

Design Guidelines for the Stonecrest Overlay District



*Prepared for
The DeKalb County Board of Commissioners
By
The Planning & Development Department*

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Design Guidelines for the Stonecrest Overlay District

I. Purpose and Authority

In order to protect the interests of property owners in the Stonecrest Area Overlay District and to preserve the health, safety, and welfare of the citizens of DeKalb County, it is essential that development within the Stonecrest Area Overlay District be of a consistently high design character. This goal is best fulfilled by the establishment of orderly and consistent standards for the design, construction and maintenance of public and private improvements. Following consistent design guidelines promotes the identity and integrity of this important activity center and advances the public purpose of securing a high quality of life and promoting the economic health of DeKalb County.

The Board of Commissioners of DeKalb County has established the Stonecrest Area Overlay District and adopted these design guidelines by reference as minimum standards to govern the overlay area. It is thereby declared to be a public purpose to administer and enforce the following minimum design guidelines and development standards for all new development within the Stonecrest Area Overlay.

These design guidelines are intended to augment and enhance Chapters 14, 27, and other regulations of the DeKalb County Code of Ordinances Zoning, which shall remain in full force and effect within the Stonecrest Area Overlay District.

These Design Guidelines shall be administered by the DeKalb County Planning Department. Applicants for development permits are encouraged to schedule a pre-application conference with the Planning Department in order to assure full understanding and compliance with these Design Guidelines. Wherever there are conflicts between these Design Guidelines and other laws and ordinances of DeKalb County, these guidelines shall have precedence. Interpretations, disputes, and appeals with respect to the interpretation and application of these design guidelines by the DeKalb County Planning Department shall be resolved by the DeKalb County Board of Appeals.

II. Design Guidelines

A. Streets

Public and private streets shall meet all the requirements for public streets in Chapter 14 of the DeKalb County Code of Ordinances, Land Development, and the Stonecrest Area Overlay District with the following exceptions and enhancements:

The width of travel lanes may be reduced to 11 feet on all private streets except alleys and except on all public streets that are designated by the Department of Planning as truck routes. The width and design of alleys shall be as required in Section 27-719.8. The design of streets within the Stonecrest Area Overlay District shall provide for the continuous and interconnected travel of automobiles, transit buses, bicycles, and

pedestrians between points of origin and destination within the District, and shall provide for maximum continuity with streets, transit routes, sidewalks, bicycle lanes, trails, paths, and greenways that enter and leave the Overlay District from surrounding areas.

Exhibits 1 and 2, along with Table 1, indicates the arrangement, location, and width of the required elements of street design within the Overlay District. All streets except alleys shall be paved to county specifications. Right of way would be increased on state and federal routes or truck routes where 12-foot wide lanes are required.

Table 1: Dimensions for Elements of Street Design

Street Type	Number of Lanes (11 ft.)	Median Width	Bicycle Lane Width	Landscape Strip Width (2)	Sidewalk (both sides)	Parallel Parking Width	Right of Way Width
Boulevard	4	16 ft.	5 ft.	8 ft.	7 ft.	NA	110 ft.
Avenue	4	12 ft.	5 ft.	8 ft.	5 ft.	NA	100 ft.
Major Collector	4	NA	5 ft.	8 ft.	5 ft.	9 ft.	105 ft.
Minor Collector	2	NA	NA	10 ft.	5 ft.	9 ft.	80 ft
Local Street	2	NA	NA	8 ft.	5 ft.	9 ft.	60 ft.

Exhibit 1: Boulevards, Avenues, and Major Collector Streets

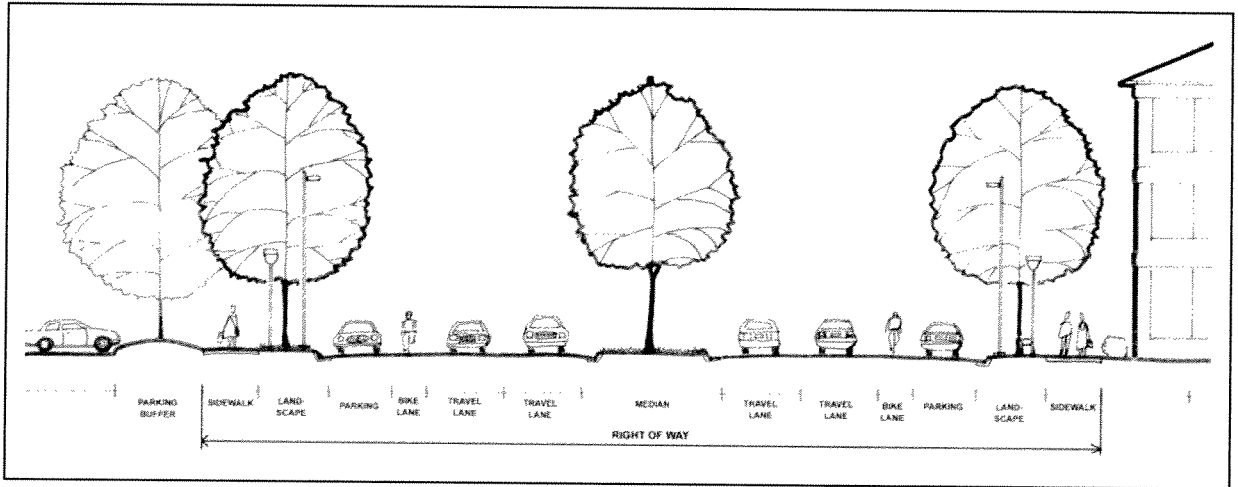
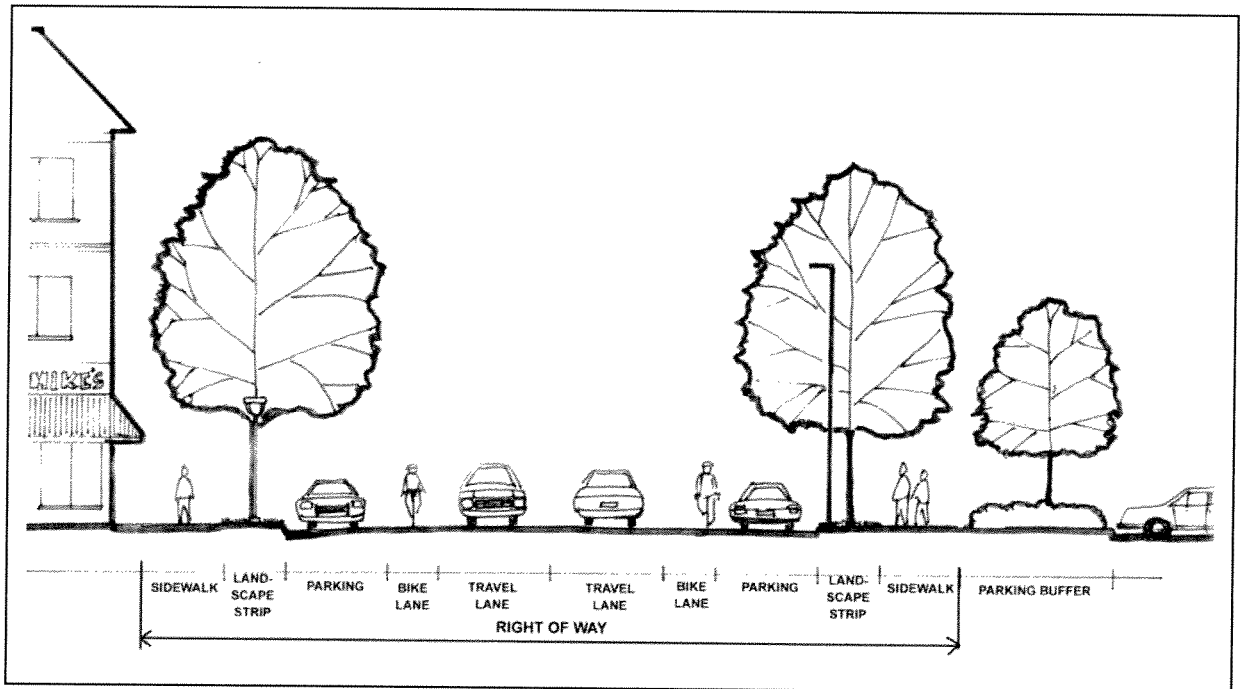


