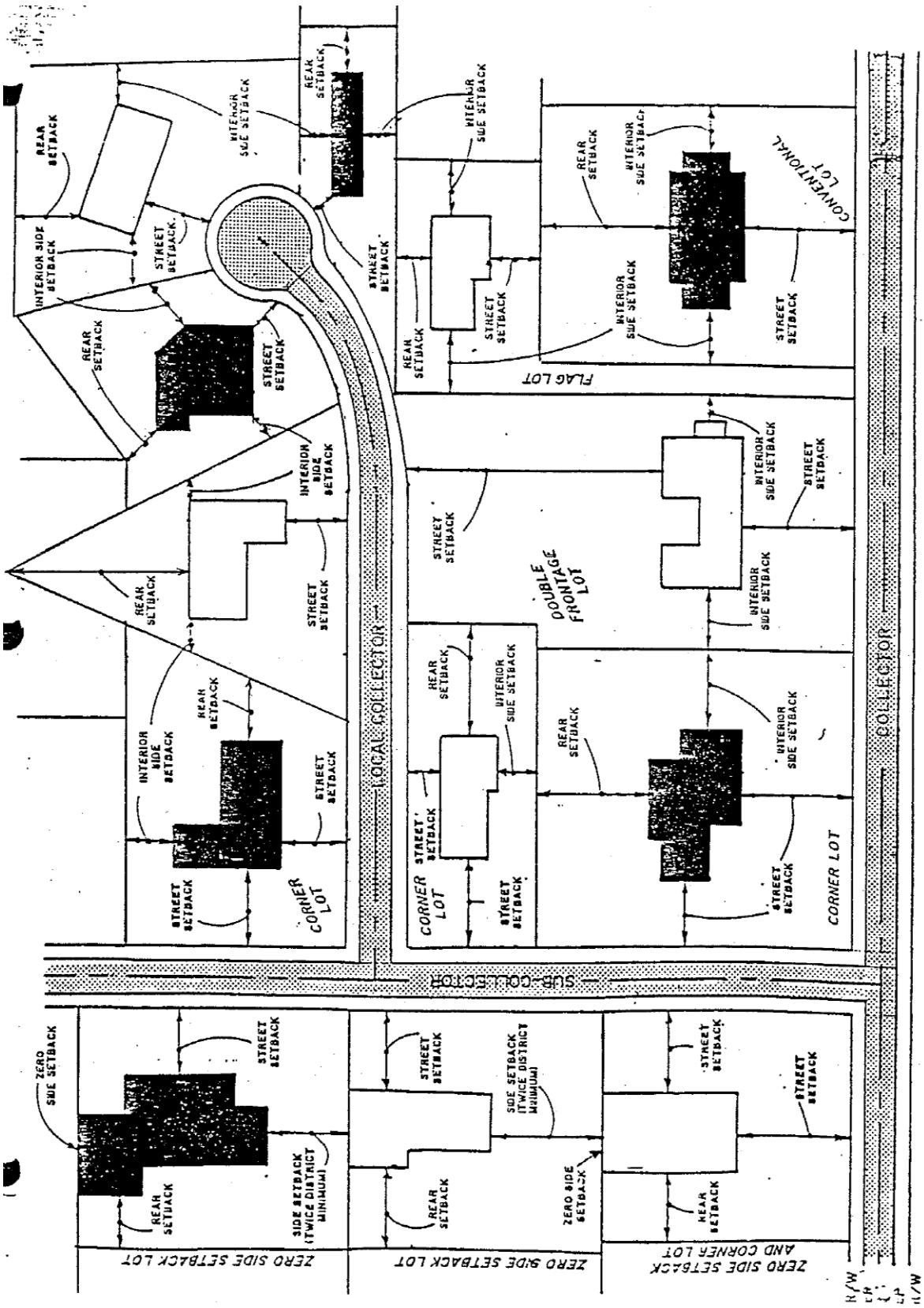
* THE MINIMUM BUILDING LINE IS LOCATED AT THE REQUIRED FRONT SETBACK IF THE LOT WIDTH AT THAT POINT IS GREATER THAN OR EQUAL TO THE MINIMUM LOT WIDTH REQUIRED FOR THAT DISTRICT.

SITUATION 2 - Building Line behind Front Setback



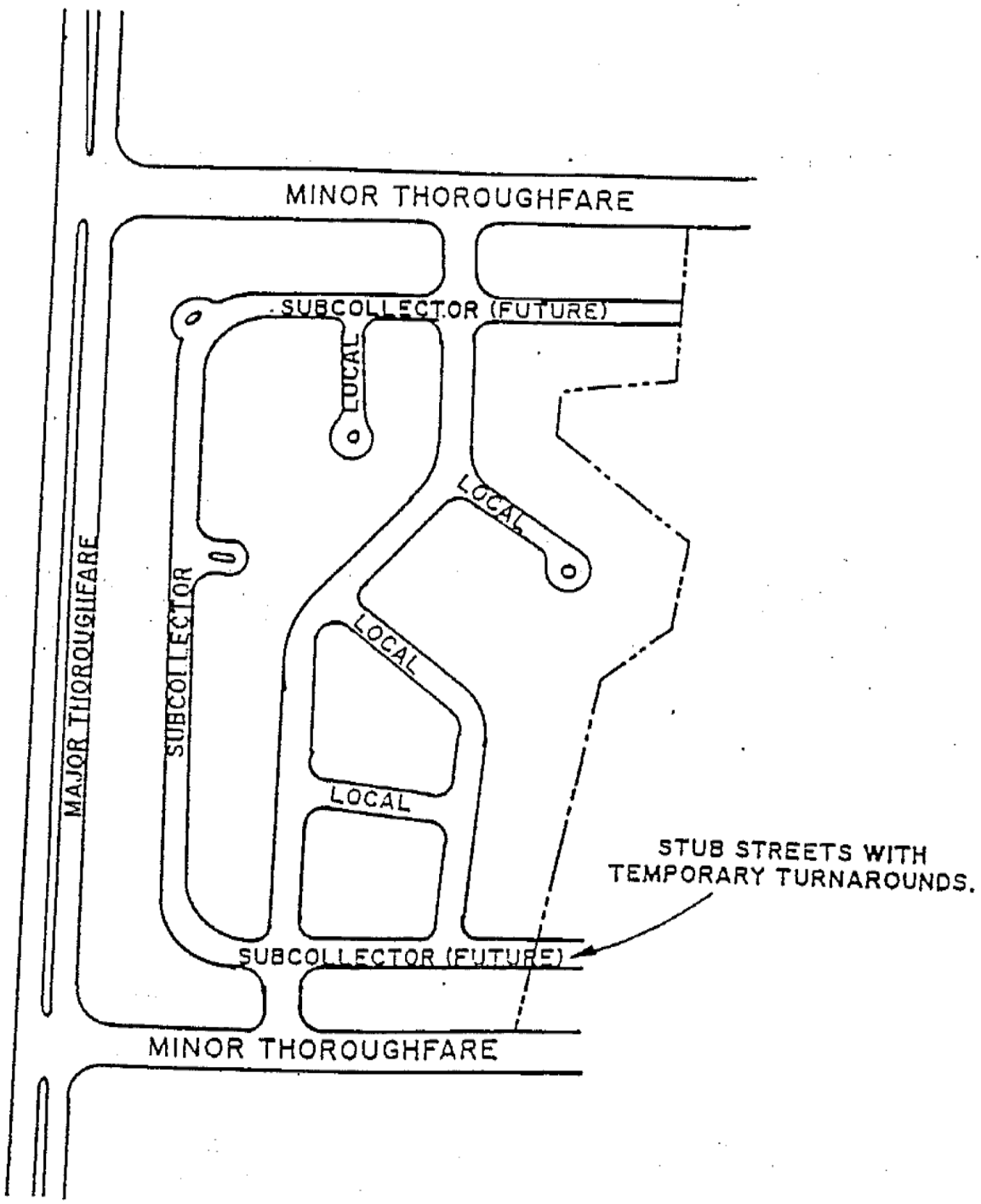
* IF THE MEASURED LOT WIDTH AT THE FRONT SETBACK DOES NOT MEET THE MINIMUM LOT WIDTH, THEN THE MINIMUM BUILDING LINE MUST BE MOVED TO THE POINT WHERE THE MEASURED LOT WIDTH EQUALS OR EXCEEDS THE MINIMUM. SEE DRAWING A-4.1 FOR DETERMINATION OF MINIMUM LOT WIDTH.

