

## **Subarea Development Standards**

### **Subarea D – US 36 Outlots**

#### **Permitted Uses:**

- c) Those uses listed in Section 1124.02 – B-2 General Business District, excluding fuel stations. {Commercial Recreation, Retail Business, Personal Services, Offices, Drinking & Eating Establishments, Restaurants, Hotel or Motel}

#### **Yard and Setback Requirements:**

- a) There must be a 75 foot building and a 50 foot pavement setback from the US 36 existing right-of way, as shown on the Final Development Plan.
- b) There must be a 40 foot building and 20 foot pavement setback from the new dedicated road right-of-way, as shown on the Final Development Plan.
- c) Principal structures shall not be closer than 25 feet from the side lot line.
- d) Parking pavement must be setback 20 feet from the rear and side lot lines.
- e) Principal and accessory uses may not be located within 25 feet of any rear or side lot line.

#### **Parking:**

- a) Parking ratios may not exceed 15 spaces per 1,000 square feet of space.
- b) Adequate parking must be provided but balanced with the provision of interior landscape islands and perimeter landscaping. One shade tree must be provided for every interior 20 parking spaces. Perimeter landscaping of parking areas must incorporate one tree for every 10 spaces of perimeter parking.
- c) All interior landscape islands must provide at least 4 feet of permeable landscape area around the center of each tree. Landscaping must be protected with a full concrete curb. The landscape island must include an evergreen ground cover or turf. Mulching the entire area of the landscape island is prohibited.

#### **Circulation and Access:**

- a) Vehicular access to outlots shall be provided off the east-west internal drive to the rear of the lots. Each outlot shall have no more than two curb cuts. Joint access points are encouraged.
- b) No curb cuts servicing the outlots shall be located on the new dedicated north-south road or the site access driveway between Lot 3 and Lot 4. Lot 1 of Subarea D must have cross-access with Subarea C.

- c) All pedestrian sidewalks must be raised from parking areas and internal drives. At grade pedestrian crossings may only occur at accessibility ramps for sidewalks and where indicated on the Final Development Plan.

**Architecture:**

The intent is that these commercial uses have a residential feel that transitions between the rural residential portions of US 36 to the more urban commercial portions to the west.

- a) The height of the buildings should not exceed 26 feet in height excluding architectural features, which may not exceed 28 feet in height.
- b) The main entrances to the buildings may not front north. Where lots have double frontage onto public roads, buildings and features should address the corner of the intersection.
- c) Materials should utilize high quality exterior materials such as brick or stone. Engineered wood composite materials (e.g. hardi-plank or smartside siding and trim) are an acceptable exterior material. Stucco or Drive may be used but should only be used as accents and should not exceed 25% of the total area of the front façade of the building.
- d) The following materials are not acceptable:
  - Concrete block (painted or unpainted, textured or untextured)
  - Pre-engineered building systems and panels
  - Vinyl or aluminum siding
- e) Roof materials shall be dimensional shingles, cedar shakes or shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs but must utilize strong cornice lines.
- f) Flat roofs must utilize parapets to screen mechanical units and strong cornice lines to finish off the roof. Parapet backing, if visible, must match the materials of the front elevation of the parapet. Pitched roofs are acceptable but must be constructed in full or have the appearance of completeness. Open areas in pitched roofs may provide open areas to house and permit the functionality of mechanical and other typical roof top equipment.
- g) All buildings must use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help break up the mass and bring each building into a more residential character. The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged.
- h) In addition to using building elements to articulate the building mass, individual walls must be articulated with fenestration, patter, or structural expression equally

on all sides of each structure. With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the rear of any building will not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.

- i) The amount of fenestration should be balanced with the amount of solid façade.
- j) Ground floor facades that face public streets or parking areas should have display windows, awnings, verandas, entry areas, or other such features.

**Signage:**

- a) Each outlot shall be granted one monument sign along US 36 and two wall signs.
- b) All monuments signs shall have a base constructed of materials to compliment building and have landscaping around all sides of the base. Monument signs will be integrated into the landscape treatment along US 36 in accordance to the Final Development Site Plan.
- c) Setbacks for all signs shall also be in accordance to the Final Development Site Plan.
- d) Maximum area of monument sign face is 80 square feet per face, with a limit of no more than two faces per sign. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.
- e) Maximum overall height: 8'-0" above top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8'-0" maximum height above the top of adjacent curb.
- f) Graphic identification shall be limited to the site user's name logo, and street number.
- g) All monument signs shall be internally illuminated with fully shielded lights or feature individually illuminated graphics or characters.
- h) The two (2) wall signs on out parcel buildings shall be permitted on walls facing public streets, entranceways or the shopping center parking lot. Signs shall not exceed 2 square feet of signage for each lineal foot of frontage facing these areas. All signs shall be individual or channel mounted letters. No box signs shall be permitted.