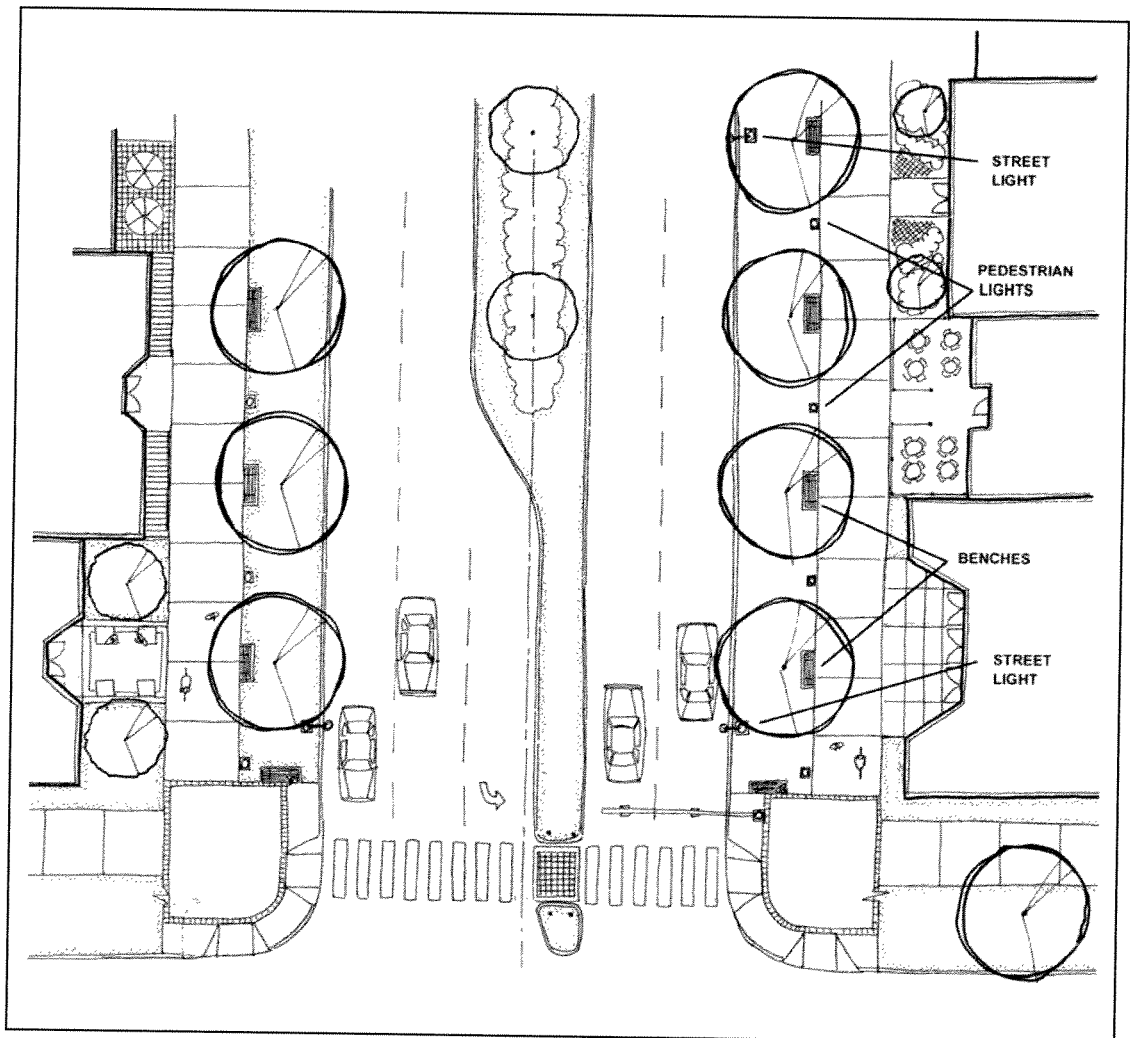
Exhibit 2: Minor Collector Streets and Local Streets



B. Medians

Raised medians with curb and gutter shall be required where indicated in Table 1. Raised medians shall be designed to provide for safe and convenient crossings for persons with disabilities and shall provide refuge for pedestrians at crosswalks, as shown in Exhibit 3. Raised medians shall be landscaped with trees, shrubbery, landscaping, and other approved groundcover materials as described in Exhibit 3 and the Plant List contained in the Appendix unless otherwise approved by the Planning Director. Shrubbbery and groundcover planted in medians within 30 feet of the nose of the median shall not exceed 18 inches in height.

Exhibit 3: Medians



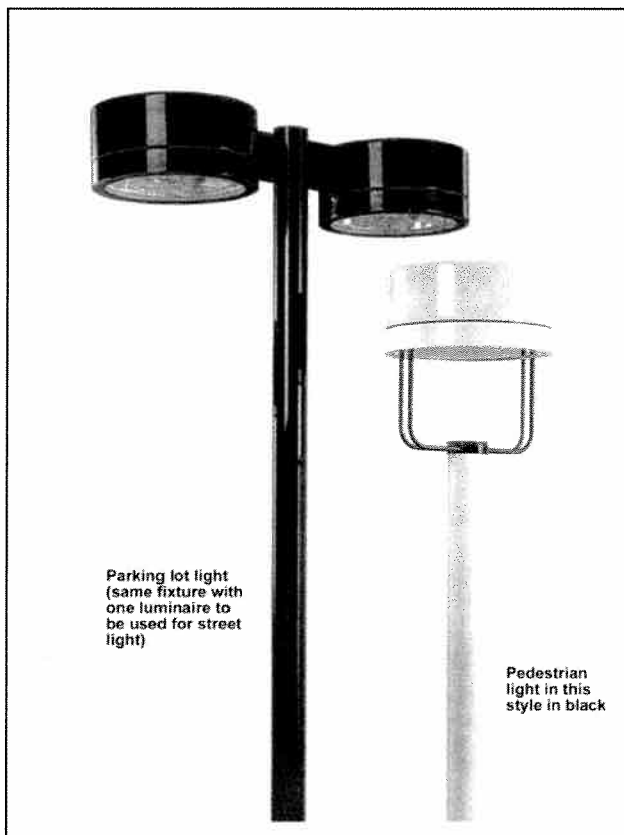
C. On-street Parking

On-street parking shall be provided on street types as indicated in Table 1 and in Exhibits 1 and 2. On street parking stalls shall be demarcated with painted boundaries not less than 3 inches in width and shall be a minimum of 9 feet in width and 20 feet in length.

D. Outdoor Lighting

1. Streetlights shall be provided where required by DeKalb County using fixtures specified in Table 2. In addition, all streets and parking lots shall have lighting designed to provide adequate lighting levels for pedestrians and bicyclists as well as for automobiles. Street lighting fixtures shall be located as shown in Exhibits 1, 2 and 3 and shall meet the specifications indicated in Table 2 and Exhibit 4. Pedestrian lighting within right of ways shall be mounted no higher than 15 feet above the grade of the adjacent sidewalk.