DETERMINATION OF MINIMUM BUILDING LINE



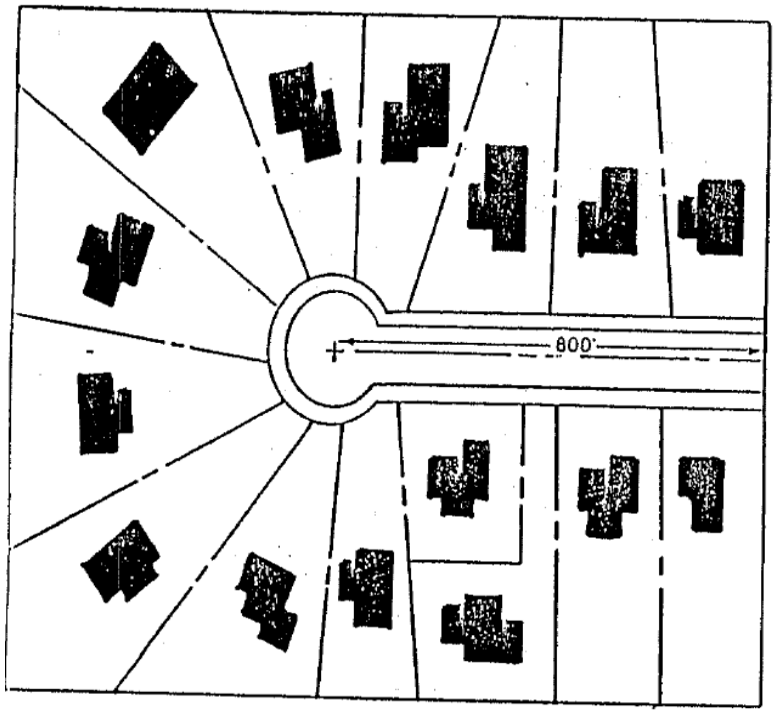
DETERMINATION OF SETBACKS

A-5.4



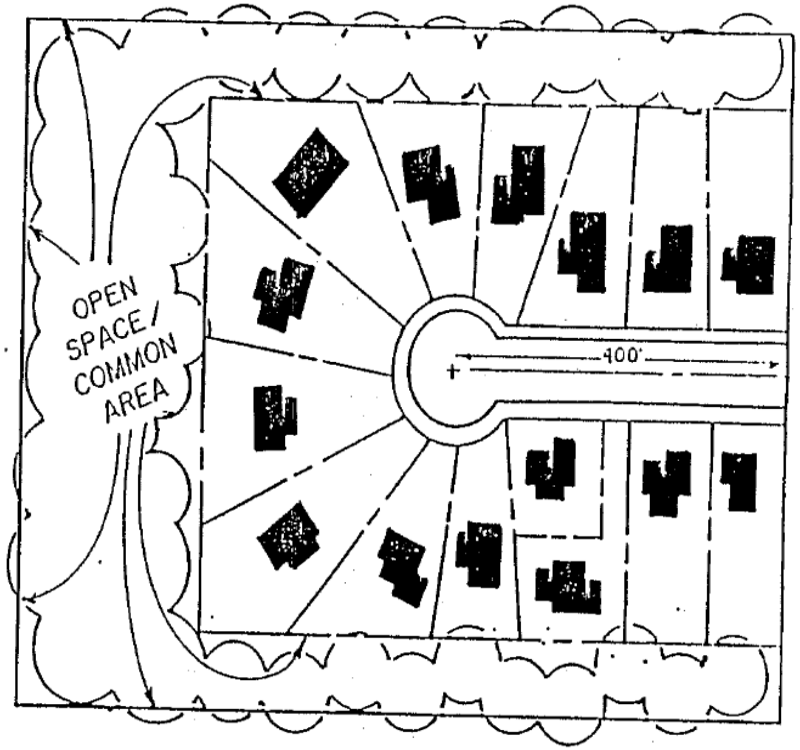
STREET CLASSIFICATIONS

A-5.5



CONVENTIONAL SINGLE FAMILY DETACHED SUBDIVISION

-5 ACRES
-15 LOTS
-12,000 S.F. MINIMUM LOT SIZE



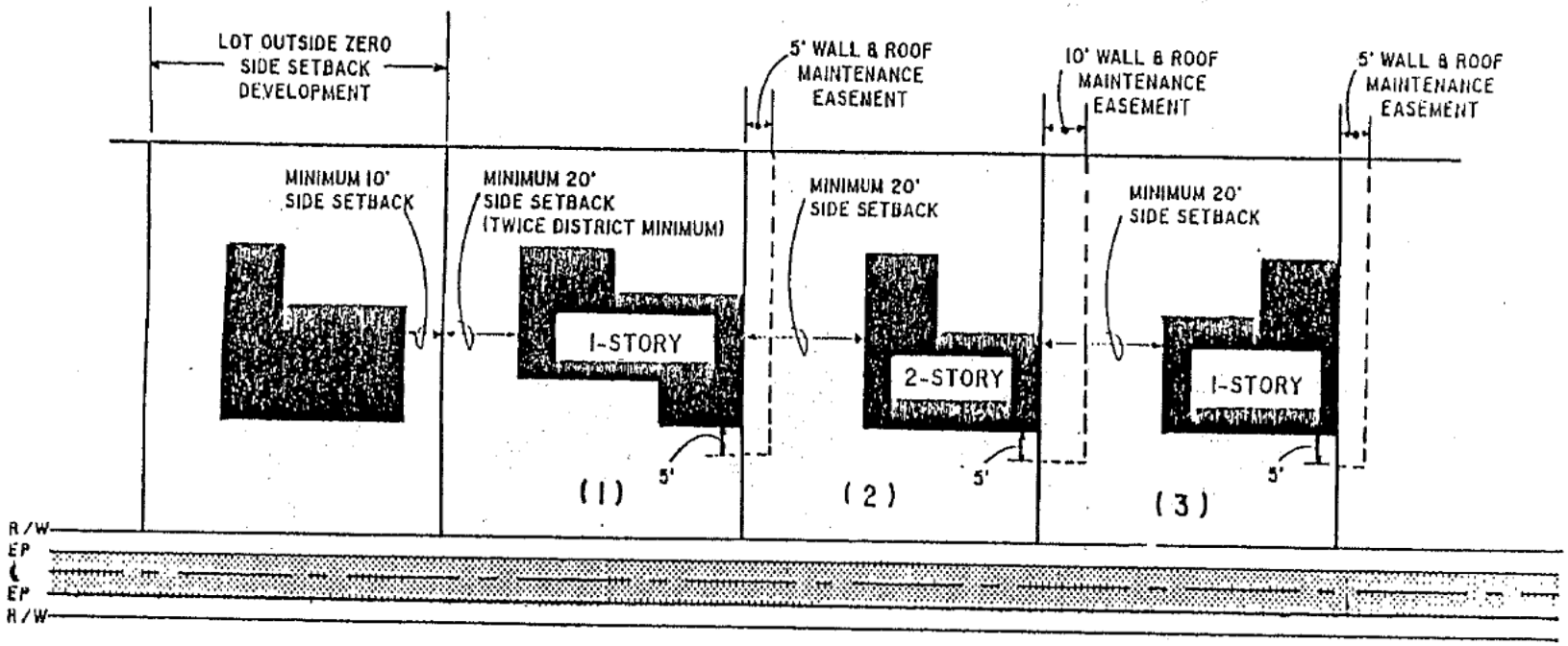
CLUSTER DEVELOPMENT SINGLE FAMILY DETACHED SUBDIVISION

-5 ACRES
-15 LOTS
-7,000 S.F. MINIMUM LOT SIZE

CLUSTER DEVELOPMENT

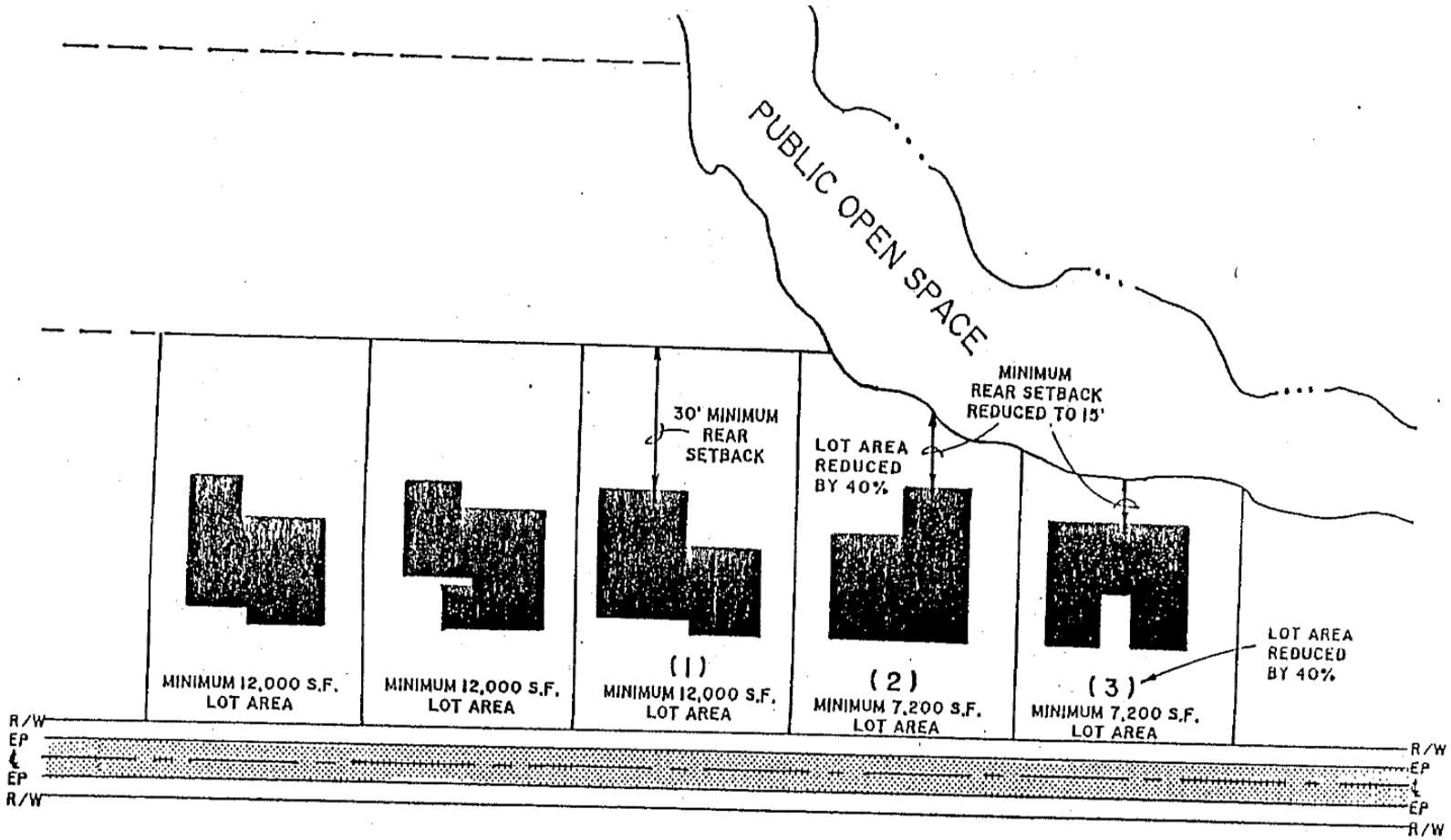
*UNDEVELOPED OPEN SPACE/COMMON AREAS COULD BE FLOODPLAIN AREAS, RECREATIONAL AREAS, BUFFER AREA FROM HIGHWAY OR NON-COMPATIBLE USE.

*ILLUSTRATION BASED ON RS-12 ZONING.



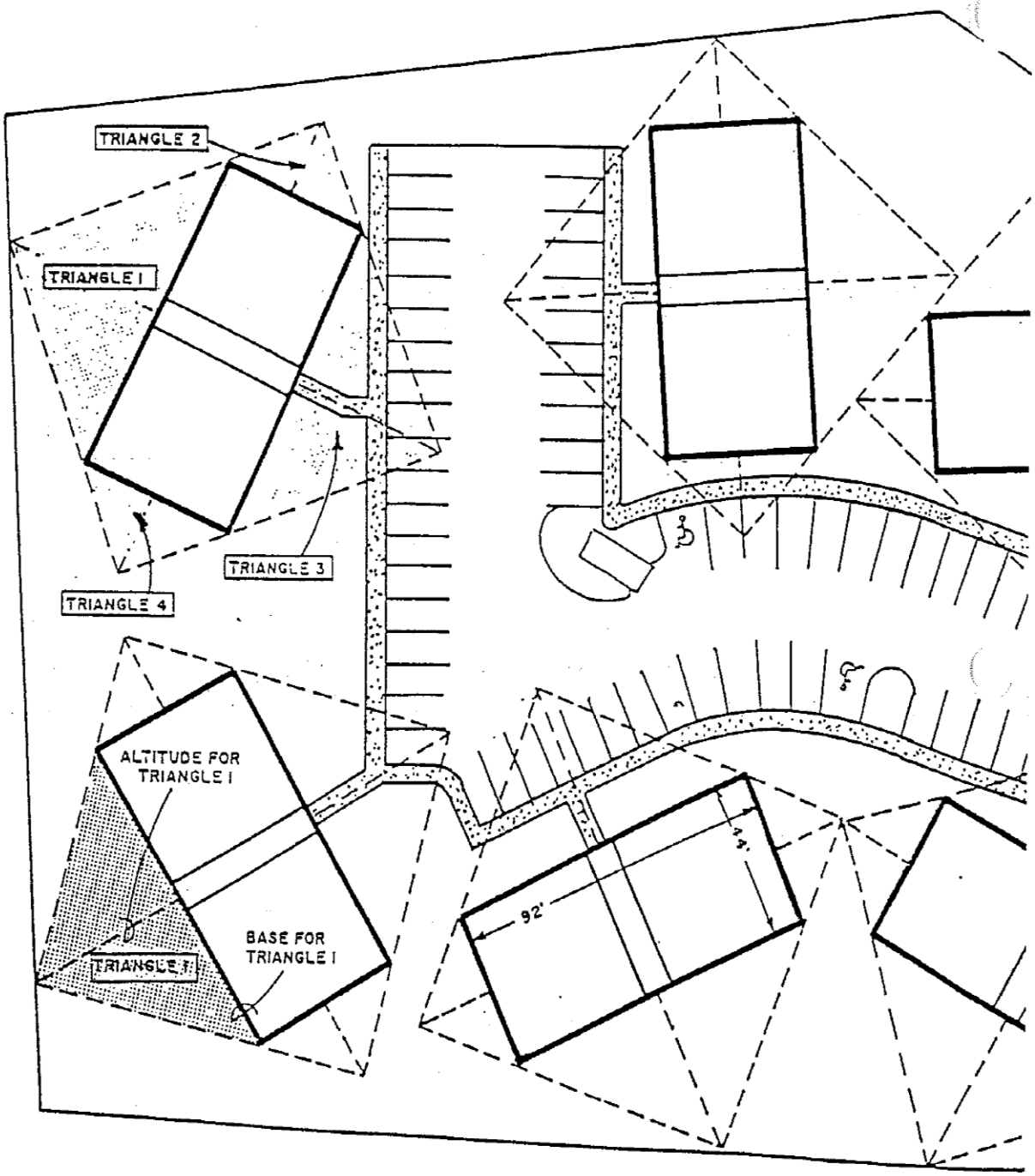
- CAN BE USED IN ANY DISTRICT PERMITTING SINGLE FAMILY USES.
- TRACT MUST CONTAIN TEN (10) OR MORE CONTIGUOUS LOTS. SERVED WITH PUBLIC SEWER.
- ILLUSTRATION BASED ON RS-12 ZONING.

ZERO SIDE SETBACK



- SINGLE FAMILY LOTS WITH PUBLIC SEWER.
- ILLUSTRATION BASED ON RS-12 ZONING.
- NOTE TO BE PLACED ON PLAT "LOTS 2 & 3 HAVE BEEN REDUCED IN AREA IN ACCORDANCE WITH SECTION 4-4 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE. ALL OTHER DIMENSIONAL REQUIREMENTS OF THE ORDINANCE SHALL APPLY."

