

Planning Ordinance Statement of Compliance  
Town of Davidson New Town Hall  
DRB Application

The Town of Davison New Town Hall meets the town's planning ordinance. Below is a summary highlighting its compliance.

## Section 2: Planning Areas

- The proposed Davidson New Town Hall meets the requirements for the Village Center Planning Area. It includes places for gathering and events and holds space for public art. Its architecture goes along with the traditional brick architecture along the town's main street and is 3 stories.
- It is a permitted use with additional requirements. The additional requirements state the property cannot exceed 1 acre, of which this building is under.
- Its building type is institutional, which is an allowed use for the planning area.
- Its height of 3 stories is also permitted. It is placed at the front of the site, right at the right-of-way, meeting the setback requirements for the front of the site being a 0 lot line. The side setbacks of approximately 40' (towards the closest corner of Mooney's Corner) and 14' (towards the closest part of the Sloan House) exceed the side setback minimum requirement of 0 feet. There is no maximum side setback or any requirements for rear setback.
- There is no open space or density criteria.
- It is a part of the Village Parking Overlay District.
- It is a part of the Historic Overlay District.
- It is a part of the Retail Frontage Overlay District. This currently requires the building to provide retail in its front 35' on the ground floor. The front 45' of the New Town Hall are dedicated to community space and art gallery, minus the stairwell. While this is not strict retail space, it is still space that will encourage activity along the street and is space for the general public.<sup>1</sup>

## Section 4: Design Standards

- The building primarily fronts Main Street. The primary entry is right on this street. There is an additional public entrance on the side facing the proposed plaza. The parking areas for this building are located behind it, accessed from Jackson Street, minus a few street parking spots located along Main Street. The mechanical equipment will be located on the roof, screened by a brick wall. Urban open space will be provided by creating a plaza to the northeast side of the building reaching from the existing town hall to Main Street and over as far as Mooney's Corner. Landscaping will help buffer it from

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<sup>1</sup> The Town of Davidson is working on changing this ordinance to allow a certain percentage of the ground floor to be used for community space in institutional buildings. This percentage will be exceeded.

the street. This space could also be used by the farmer's market and continue in niches provided along the back of the building.

- The large tree next to Mooney's Corner will be preserved in building the New Town Hall and will feature in the proposed plaza. Repetitive bays and building massing with step-backs are created to help minimize its scale along Main Street.
- The building is an allowable 3 stories and uses traditional brick details found in the traditional architecture along Main Street. The building has a recognizable stone base, thicker and opposed to the brick used on the body of the building. It also has a recognizable top with a brick parapet wall sitting atop a brick cornice. Repetitive bays and balconies help break up the massing of the building. The sides of the building are consistent with the front in materials and details, as they are visible from the street. The brick and stone masonry material will be complimentary to other brick buildings along Main Street. Windows are vertical and align between stories. The main entry is emphasized with a classical cast stone surround and recessed door.
- This being an institutional building, it has a sense of prominence on the site, both in terms of scale and detailing. There are 4 brick pilasters at the front of the building.
- This is not an existing industrial campus or renovation of an existing structure.

#### Section 8: Parking & Driveways

- To be submitted at a later date

#### Section 9: Tree Preservation, Landscaping, & Screening

- To be submitted at a later date

#### Section 10: Lighting

- To be submitted at a later date

#### Section 22: Local Historic District Guidelines

- To be submitted at a later date