Exhibit 4: Outdoor Lighting



2. Parking lot lighting shall be as shown in Exhibit 4 and shall meet the specifications indicated in Table 2

Table 2: Outdoor Lighting Specifications

Location		Specification
Street Light	Fixture type	Gardco – CA-22-1-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-28H-TBS-TBS-BLA
	Spacing	Every 150-200 feet with triangular spacing
Parking Lot Light	Fixture type	Gardco – CA-22-2-3-250MH-VTBS-BLA
	Pole type	Gardco – RA5-25H-TBS-TBS-BLA
	Spacing	To be determined in the field
Pedestrian Light	Fixture type	Gardco – CP-17-1-3-175MH-VTBS-BLA
	Pole type	Gardco - PRA4-12-AF-BS-BLA
	Spacing	To be determined in the field

3. Light levels of 1.5 foot candles are recommended for parking areas and 4 foot candles at vehicular drives, entrances, and pedestrian and bicycle ways.
4. All exterior lighting shall be located and designed with cut-offs to minimize glare on adjacent occupied properties.
5. Ground mounted floodlights shall be screened with planting or other means so that the light source is not visible.
6. The use of flashing, rotating, or oscillating lighting is prohibited in any manner that may be visible from the exterior of buildings.
7. After hours security lighting shall equal at least 25% of the normal parking lot lighting level for security.

E. Street furniture

Sidewalks, plazas, parks, trails, and other public spaces may contain outdoor furniture such as benches, tables, trash receptacles, or other similar appurtenances. Street furniture shall be designed to be comfortable, resist damage and vandalism and be easy to maintain. Table 3 and Exhibit 5 provide specifications of acceptable street furniture.

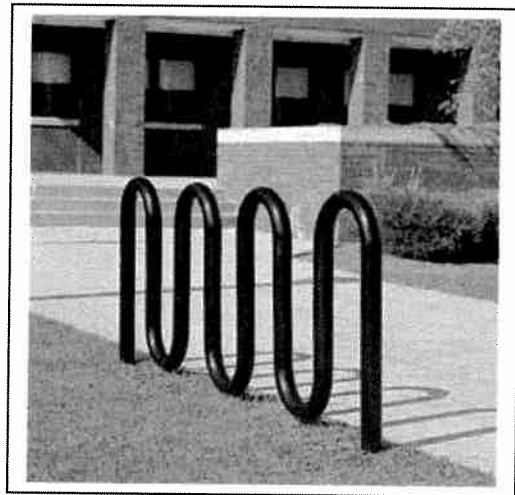
Table 3: Street Furniture

Location	Fixture type	Specification
Landscape strip, buildings	Benches	Victor Stanley Model #RB-28 in 6' length, Color: black
Landscape strip, buildings	Trash Receptacles	Victor Stanley - The Bethesda Series Model # S-424, Color: black
Landscape strip, buildings	Bicycle Racks	DuMor Inc. - Leisure Lines Model # 130-30, surface mount, Color: black

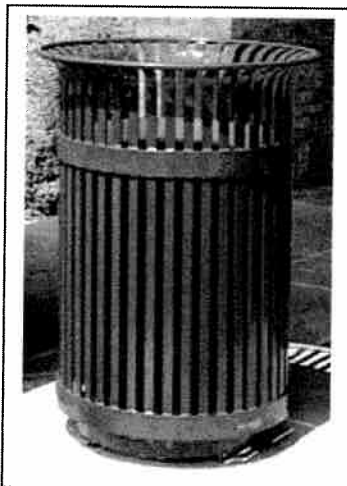
Exhibit 5: Street Furniture



Left: Victor Stanley bench
Steelsites Series
Model #RB-28 in 6' length, black



Above: DuMor, Inc. bike rack
Leisure Lines 125-130 Series

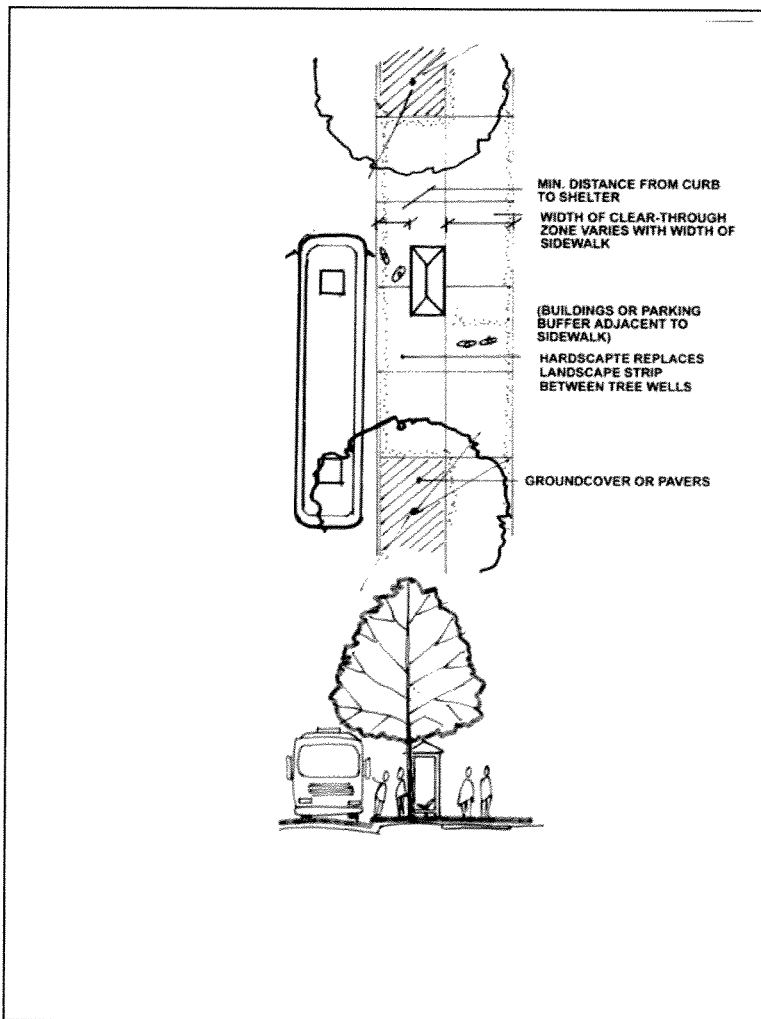


Left: Victor Stanley trash receptacle
Bethesda Series
Model #S-424, black

F. Transit Stops

MARTA bus service is provided on certain streets within the Overlay District. These bus stops shall be located within public rights of way as determined by MARTA. Subject to agreement of MARTA, bus stops may also be located on private property. Transit stops shall provide adequate, lighted and landscaped hard surface areas for waiting patrons. All transit stops shall include at least 40 square feet of surface paved in concrete and be accessed by concrete sidewalks along streets and connected to building entrances as provided in Section H. of these Guidelines. Transit stops anticipated to serve more than an average of ten passengers per weekday shall include shelters designed as shown in Exhibit 6.

Exhibit 6: Transit Shelters



G. Bicycle Lanes and Bicycle Racks

Paved bicycle lanes shall be provided adjacent to both sides of streets, adjacent to their paved travel lanes as indicated in Table 1 and Exhibits 1 and 2. Bicycle lanes shall be not less than 5 feet in width with signs and pavement markings as required by the latest version of the Manual for Uniform Traffic Control Devices. Off-street bicycle paths shall be paved not less than 8 feet in width and shall be designed with profile not to exceed a 4.9 percent grade or else provide approved handrails for use by handicapped persons. Trail cross-slopes shall not exceed 2 percent. Buildings that require more than 100 parking spaces shall provide bike racks with at least one bicycle parking stall per 100 vehicular parking spaces. Bicycle racks shall be securely anchored to the ground or a permanent structure and provide outdoor lighting.