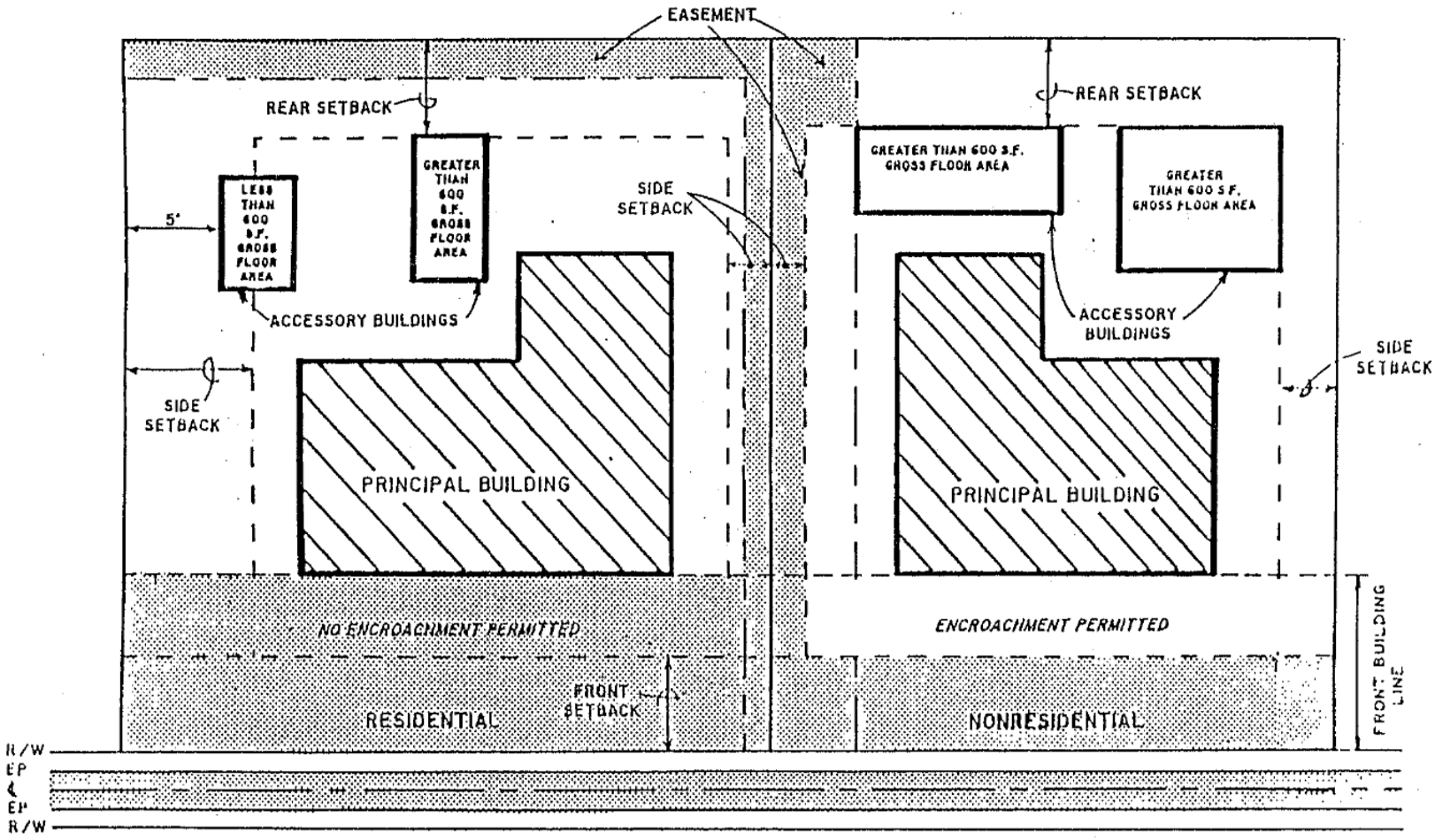
LOTS ADJOINING PUBLIC OPEN SPACE



• IN THIS ILLUSTRATION ALL BUILDINGS ARE 2-STORY.
• REFER TO SECTION 4-4.2 OF THIS ORDINANCE TO DETERMINE YARD SPACE TRIANGLES.

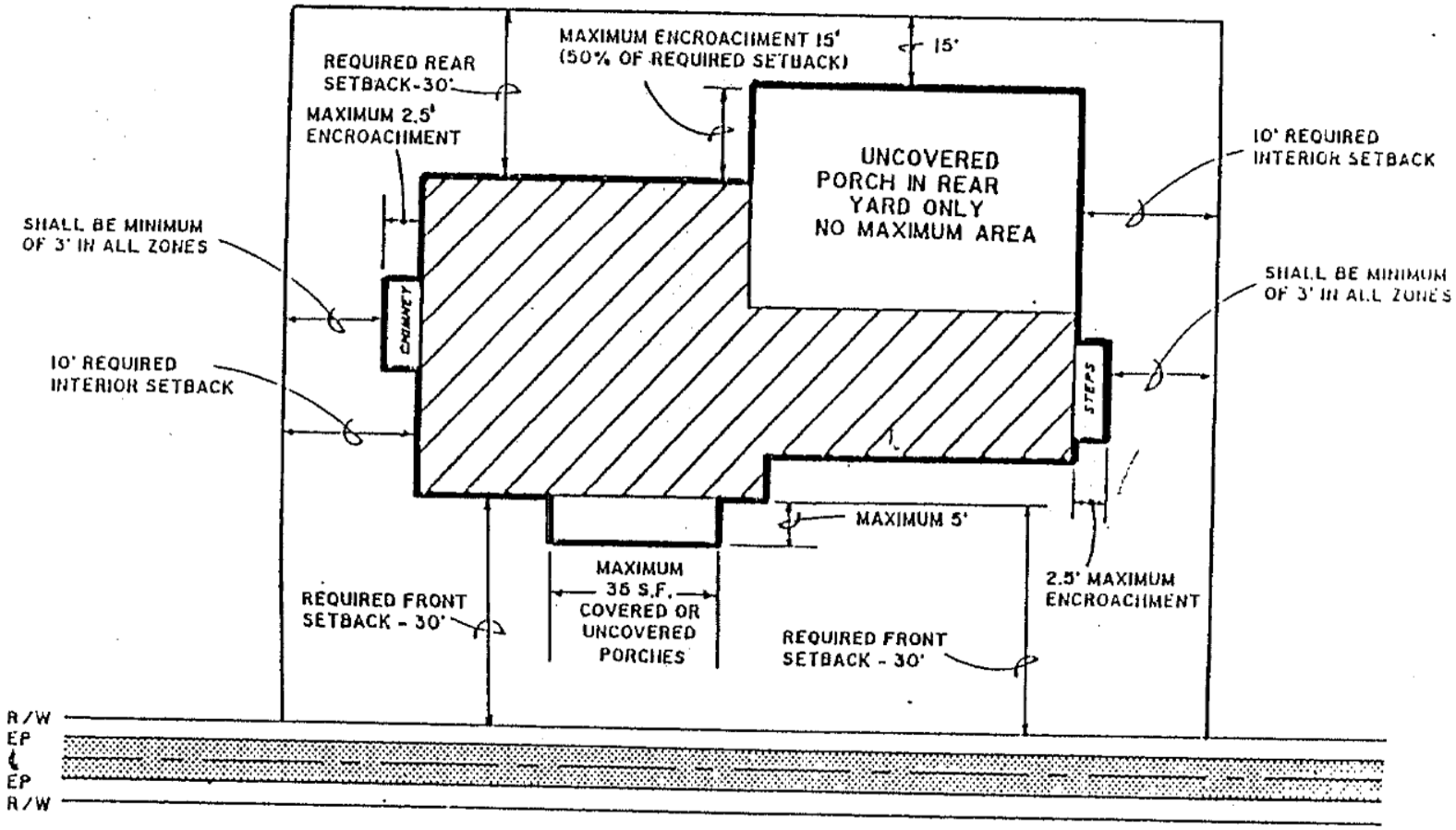
YARD SPACE TRIANGLES

A-5.8



• NO ENCROACHMENT IN SHADED AREAS.
• THE HEIGHT OF ALL ACCESSORY STUCTURES AND BUILDINGS SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS OF THE PRINCIPAL BUILDING.

ACCESSORY BUILDINGS AND STRUCTURES



* ILLUSTRATION BASED ON RS-12 ZONING

STRUCTURE ENCROACHMENTS INTO REQUIRED SETBACKS

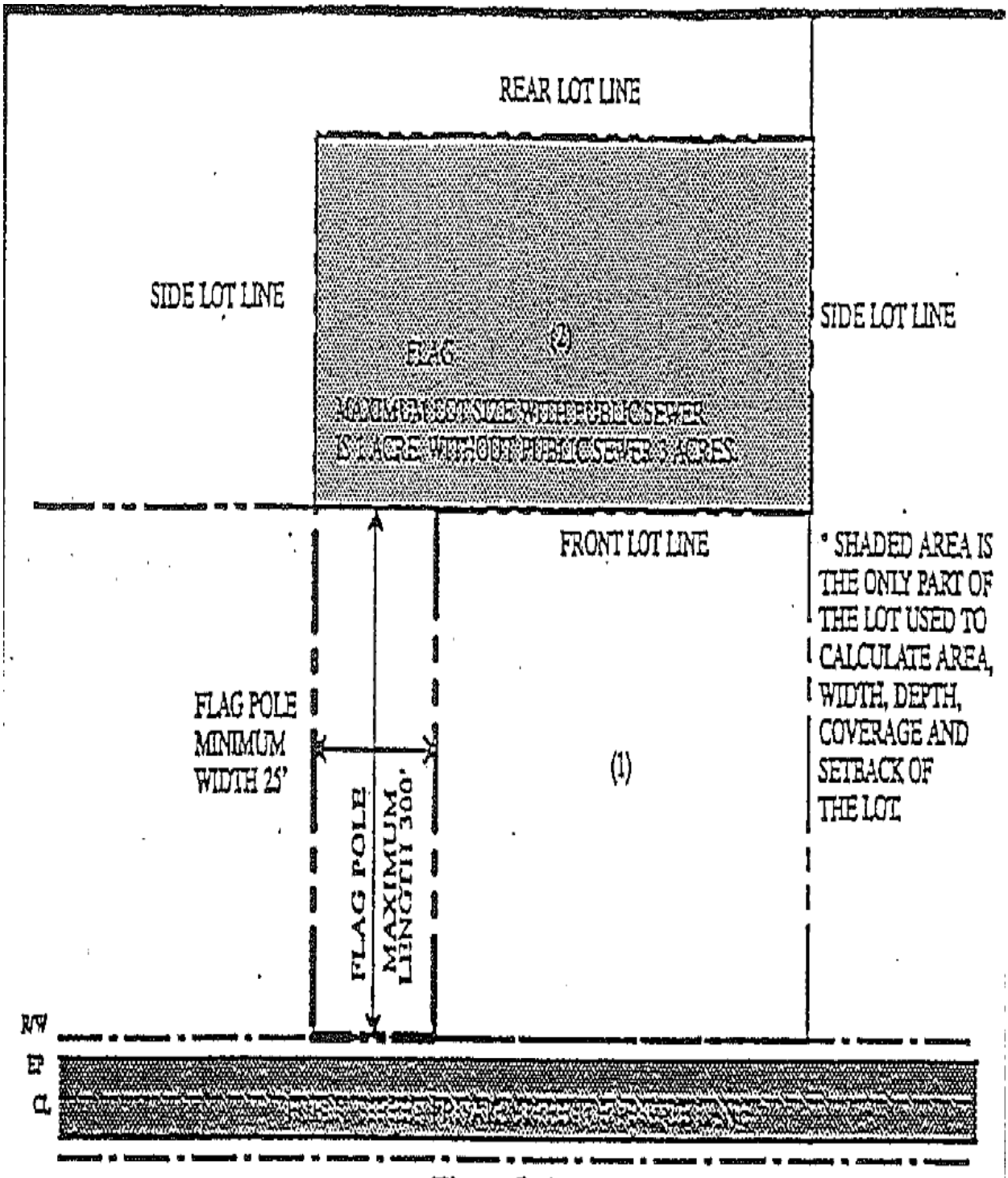
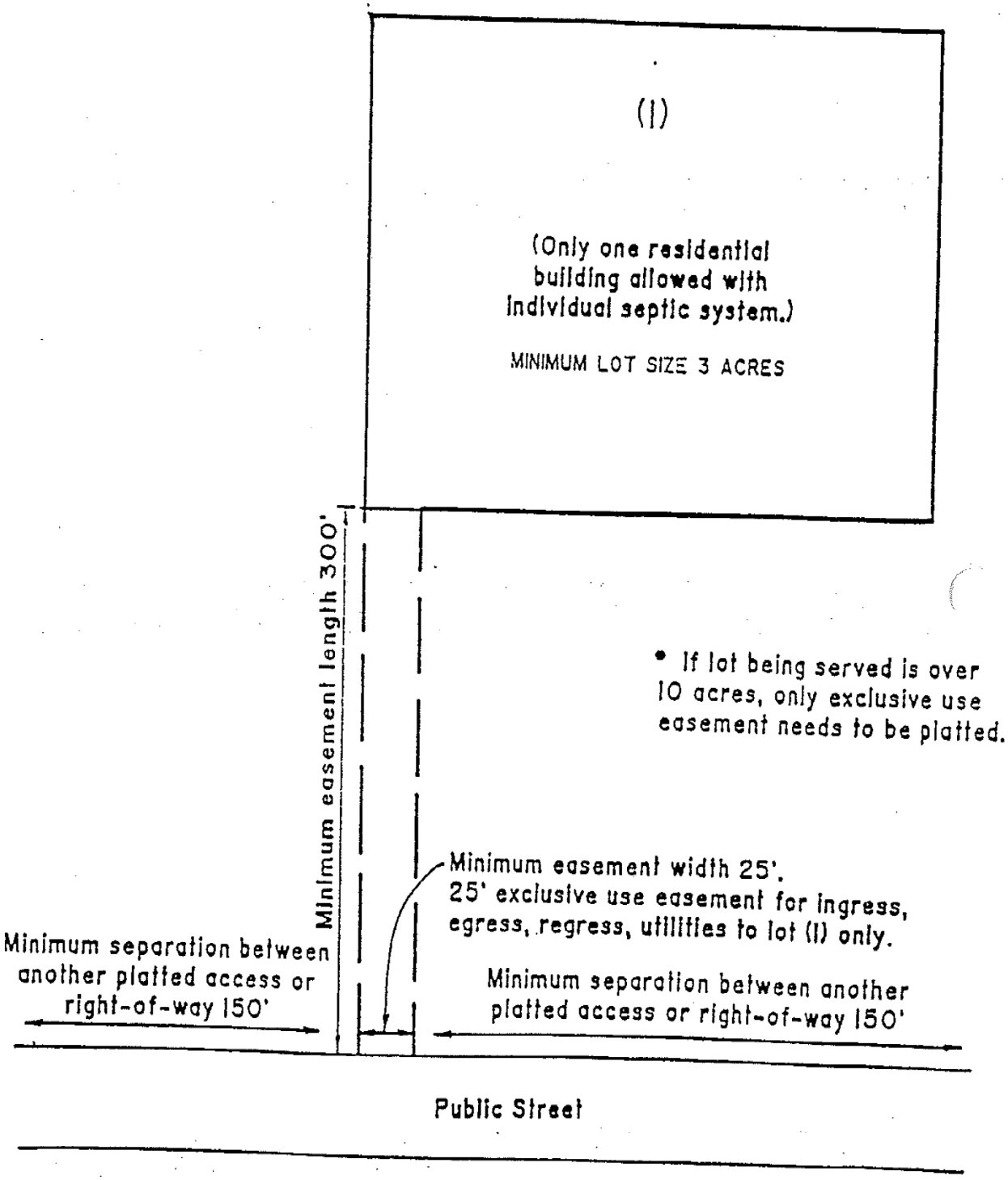


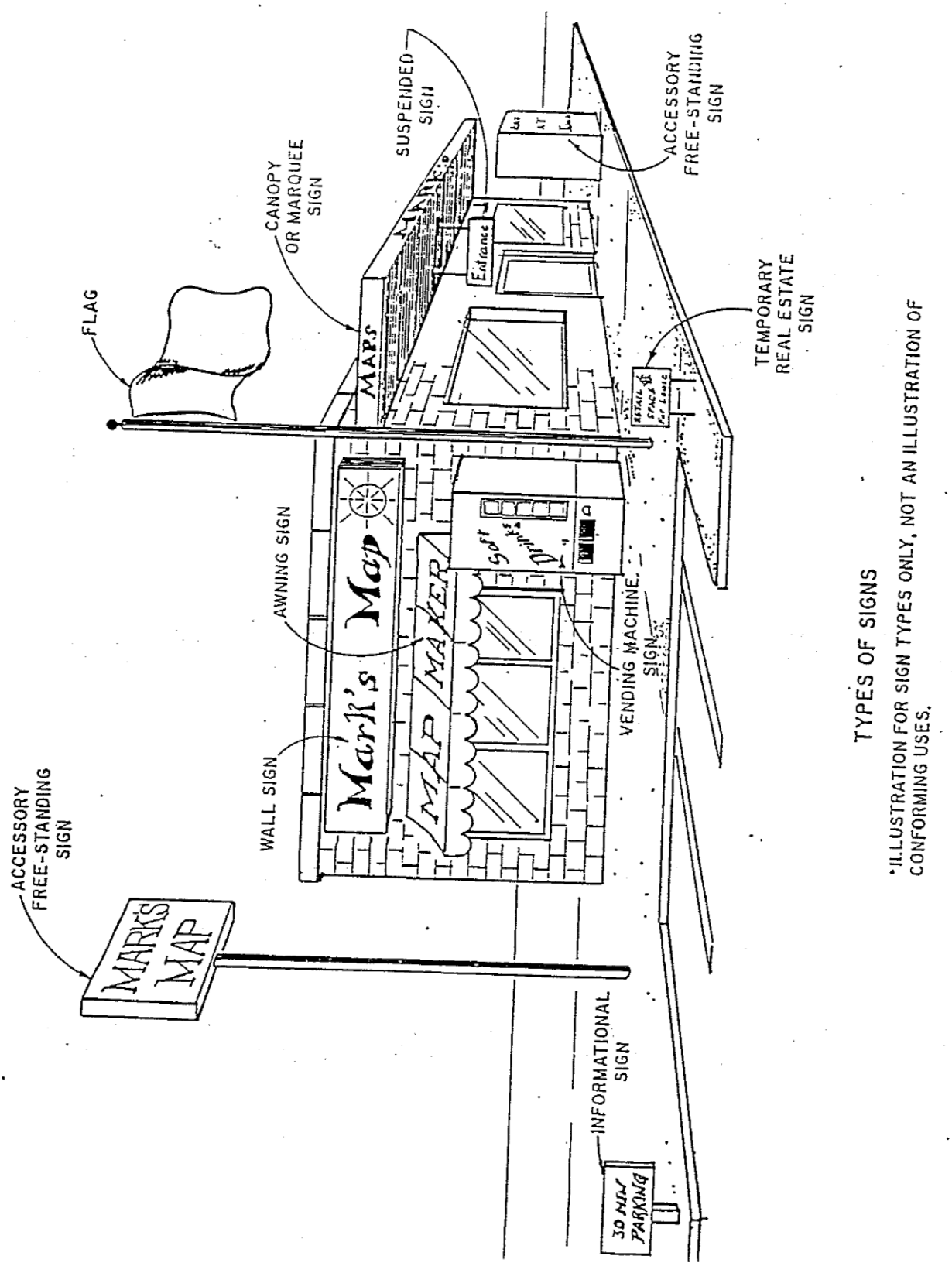
Figure 5-A
FLAG LOT

A-5.11



LOT SERVED BY EXCLUSIVE USE EASEMENT

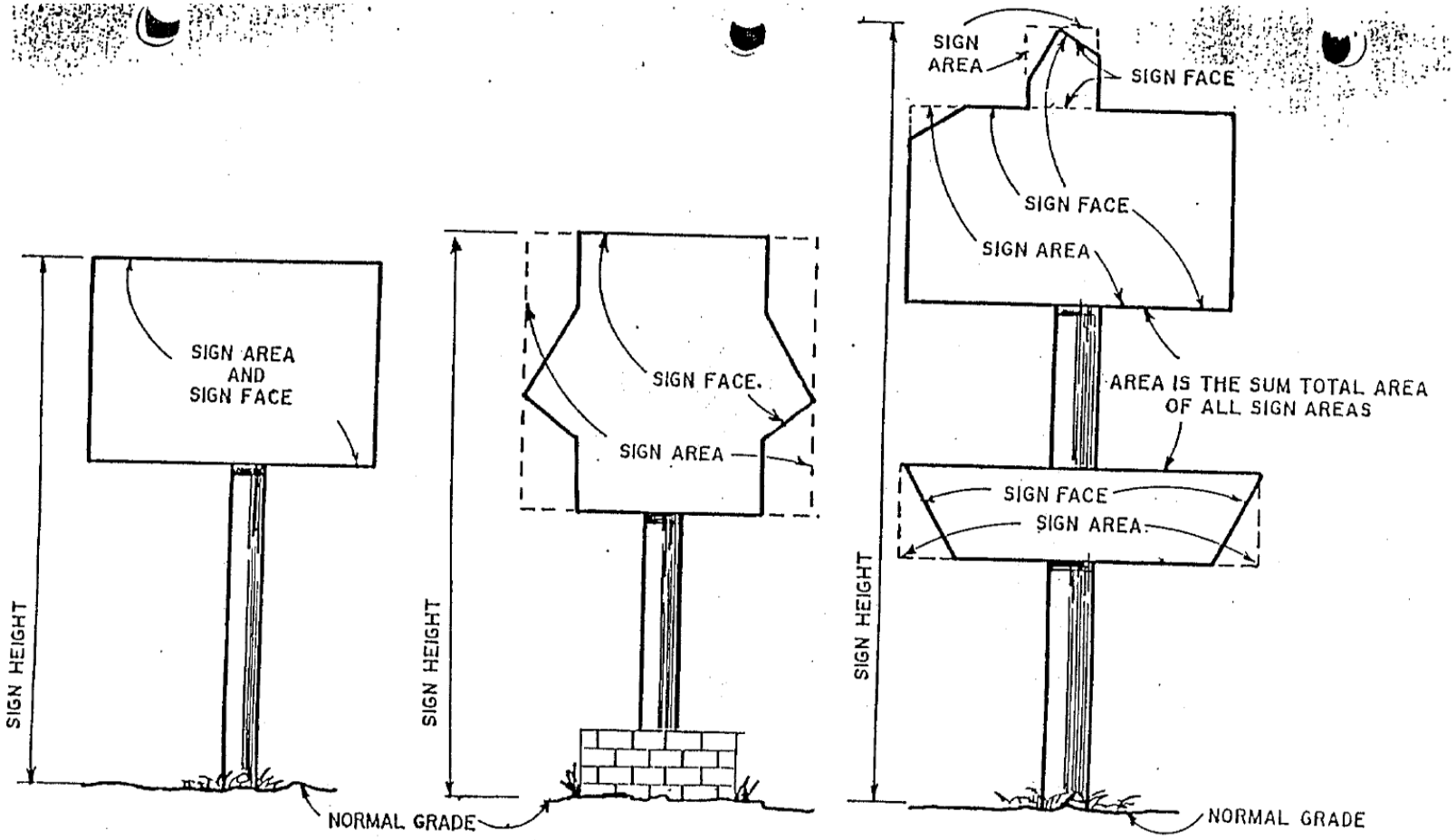
A-5.12



TYPES OF SIGNS

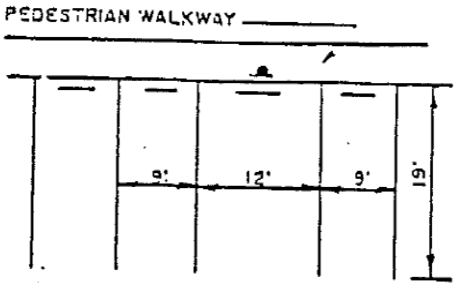
*ILLUSTRATION FOR SIGN TYPES ONLY, NOT AN ILLUSTRATION OF CONFORMING USES.