H. Sidewalks and Pedestrian Ways

The Stonecrest Overlay District shall be designed to minimize the need for vehicular transportation and to promote pedestrian and bicycle circulation throughout the Overlay District. The construction of continuous sidewalks along all streets and off-street pedestrian ways between all building entrances, between adjacent parking lots where shared parking is allowed, and connecting streets with adjacent parking lots, transit stops and building entrances is required throughout the Overlay District. See Exhibits 1 and 2 showing sidewalks along streets. See Exhibit 7 for an illustration of off-street pedestrian ways linking parking lots and building entrances. Sidewalks are also encouraged within trails, greenways, and other outdoor recreational areas.

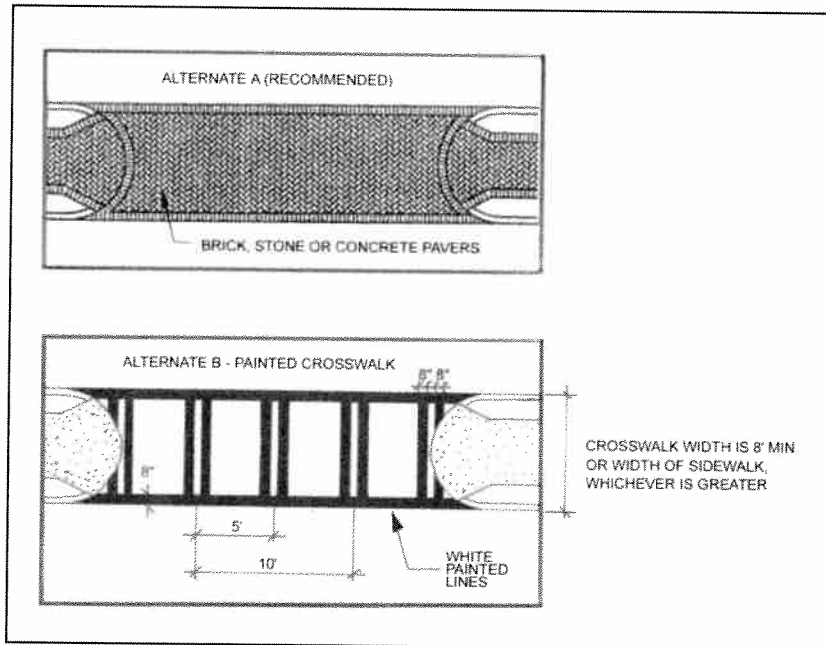
Sidewalks in the Overlay District shall be at least five feet wide and constructed of 4 inch thick poured in place concrete. Minimum slope for all sidewalks shall be two percent. Alternatively, sidewalks may be constructed with brick, stone, or similar durable paver materials to add aesthetic interest and visibility, especially at building entrances, in plazas, in pedestrian crosswalks and at other pedestrian intersections with vehicular routes. Asphalt is not an acceptable paving material for sidewalks or pedestrian ways.

To the extent feasible, sidewalks and pedestrian ways shall be aligned vertically and horizontally to minimize the impact on existing topography and vegetation while forming a continuous pedestrian system. Sidewalks and pedestrian ways that join at property lines or with existing sidewalks shall match the elevation, alignment and cross slope of the abutting sidewalks to form a safe, smooth, and continuous sidewalk system.

I. Crosswalks

All crosswalks and other intersecting points between the pedestrian and vehicular traffic systems shall be clearly marked as shown in Exhibit 7. The use of approved brick, concrete, or stone paving materials to identify crosswalk areas is encouraged. Crosswalks shall be designed to meet DeKalb County's standards of use for disabled persons. Crosswalks for median-divided streets shall provide for barrier-free passage and refuge areas as illustrated in Exhibit 3. Crosswalks shall be accompanied by pedestrian signals where required by DeKalb County and in conformity with the Manual for Uniform Traffic Control Devices.

Exhibit 7: Crosswalk Demarcation



J. On-Street Parking

On-street parking is an efficient manner to provide convenient store-front parking and residential parking on minor streets in order to reduce the need for large surface parking lots. See Exhibits 1 and 2. An on-street parking space along the street frontage of an adjacent parcel shall be counted with off-street and shared parking to meet parking requirements of Chapter 27 when such parking space is within 700 feet of a building entrance for which the parking space is required. On-street parking spaces shall be safely accessed from the travel lanes of the adjoining street, paved to the specifications of public streets and demarcated with painted lines not less than three inches in width. Parallel parking spaces shall be not less than 9 feet wide and not less than 20 feet in length. DeKalb County shall have sole authority to determine time limits, metering, and signage of on-street parking spaces on public streets within the Overlay District.

K. Off-Street Parking Lots

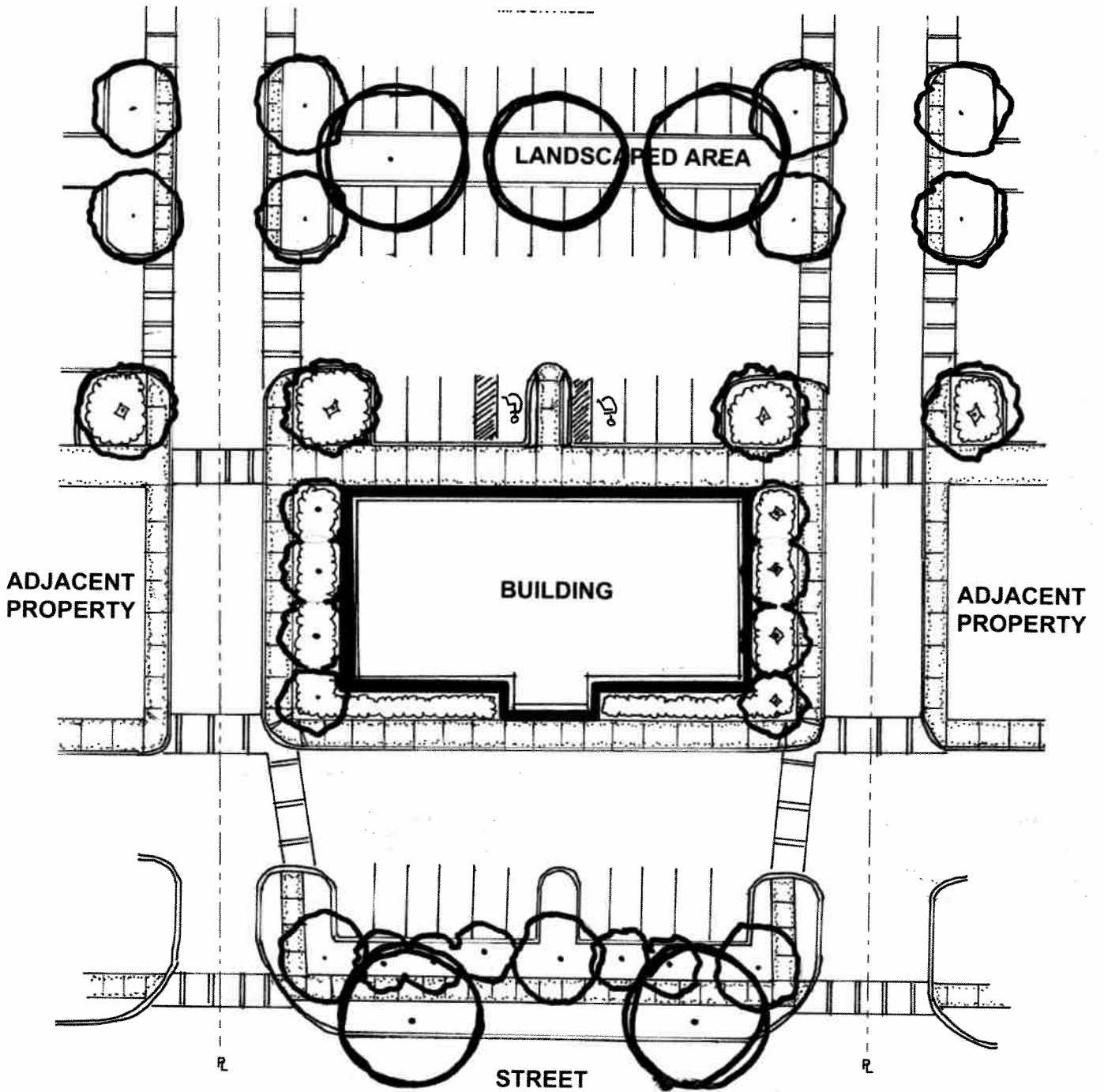
Off-street parking lots shall be provided where there is not enough on-street parking available to satisfy the minimum parking requirements of Section 27 and the Stonecrest Area Overlay District. Where possible, off-street parking lots shall be designed with interconnecting driveways and parking areas to encourage shared use with adjacent parcels. Joint access driveways and continuous access drives behind or between multiple parcels is encouraged to provide continuous interparcel access and lessen the need to re-enter public streets to make short trips. The satisfaction of minimum parking requirements with shared parking shall be subject to approval by the DeKalb County

Planning Director based on a shared parking analysis performed to the standards of the Institute for Transportation Engineers.