A-5.12a

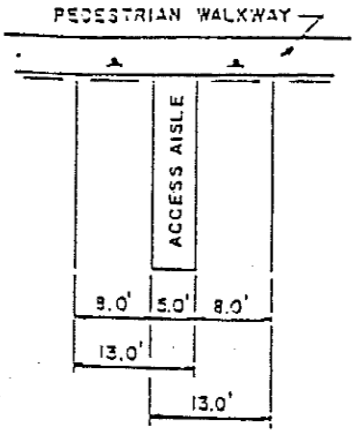


• CALCULATE AREA OF SMALLEST SQUARE, CIRCLE, RECTANGLE, OR COMBINATION THEREOF, THAT CAN ENCOMPASS THE SIGN FACE.

CALCULATION OF SIGN AREA AND HEIGHT



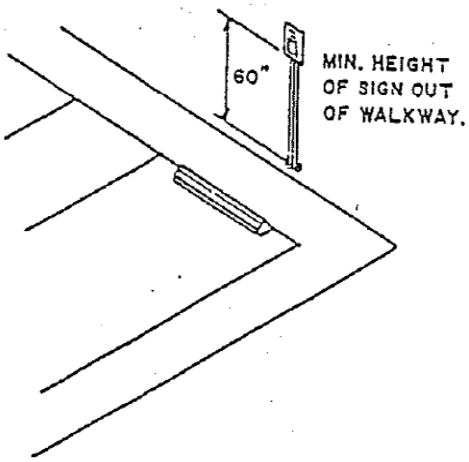
SINGLE SPACE DESIGN
(MINIMUM DIMENSIONS)

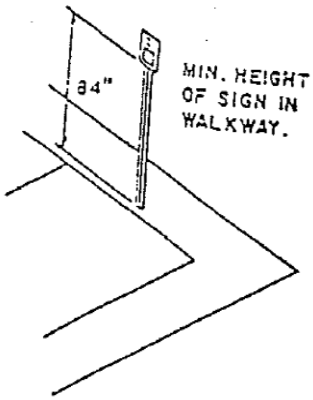


DOUBLE SPACE DESIGN
(MINIMUM DIMENSIONS)

REQUIRED HANDICAPPED
RESERVED PARKING SIGN
MUTCD R7-8
12" x 18"

TYPICAL SIGN



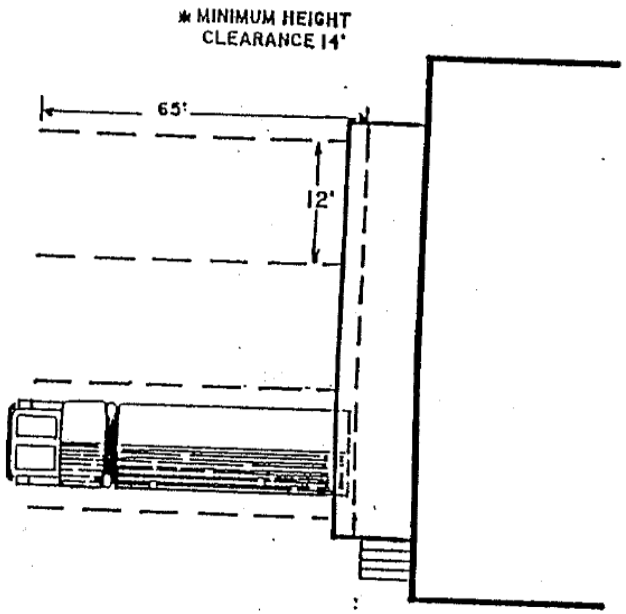


SIGN PLACEMENT

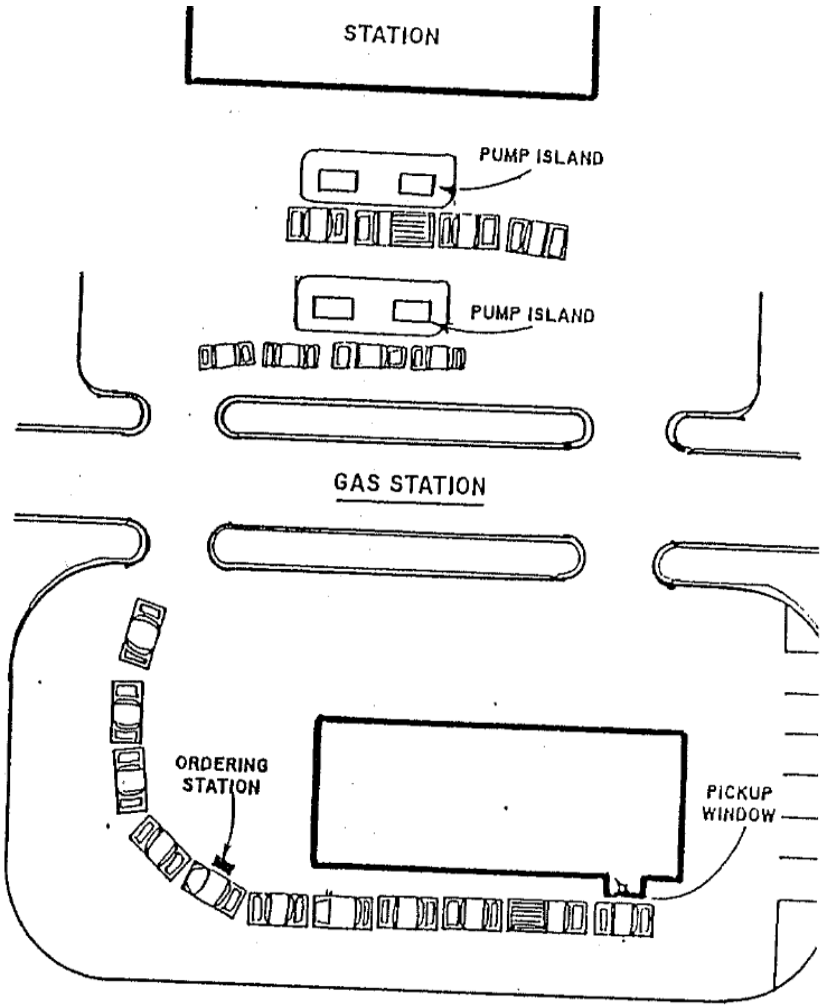
* ONE HANDICAP PARKING SPACE REQUIRED FOR EVERY 50 REQUIRED PARKING SPACES OR PORTION THEREOF.