Off-street parking lots shall be designed to minimize the view of parking from adjacent streets and sidewalks. No more than 30 percent of the required parking spaces for a parcel shall be located in front yards. Off-street parking lots shall be separated from abutting streets by landscape strips and sidewalks as illustrated in Exhibits 1 and 2. Parking lots shall be separated from parking lots on adjacent parcels by landscape strips not less than ten (10) feet in width, planted with shrubbery, trees, and groundcover. Landscape strips may be broken by perpendicular access drives and pedestrian walkways or sidewalks. Plant materials shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Off-street parking lots shall be designed to provide for safe and continuous passage of pedestrians between parking bays and building entrances, and between adjacent parking areas and buildings. Landscape strips at the perimeter of off-street parking lots shall provide for safe and convenient crossings by vehicles and pedestrians as shown in Exhibit 8. Pedestrian pathways in parking lots and pedestrian ways that cross vehicular aisles in parking lots shall be appropriately demarcated as shown in Exhibit 8.

Exhibit 8 – Off-Street Parking Lots



L. Landscaping

Planting design should reflect and enhance the natural surroundings of each site as well as the design objectives of the building. Existing trees and native groundcover should be preserved wherever possible and integrated into the overall landscape design. Existing plant materials that are to be retained shall be clearly designated on the landscape plans and their root zones and tree canopies shall be adequately protected from damage or destruction during construction using suitable barricades or fencing. Newly planted trees, shrubs and groundcover materials used in landscaped areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Plant materials shall be of a size, species and variety specified in the approved Plant List in the Appendix unless otherwise approved by the Planning Director. Street trees must be a minimum of 3-1/2 inch caliper d.b.h. and help to articulate the pedestrian and vehicular circulation systems. Except for perpendicular crossings of driveways and utility easements, Street trees shall be planted with a spacing not to exceed 70 feet. Street trees shall not be placed closer than eight feet from a building, driveway, light standard, sign standard, post, fire hydrant, or other permanent structure.

Evergreen groundcover planting shall be used on all slopes steeper than 2-1/2 to 1 to aid in erosion control.

Landscape planting and irrigation plans must be prepared by a Landscape Architect registered in the State of Georgia for each application for a land disturbance permit.

Transitional buffer zone – Where the transitional buffer zone is well vegetated and provides an adequate visual screen at eye level, it shall be undisturbed. Otherwise, the transitional buffer zone shall be either planted with double staggered rows of approved evergreen trees and shrubbery to form a dense visual screen or the existing vegetation shall be enhanced with native landscaping and groundcover adequate to provide an effective visual screen at eye level from adjacent properties. However, transitional buffer zones may be interrupted where necessary for perpendicular crossings of streets, fences, driveways utilities, and trails, bikeways or pedestrian ways.

Parking lot landscaping – At least 50% of the total length of any parking area facing a street shall be separated from the street by landscaping, including evergreen shrubbery at least 18 inches in height. Off-street parking lots shall be designed to maximize coverage by shade trees. Shade trees in parking lots shall be a minimum of 2-1/2 inch caliper d.b.h. Off-street parking areas shall provide landscape islands and perimeter landscape strips that provide a cumulative total of at least one shade tree per 12 parking spaces. Each shade tree shall be planted in a planting area at least eight feet wide. The planting area for a tree shall consist of permeable and well-drained soils with suitable ground cover that provides a minimum of 100 square feet for the roots of each large tree and 50 square feet for the roots of each small tree. Landscape materials suitable for parking areas shall be selected from the approved Plant List in the Appendix unless otherwise approved by the Planning Director.

Irrigation – All newly planted landscape areas (including parking lot islands) shall be irrigated by a fully automatic, commercial, underground irrigation system in accordance with the following standards:

1. All irrigation systems shall be provided with backflow preventers approved by DeKalb County. Such devices shall be located or screened so that they are not visible or accessible to the public from adjacent sidewalks, streets, alleys, or parking lots.
2. Spray heads shall be located to provide 100% overlapping coverage. Overspray onto sidewalks and other paved areas should be minimized.
3. Control boxes and panels shall be located inside buildings or where they will not be visible or subject to vandalism.
4. All main and lateral lines shall be commercial grade PVC pipe.

Irrigation systems are not required in undisturbed buffers or in areas where they would disrupt existing native vegetation.

M. Signage and Street Graphics

1. Purpose - The following standards are intended to advance the governmental purposes of protecting public safety by minimizing distraction to motorists and improving aesthetics of the Stonecrest Area Overlay District by:
 - providing a more consistent pattern and appearance for signs and street graphics than would otherwise result from existing sign regulations;
 - establishing signage as a design element that contributes a sense of place to the Stonecrest Overlay Area;
 - generating varied and creative tenant signage through application of distinctive design;
 - reducing the prominence of signage and balancing commercial and aesthetic interests;
 - providing clear standards of acceptability for signs in order to facilitate the review and approval process.
2. Authority - These regulations apply only to the time, place and manner of sign display by limiting the size, number and height of signs in the Stonecrest Area Overlay District. Nothing in these standards is intended to regulate the content of sign graphics or limit the free expression of speech guaranteed under the First Amendment of the Constitution of the United States of America. These standards do not replace the Sign Regulations of DeKalb County with respect to the Stonecrest Area Overlay District, but where these standards vary from the underlying DeKalb County standards, these standards shall apply.

This ordinance shall not prohibit political signs.

All signs shall be designed, erected, inspected, altered, reconstructed, illuminated, located, moved and/or maintained in accordance with these Design Guidelines and all other applicable codes and ordinances of DeKalb County, the State of Georgia, and the United States of America.

No sign may be installed, reconstructed, illuminated, or moved that varies from these guidelines without approval of a variance by the DeKalb County Board of Appeals.

3. Prohibited Signs – The following types of signs are prohibited:

a. Motorist Distractions - Signs that incorporate flashing lights or beacons, highly reflectant materials, rotating graphics, motion, smoke or visible matter, noise or changeable copy (copy that changes at intervals of more than once every six seconds) are prohibited.

b. Roof signs – Signs that are placed on or above roofs, penthouses, mechanical equipment screens, and other like structures and any signs that extend above the building parapet or roof fascia line.

c. Signs that are visible from the street and placed on vehicles or trailers that are not in regular use.

d. Pole signs and other signs with exposed structural supports that are more than three feet in height and have post supports larger than 2 inches in diameter or a total of 4 square inches in cross-section area.

e. Vacuum molded or pre-manufactured signs.