HANDICAP PARKING REQUIREMENTS

A-5.14



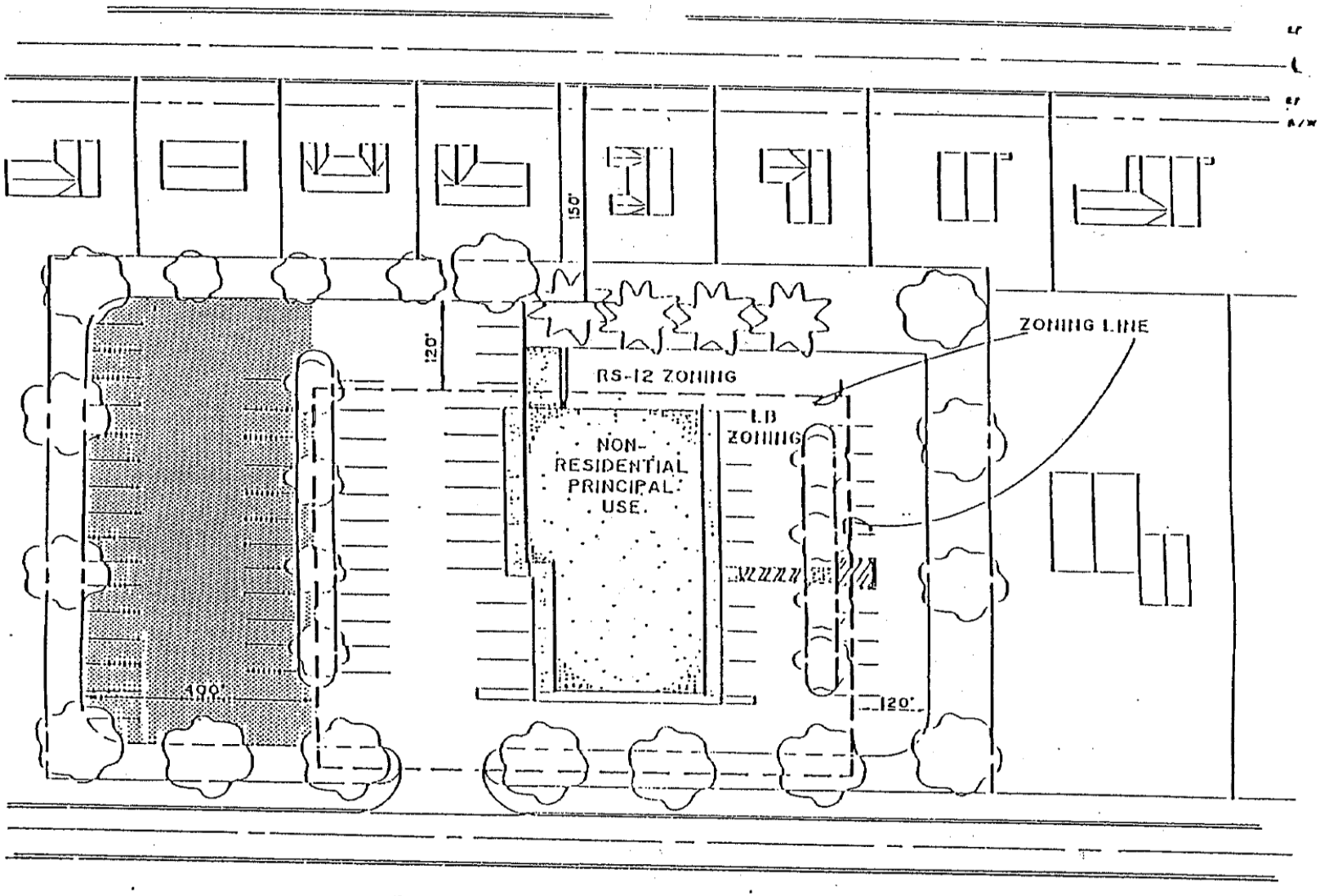
LOADING SPACE DIMENSIONS



DRIVE THROUGH WINDOW

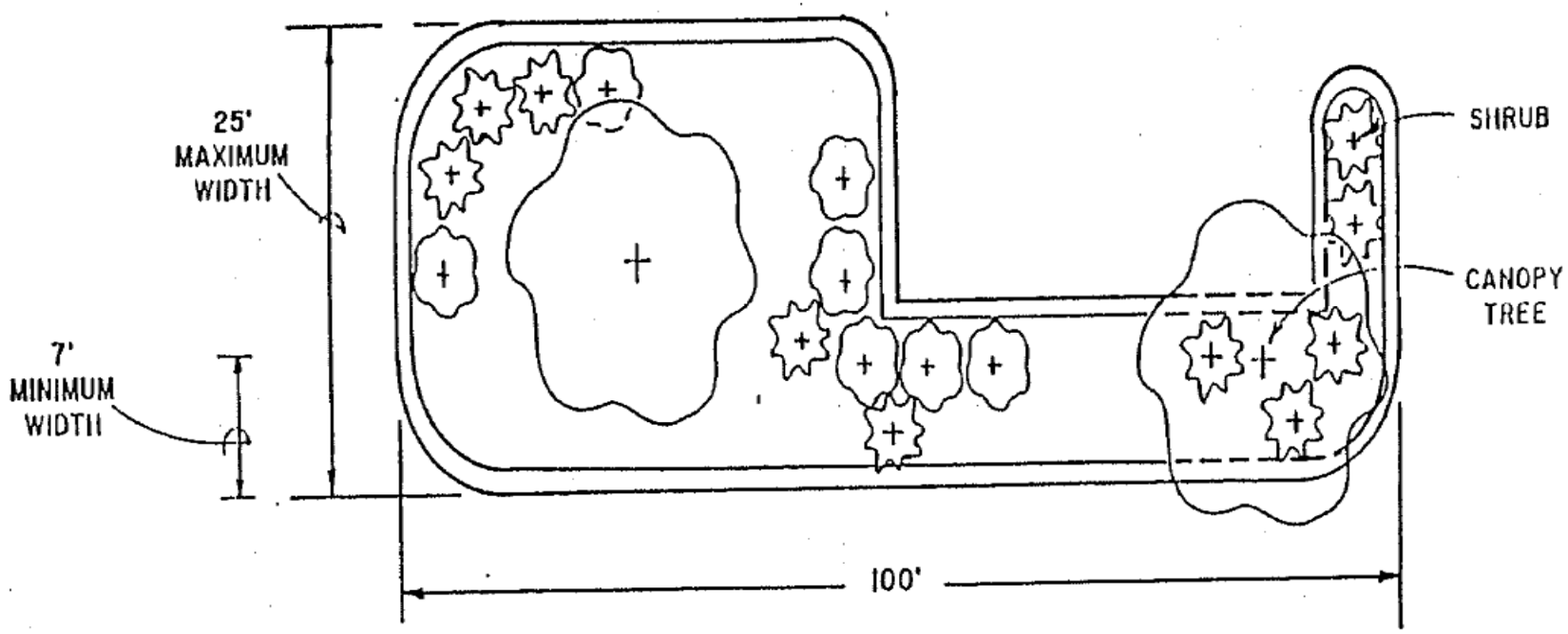
STACKING ARRANGEMENTS

LOADING AND STACKING ARRANGEMENTS



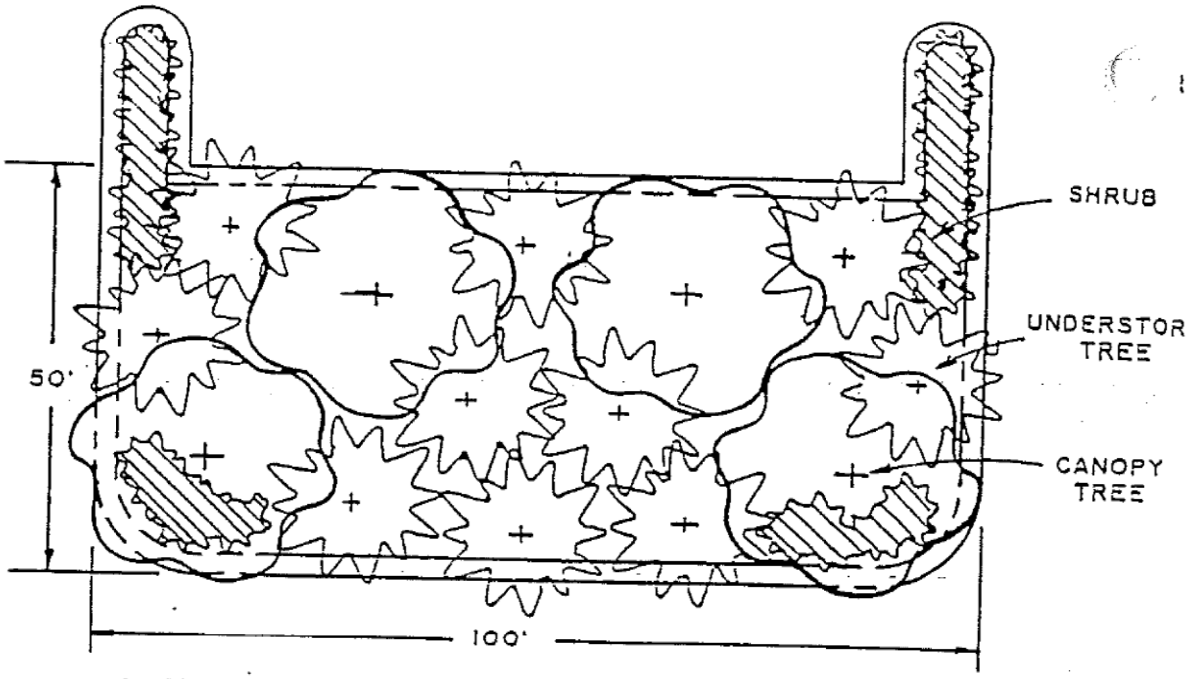
PARKING IN RESIDENTIAL DISTRICTS

- MAXIMUM EXTENSION OF PARKING FOR A NON-RESIDENTIAL USE IN A RESIDENTIAL DISTRICT SHALL BE 120', 400' (SEE SHADED AREA) IF APPROVED BY A SPECIAL USE PERMIT.
- PARKING MAY EXTEND NO CLOSER THAN 150' TO ANY STREET UPON WHICH THE PRINCIPAL USE WOULD NOT BE PERMITTED DRIVEWAY ACCESS.



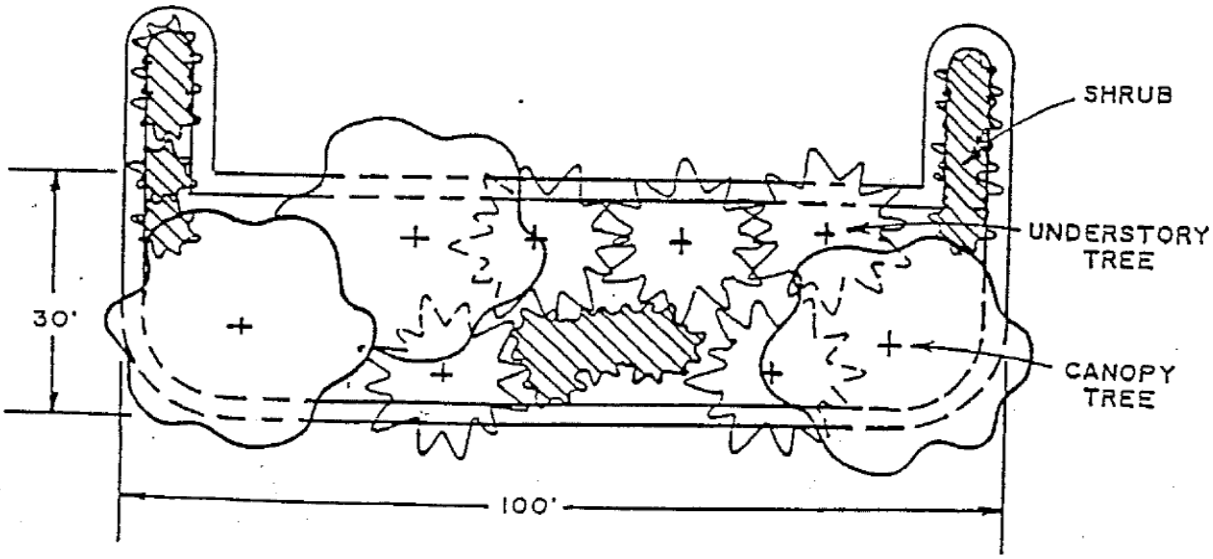
- 15' AVERAGE WIDTH
- PLANTINGS: 2 CANOPY TREES PER 100'
  17 SHRUBS PER 100'

STREET PLANTING YARD



- 40' MINIMUM WIDTH, 75' MAXIMUM WIDTH
- PLANTINGS: 4 CANOPY TREES PER 100' ON CENTER
  10 UNDERSTORY TREES PER 100' ON CENTER
  33 SHRUBS PER 100' ON CENTER

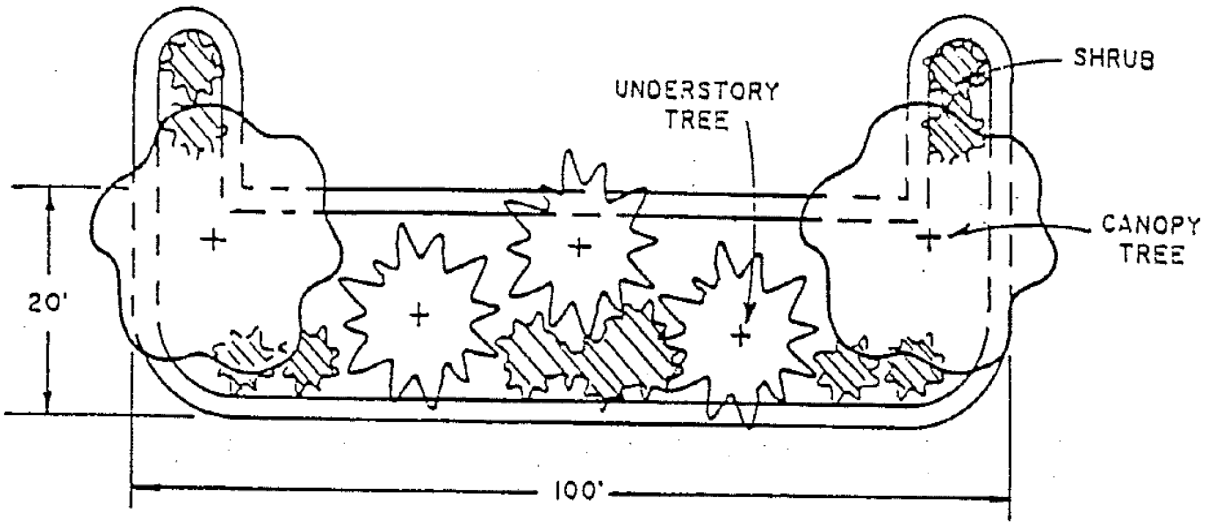
TYPE A PLANTING YARD



- 25' MINIMUM WIDTH, 50' MAXIMUM WIDTH
- PLANTINGS: 3 CANOPY TREES PER 100'
  5 UNDERSTORY TREES PER 100'
  25 SHRUBS PER 100'

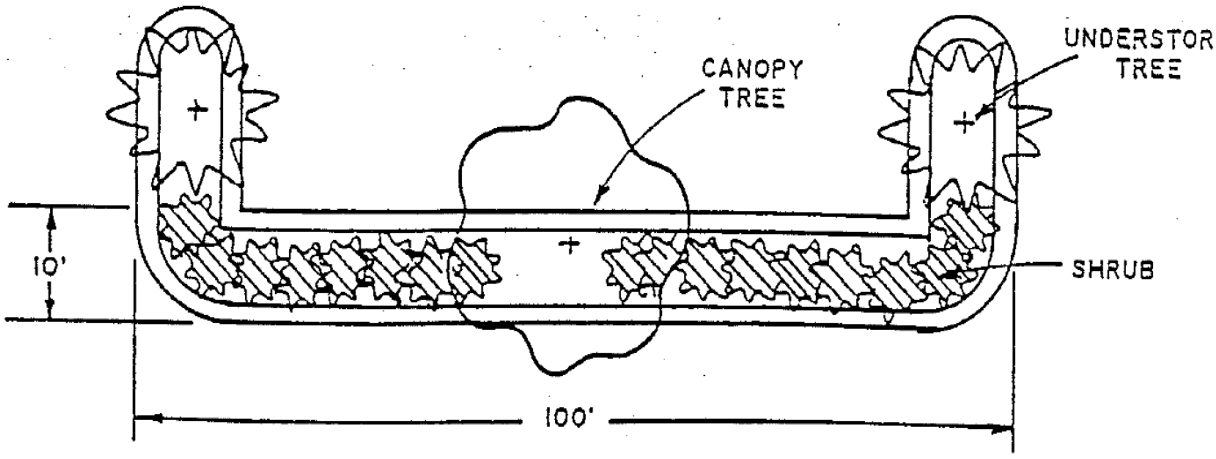
TYPE B PLANTING YARD

A-5.17



* 15' MINIMUM WIDTH, 40' MAXIMUM WIDTH
* PLANTINGS: 2 CANOPY TREES PER 100'
3 UNDERSTORY TREES PER 100'
17 SHRUBS PER 100'