4. Authorized signs

The following signs are authorized within the Stonecrest Area Overlay District and shall be permitted upon the issuance of a valid sign permit issued by DeKalb County:

a. Single-Tenant Development Signs - The following sign standards apply to all parcels that have a single tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, financial, or multi-family uses:

(1) Monument Sign – Each parcel or building with a single tenant or multi-family residential tenants shall be permitted to use one Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 9 subject to the following:

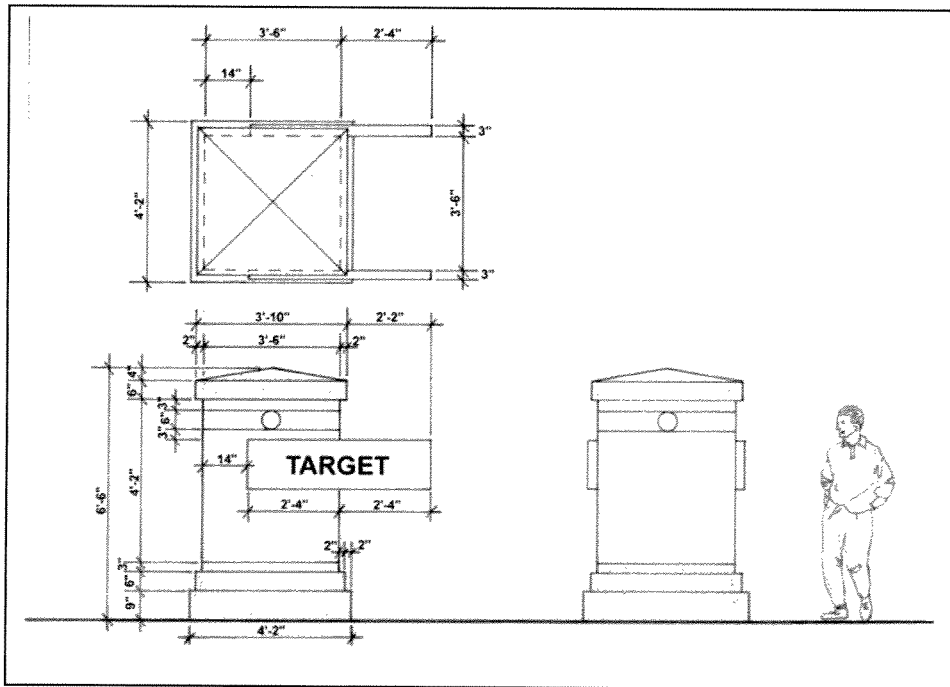
- Only one sign placard is allowed per sign face – maximum 10 square feet per face.
- Sign may not exceed eight feet in height.
- Sign may be single-faced or double-faced.
- Sign shall be externally front-lighted, using ground mounted flood lighting.

A single tenant building with more than 50,000 square feet of space or occupying a site larger than 10 acres may use a Monument Sign similar to Exhibit 10. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-faced and shall not exceed 50 square feet in area on each side.

(2) Single-Tenant Building Mounted Sign – Each parcel or building with a single non-residential tenant shall be permitted one building mounted sign per street frontage. Letter height and copy area for each single tenant building Mounted Sign shall not exceed the following maximum dimensions:

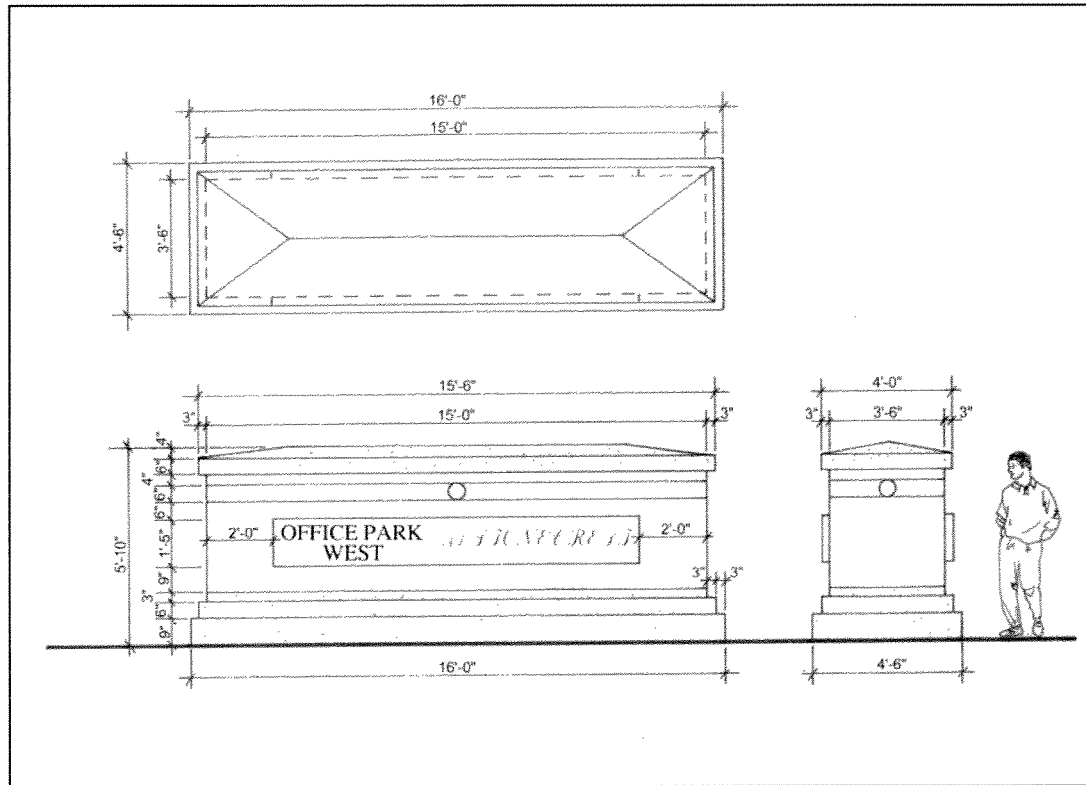
Building Size (Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24"
8,001 – 12,000	120 sq. ft.	30"
12,001 – 20,000	240 sq. ft.	36"
20,001 – 60,000	300 sq. ft.	42"
Greater than =60,000	360 sq. ft.	48"

Exhibit 9 – Single Tenant Monument Sign



(3) Entrance sign – a major development containing at least 200 contiguous residential lots or 10 contiguous non-residential lots accessed from internal streets may be permitted one entrance sign of a design similar to Exhibit 10, to be placed on private property adjacent to the major entrance to such development or within the median of the public street providing the principal route of access to such development. Such sign shall not exceed six feet in height or fifteen feet in length. Sign face may be double-sided and shall not exceed 50 square feet in area on each side.

Exhibit 10: Ground-Mounted Monument Sign

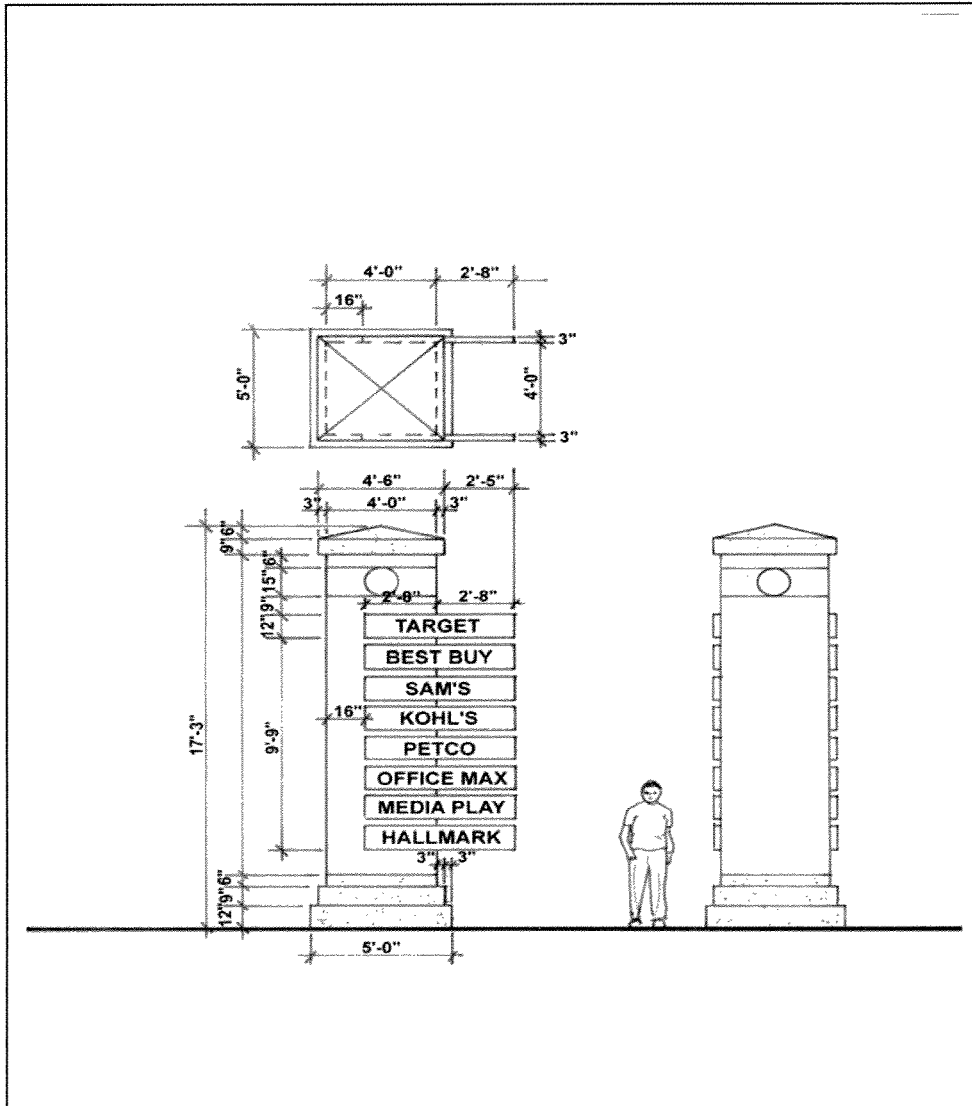


b. Multiple-Tenant Buildings and Parcels - The following sign standards apply to all parcels that have more than one non-residential tenant or occupant, including, but not limited to commercial, retail, services, office, office-distribution, wholesale, hotel, office, or financial tenants:

(1) Monument Sign – Each parcel or development with more than one non-residential tenant and a total of more than 100,000 square feet shall be permitted one freestanding Multi-Tenant Monument Sign per public street frontage, not to exceed a total of three. Signs shall be of a design similar to Exhibit 10 and the following:

- No more than eight sign placards shall be used per side of the monument sign.
 - Maximum height 18 feet.
 - Total sign faces may not exceed 80 square feet per side
 - Sign may be single-faced or double-faced.
 - Sign shall be externally front-lighted, using ground mounted flood lighting.
- Each parcel or development with more than one non-residential tenant totaling 100,000 square feet or more and having a total street frontage of more than 500 feet on all streets combined shall be permitted one freestanding Multi-tenant Monument Sign similar to Exhibit 10 for each curb cut, not to exceed a total of three Monument Signs for a single development.

Exhibit 11 – Multi-Tenant Monument Sign



(2) Building Mounted Signs – Each multi-tenant parcel or development, other than residential tenants, shall be permitted one building mounted sign per building tenant, similar to that shown in Exhibits 12 and 13. Letter height and copy area of the Building Mounted Sign for each tenant within a Multi-Tenant development or building Mounted Sign shall not exceed the following maximum dimensions:

Building Size (Gross sq.ft.)	Copy Area	Letter Height
0 - 8,000	50 sq. ft.	24"
8,001 – 12,000	120 sq. ft.	30"
12,001 – 20,000	240 sq. ft.	36"
20,001 – 60,000	300 sq. ft.	42"
Greater than =60,000	360 sq. ft.	48"

Exhibit 12 – Single Tenant Building-Mounted Sign

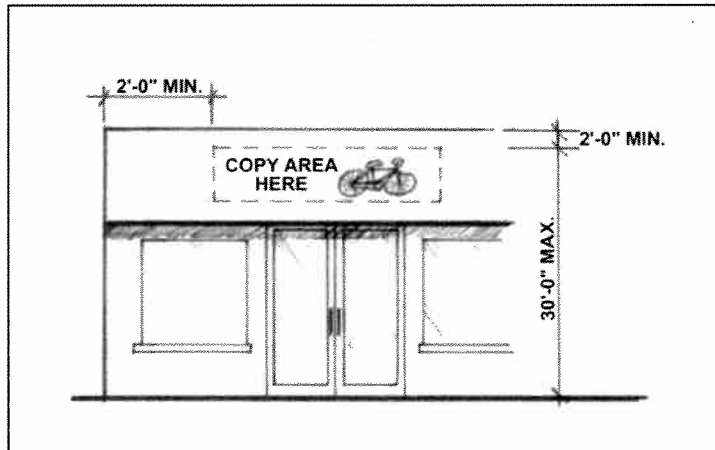
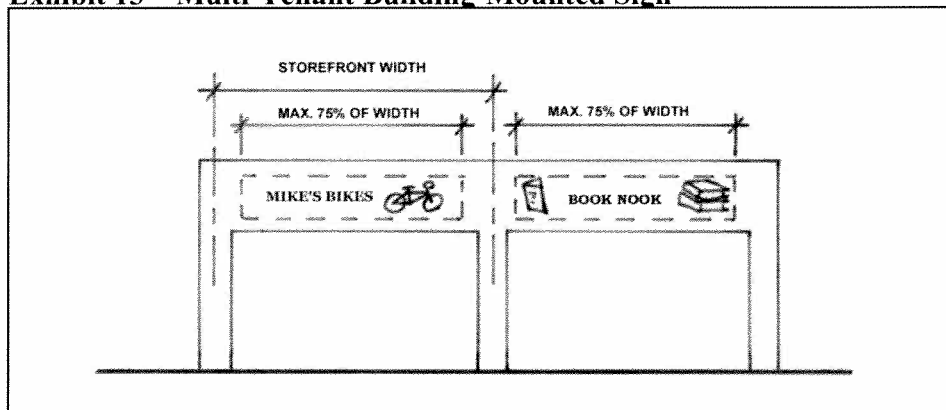


Exhibit 13 – Multi-Tenant Building-Mounted Sign



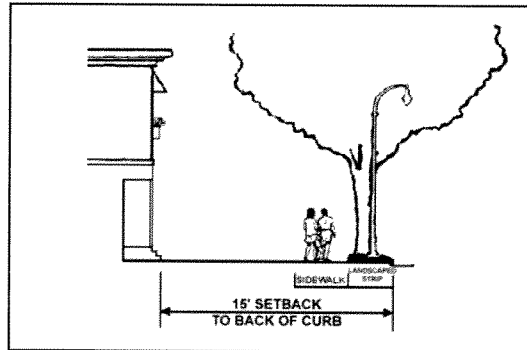
d. Signs on Residential Parcels - Nothing in this ordinance shall prohibit display of at least one sign on a residential property. However, signs on residential property other than multi-tenant residential buildings shall be limited to one sign per street frontage. No such sign shall exceed three feet in height and 16 square feet in size. Signs on single-family residential parcels shall not be illuminated. Home occupations within residential property are not entitled to additional signs.

N. Architectural Design of Buildings and Facades

1. Building setbacks

- a. Buildings shall have a front yard a minimum width of 15 feet as measured from the back of curb.