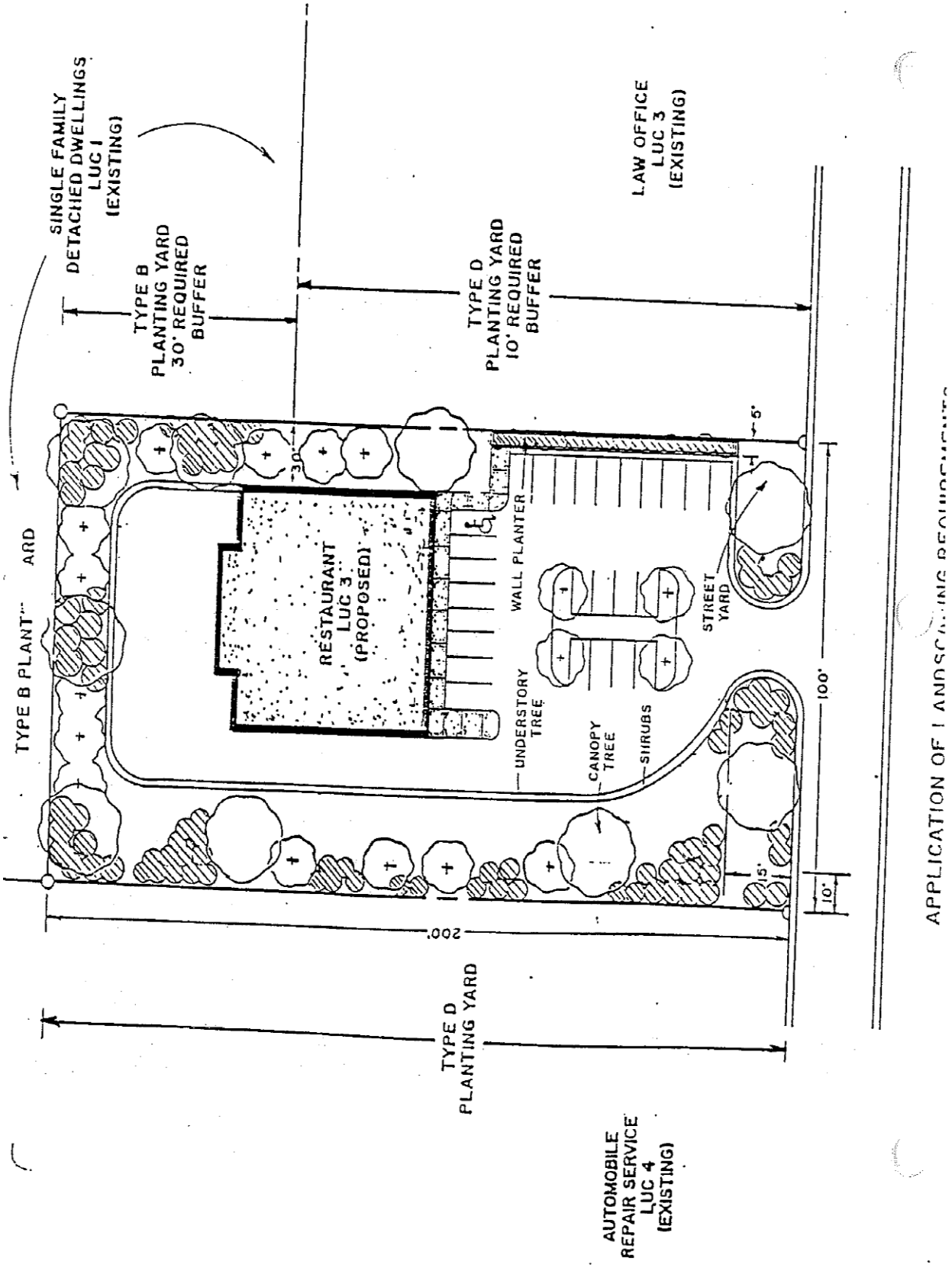
TYPE C PLANTING YARD



* PLANTINGS: 1.5 CANOPY TREES PER 100'
2 UNDERSTORY TREES PER 100'
17 SHRUBS PER 100'