Exhibit 14 – Front Yards



2. Building massing

- a. Street fronting building facades greater than 150 feet in length shall be modulated with breaks in wall surfaces, materials and rooflines at intervals not to exceed 150 feet, measured parallel to the street as shown in Exhibit 15.
- b. For buildings taller than five stories, floors shall be delineated at third story above sidewalk level and lower and shall be executed through windows, belt courses, cornice lines or similar architectural detailing as shown in Exhibit 16.

Exhibit 15- Building Modulation

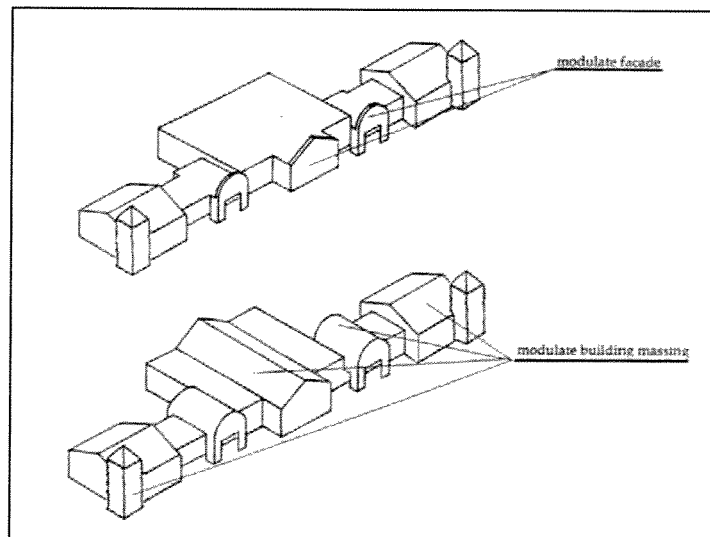
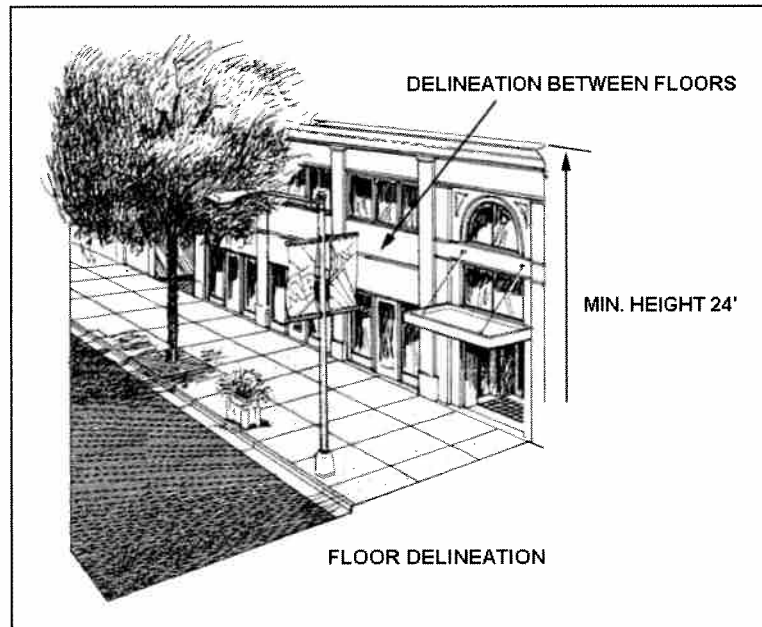


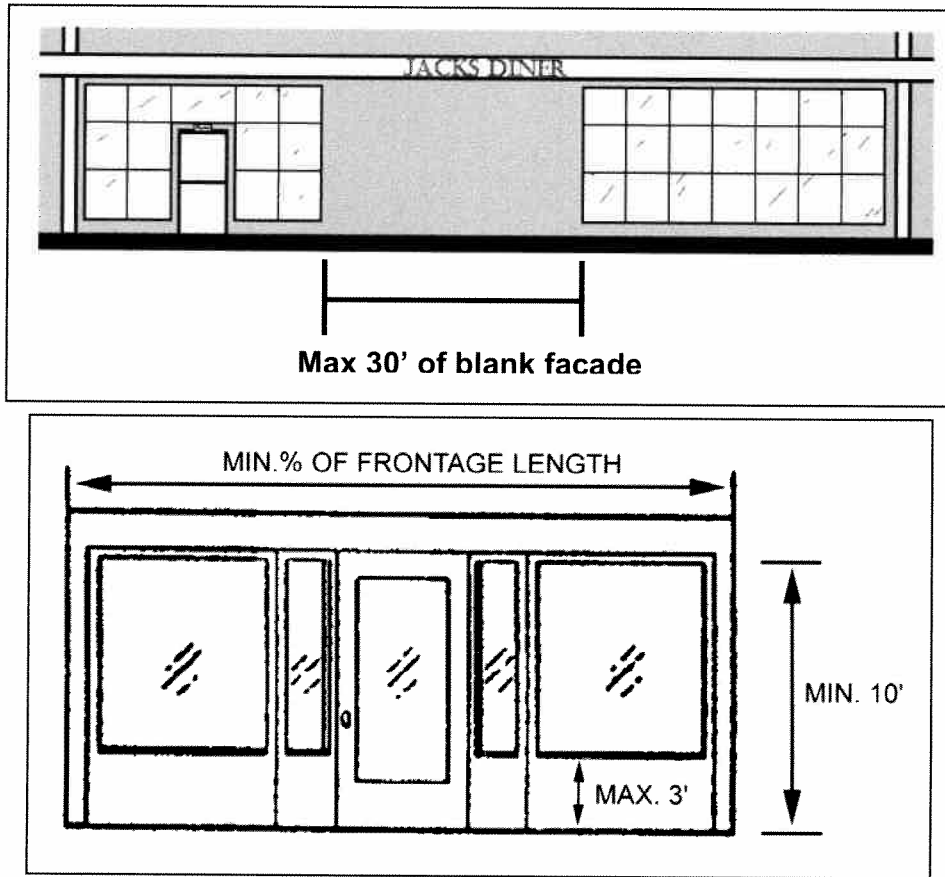
Exhibit 16: Architectural Delineation



3. Building facades and fenestration
 - a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.
 - b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.
 - ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.
 - iii. All fenestration shall:
 - a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or
 - b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.

- iv. Fenestration shall not utilize painted glass, reflective glass or other similarly treated or opaque windows. Entrances may be counted towards fenestration requirements.

Exhibit 17- Building Facades and Fenestration



4. Roof design

- a. Gable roof designs are encouraged and shall be required for all multi-family residential and hotel buildings less than six stories in height.
- b. Roof mounted mechanical equipment and appurtenances shall be located or screened so that they are not visible from the ground level. Screening shall be of a material and design that is compatible with the surrounding building materials and architectural design. Rooftop appurtenances shall be painted to be compatible with the colors of the roof.
- c. Roof mounted radio, TV, and telecommunication towers and antennae are prohibited. Satellite dishes 24 inches or less in

diameter are permitted provided that they are located out of sight from the ground floor or completely screened from view.

- d. The following roof materials are preferred:
 - i. Fiberglass architectural profile shingles
 - ii. Slate Shingles
 - iii. Clay or concrete tile
 - iv. Standing seam metal (dark green or earth tone only).

5. Recommended building materials – The following exterior building materials are preferred:
 - a. Stone
 - b. Brick
 - c. Pre-cast Concrete
 - d. EIFS
 - e. EIFS Moldings
 - f. Glass
 - g. Ceramics or tile

6. The following materials are prohibited for exterior walls and parapets:
 - a. Imitation wood
 - b. Vinyl or plastic
 - c. Concrete masonry units, except ribbed or rusticated units
 - d. Corrugated metal

7. All single family detached residential structures shall have facades that consist of brick, stucco, hardi-plank, or other approved materials on all four sides.