TYPE D PLANTING YARD

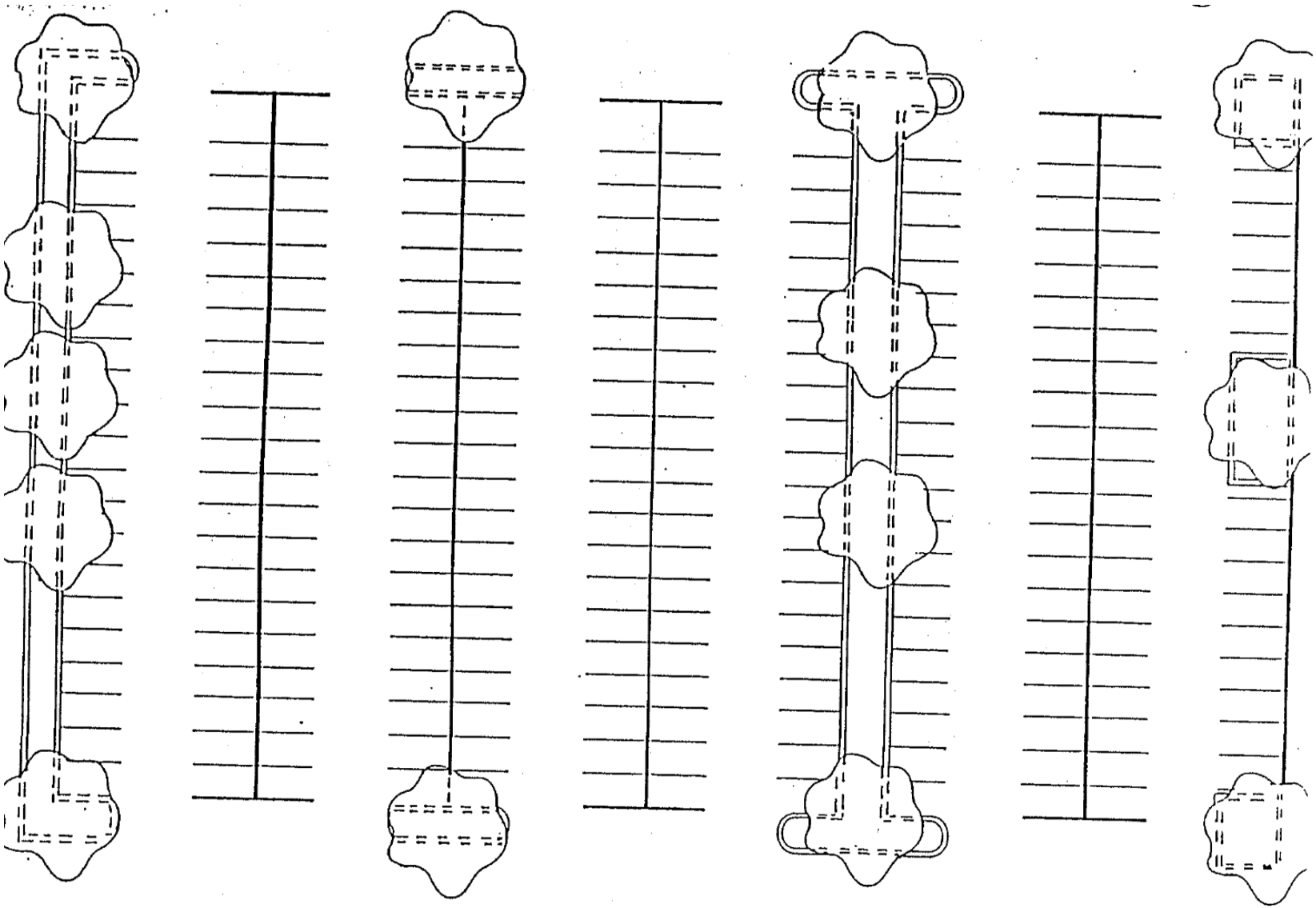
A-5.18



APPLICATION OF LANDSCAPING REQUIREMENTS

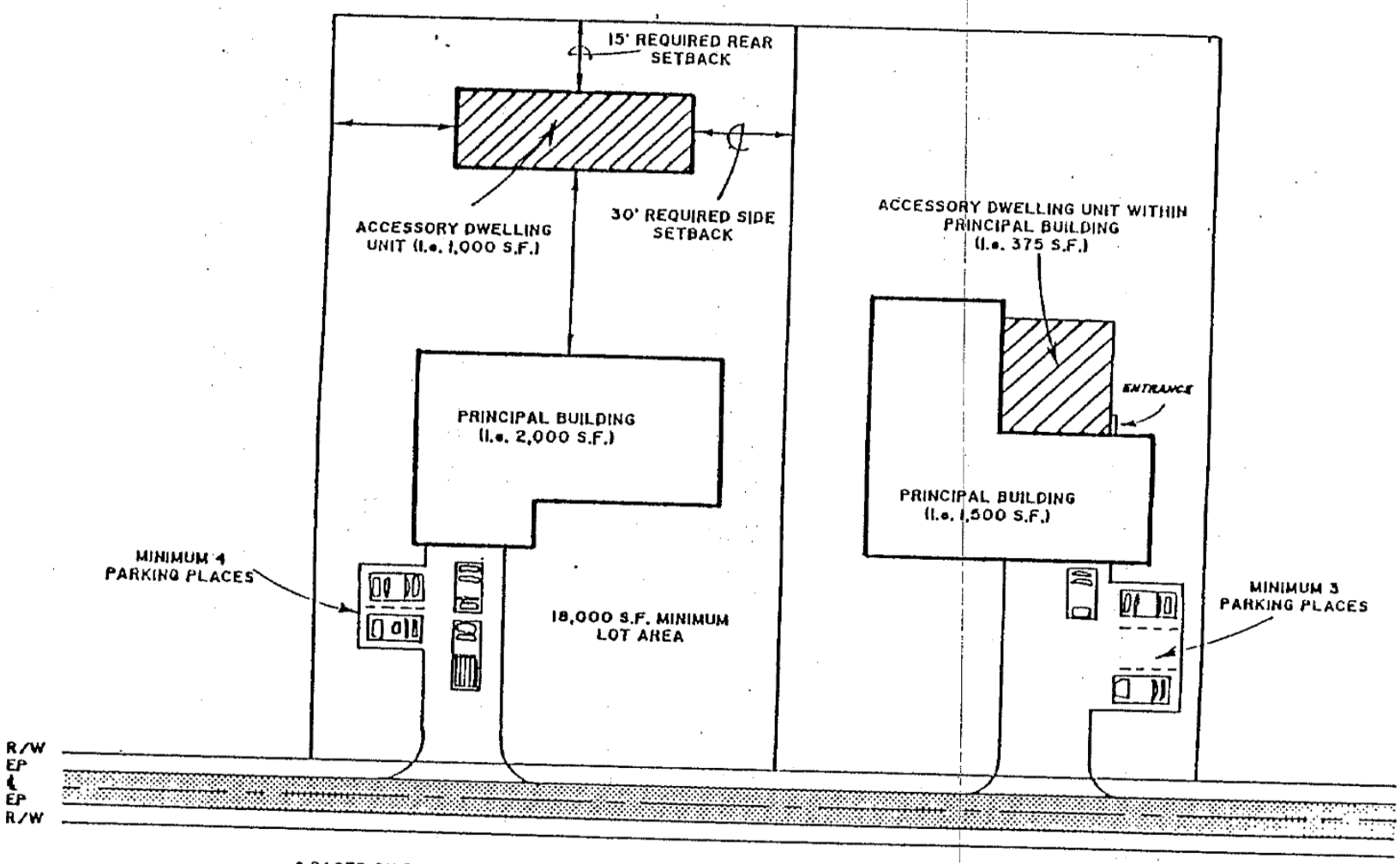
A-5.18a

A-5.19



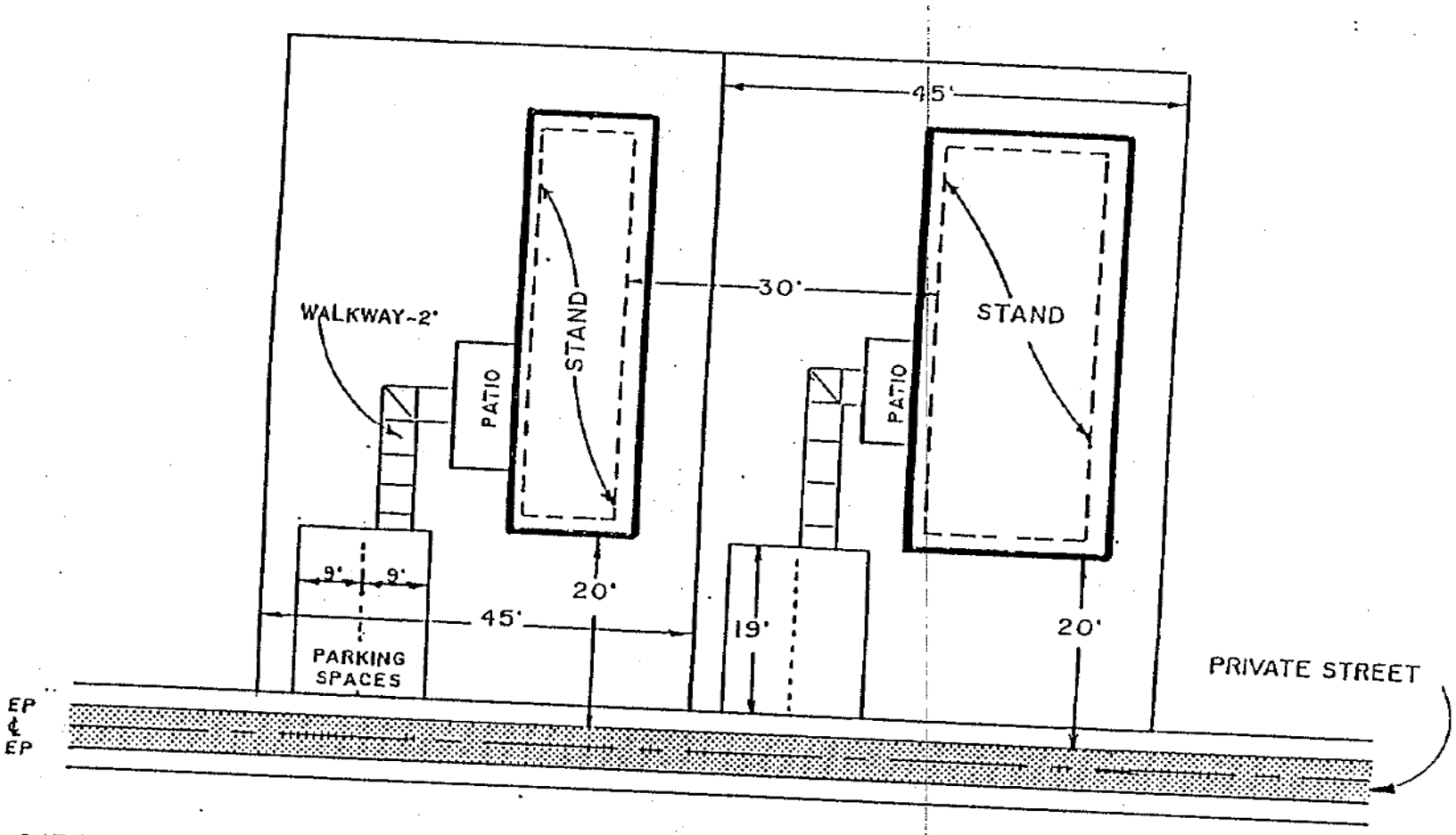
PARKING LOT PLANTINGS

- ONE (1) CANOPY TREE FOR EIGHT (8) PARKING SPACES.
- REQUIRED CANOPY TREE SHALL BE LOCATED AT EAST



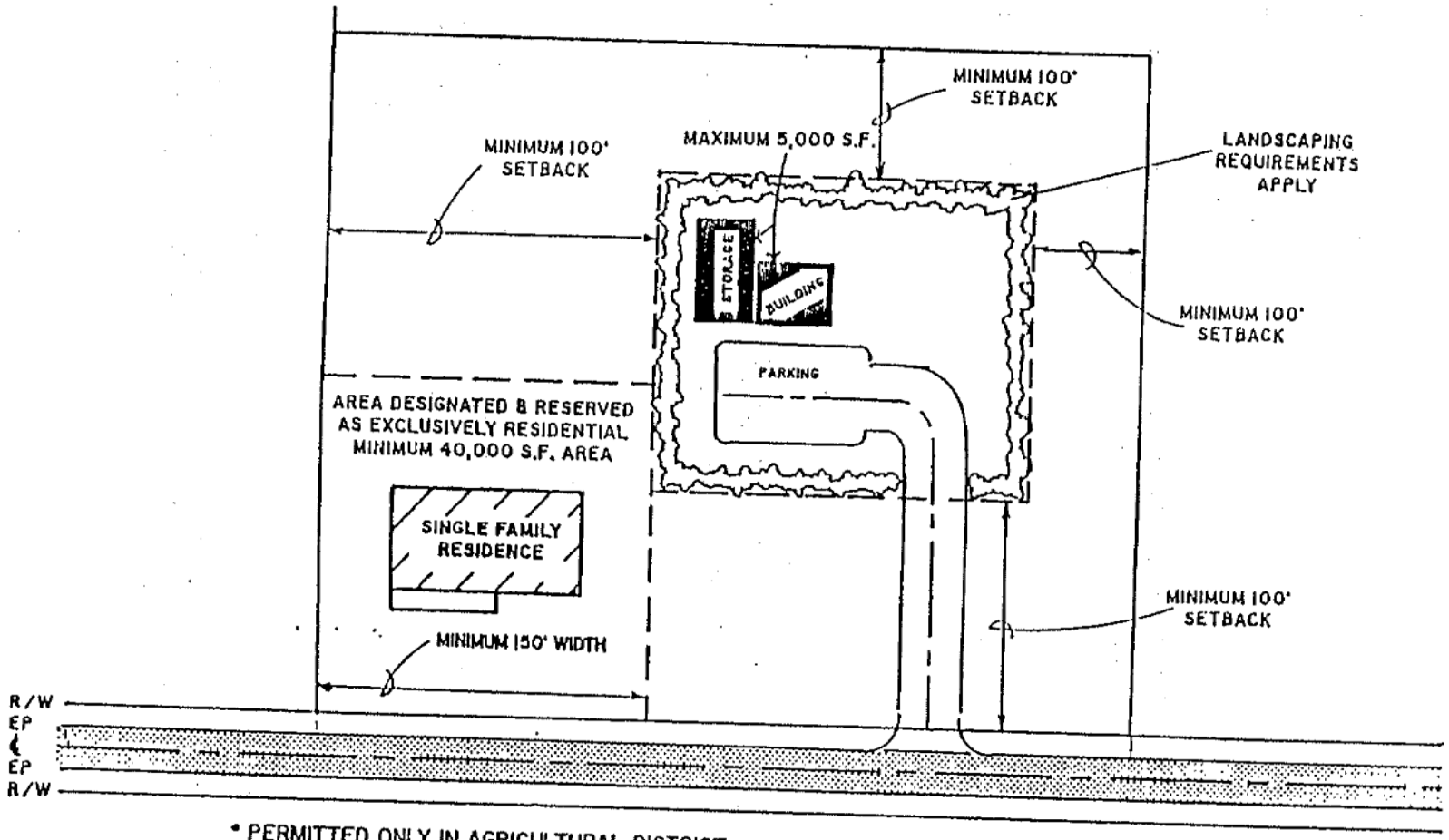
* BASED ON RS-12 ZONING.
* AN ACCESSORY DWELLING UNIT WITHIN PRINCIPAL BUILDING SHALL BE A MINIMUM OF 250 S.F. AND A MAXIMUM OF 25% OF THE HEATED FLOOR AREA OF PRINCIPAL BUILDING.
* FOR A DETACHED BUILDING, THE LOT AREA SHALL BE 1.5 TIMES THE DISTRICT MINIMUM.
* A DETACHED ACCESSORY DWELLING SHALL HAVE NO MORE THAN 50% OF THE GROSS FLOOR AREA OF THE PRINCIPAL BUILDING.
* SEE SECTION 6-4.2 FOR ADDITIONAL REQUIREMENTS.

ACCESSORY DWELLING UNITS ON SINGLE-FAMILY LOTS



* IF THE MANUFACTURED DWELLING SPACE IS SERVED WITH AN ON-SITE INDIVIDUAL SEPTIC TANK SYSTEM, THE SPACE SHALL BE A MINIMUM OF 40,000 S.F. AND A MINIMUM LOT WIDTH OF 150'.
* ALL STANDS SHALL BE A MINIMUM SIZE OF 13' X 60',
* ALL PATIOS SHALL BE A MINIMUM SIZE OF 240 S.F.
* SPACE SIZE MINIMUM 6,000 S.F.

TYPICAL MANUFACTURED DWELLING SPACE



* PERMITTED ONLY IN AGRICULTURAL DISTRICT.
* MAXIMUM 5,000 S.F. BUILDING(S) COVERAGE
*ANYTHING ASSOCIATED WITH A RURAL FAMILY OCCUPATION, EXCLUDING ACCESS, SHALL BE 100' FROM ALL PROPERTY LINES.
* SEE SECTION 6-3 FOR ADDITIONAL DEVELOPMENT STANDARDS.

RURAL FAMILY OCCUPATION

ZONE A (SHADED AREA)

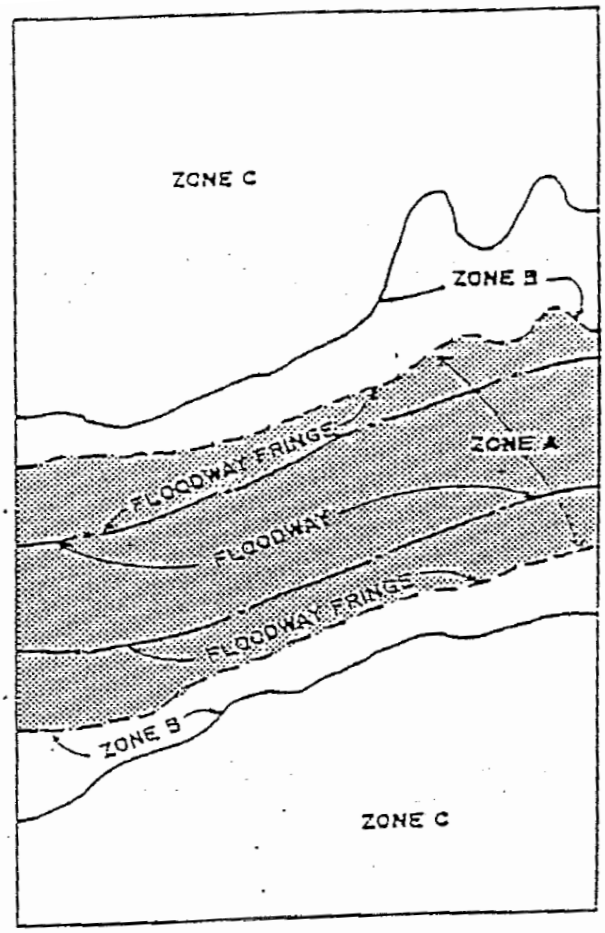
- 100 Year Floodplain (Shaded Area)
- FLOODWAY
No structures or filling permitted.
- FLOODWAY FRINGE
Finished floor elevation of buildings must be one foot above flood line elevation.
- Fill material may be placed in the FRINGE as long as it does not encroach on the FLOODWAY.

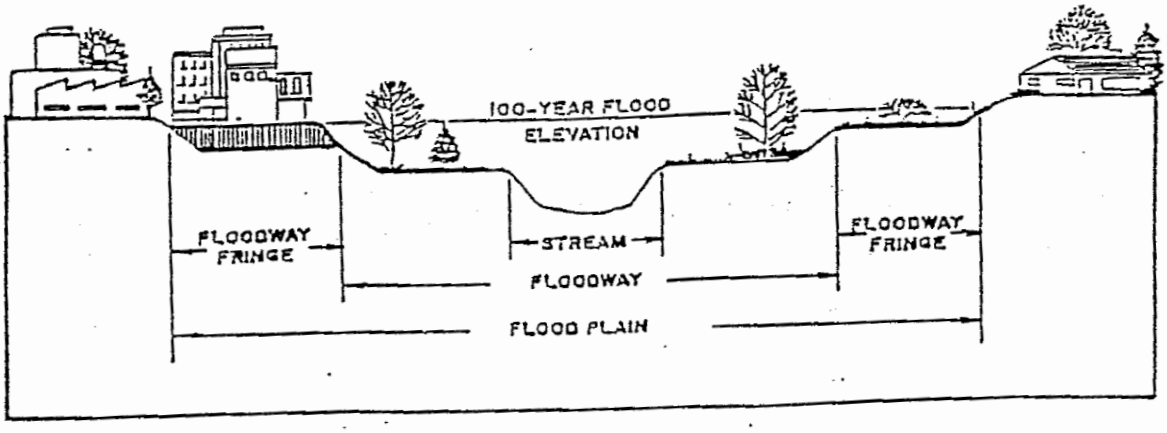
ZONE B

- 500 Year floodplain
- This area is not regulated by the FLOOD CONTROL section of this ordinance.

ZONE C

- Upland area.
- This area is determined to be outside the 500 year floodplain.





FLOOD CONTROL ZONES

A-5.23