

<b>SECTION</b>	<b>505</b>	<b>LEONTYNE PRICE OVERLAY DISTRICT</b>
----------------	------------	--

<b>505.01</b>	<b>Findings:</b>
---------------	------------------

The purpose of this overlay district is to encourage regional commercial development along Leontyne Price Boulevard from Interstate 59 to Mason Street. This area is intended to entice interstate travelers to exit at Leontyne Price Blvd. and enjoy the City of Laurel. Development style will feature warehouse buildings set apart from neighborhoods large setbacks from the road with parking in the front, rear or shared between adjacent uses as described in the Laurel Mississippi, 2035 Comprehensive Plan. Industrial uses and outdoor storage are contrary to the intent of this district. Buildings in this district are expected to be diverse in size, shape and orientation of property. This District replaces the former Jefferson District most of which was absorbed into the expanded r-o-w of Interstate 59.

505.01.01	Purpose and Intent
-----------	--------------------

505.01.02	The provisions of this part are based on the following findings:
-----------	--

- |    |  |
|----|--|
| 1. | This area is underdeveloped with outdated building stock and is ripe for regional commercial redevelopment.  |
| 2. | Establishing the Leontyne Price Overlay gives Laurel the opportunity to establish the district as an attractive, commercial entrance corridor into the city. |

505.01.03	Since the reconfiguration of the exit ramp of Interstate 59 and Beacon St, now Leontyne Price Blvd., the overlay area has the potential to grow into a significant regional commercial district. This district to be the most intense commercial district, with customers arriving from the interstate. Additionally, this district is the entrance gateway for visitors arriving into Laurel from Interstate 59, it is necessary that the area become more attractive and inviting for as they cross this district into the Sawmill Overlay District then into the Downtown Laurel Overlay District.
-----------	---

<b>Section</b>	<b>505.02</b>	<b>Uses Permitted</b>
	505.02.01	Accessory Use
	505.02.02	Merchant Department Stores
	505.02.03	Specialty Apparel Stores
	505.02.04	Restaurants
	505.02.05	Home Furnishings
	505.02.06	Lumber
	505.02.07	Garden Supplies
	505.02.07	Antiques/Collectables

505.02.08	Sporting Goods
505.02.09	Electronics
505.02.10	Equipment Rentals
505.02.11	Vehicles Sales and Service
505.02.12	Interstate Fuel Station
505.02.14	Hotels
505.02.15	Regional Scale Commercial

### **505.03 Standards Conflict**

The provisions contained in this part are in addition to, and supplemental to all other provisions in Article IV. In case of conflicts between the standards of the underlying base district, other requirements of Article IV or other rules, regulations, covenants and agreements, the provisions of the Leontyne Price Overlay District shall prevail.

#### **505.03.01 Location and Applicability**

The provisions of this part, the Leontyne Price Overlay District, shall apply to all commercially zoned land, whether publicly or privately held, located within the boundaries of the overlay district.

### **505.04 Open Display and Storage Restricted**

There shall be no outside display of products except for plant nurseries and temporary outdoor sales. All display of this nature will be within seventy-five (75) feet of the exterior wall of the building of the store sponsoring the open display, and in no case closer than forty (40) feet to any public right-of-way. Notwithstanding the foregoing, there may be two (2) outdoor sales per year not to exceed thirty (30) days each, with a minimum of thirty (30) days in between. Such outdoor sale shall be at least forty (40) feet from any public right-of-way. Additionally, permanent outside display shall be permitted provided such display is located within a permanently defined sales area attached to the side or rear of the principal building and provided such area does not exceed twenty (20) percent of the enclosed floor area of the principal building. There shall be no outside storage unless fully screened by a fence constructed of cedar, cypress or an approved equivalent and provided such storage is in the rear or side yards. The Open Display and Storage restrictions do not apply to the retail display of vehicles.

### **505.05 Building Code Standards**

All building and structures, whether intended to be temporary or permanent, shall be of a permanent nature conforming to all requirements of the construction codes adopted by the City. The use of trucks, trailers, manufactured homes, portable buildings, tents, awnings, sheds and the like for storage and/or sales is prohibited, except that tents and portable buildings may be used for two

(2) Outdoor sales per year as specified in Section 505.04 above and provided said tents and portable buildings conform to the requirements of the City's construction codes and are compatible with buildings in the area. Nothing in this section is to prohibit the storage of products in truck trailers up to five (5) days while waiting to be unloaded into the store, provided said trailers are parked in the rear of the building where possible, otherwise, to the side of the building.

### **505.06 Building Design Standards**

#### 505.06.01 Plans Submittal

Building design plans submitted for review and approval as specified below shall be sealed by an architect registered in the State of Mississippi.

#### 505.06.02 Review and Approval

The Building Inspector and/or the Inspection Department's designee and the Site Plan Review Committee shall evaluate the design of all structures and exterior renovations in terms of the degree to which they meet the intent of this Article as specified in Section 505.01 and the degree to which they contribute to the preservation and enhancement of the character, integrity and attractiveness of the Leontyne Price Blvd. Overlay District. Said evaluation shall also take into account the degree to which the proposal would maintain a sense of human scale and architectural transition and would be appropriate to the site, taking into account the safety, convenience, and amenity of the surrounding areas.

#### 505.06.03 Specific Standards

The review of all site and building design plans shall be based on the following standards:

- A. New Structures, additions and renovations shall be designed to be compatible with existing structures in terms of architectural design exterior building materials, colors and arrangement of buildings and other features.
- B. At least seventy-five percent (75%) of the non-glass wall surface facing Leontyne Price Blvd and Interstate 59, or other major arterials, shall be clad with brick, wood, stone, split face block, drivit, stucco or a complimentary siding material, except to the extent prohibited by applicable building codes. Building materials with a cost equal to or greater than the materials listed above may be substituted provided the cost is documented.
- C. Exterior improvements, such as fences, utilities, outdoor furniture and displays shall be compatible with the mass and scale of such improvements elsewhere in the adjacent area.
- D. All buildings shall have no more than two hundred (200) continuous feet of wall plane with the same setback fronting along a street. If the building is wider than two hundred (200) feet, then the setback of the wall planes from the street must vary by at least two (2) feet. Canopies, porches, covered walkways and similar architectural features will be approved for shopping centers in lieu of the required offset provided said features cover a minimum of thirty-five percent (35%) of the length of the shopping center.
- E. The main entrances to all buildings shall face the street which fronts the lot; however, corner lots may choose either street as the one which fronts the entrance.

#### 505.07 Zoning Standards

505.07.01 Where Buildings exist on adjacent lots, the Site Plan Review Committee may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this code.

505.08.02 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that which is existing. (Meaning, pre-restoration parking must equal post restoration/rehabilitation parking.)

**505.09 Site Plan and Building Design Review**

505.09.01 Site Plan and Building Design Review

For all new buildings to be constructed and for all additions to existing buildings, the size of which is twenty-five percent (25%) or greater of the size of the existing building, and for all renovations, the cost of which is twenty-five percent (25%) or greater of the value of the building prior to renovation and for any change in use from residential to commercial, all parking and drives shall be bordered by standard curb and gutter. Site Plan and Building Design Review and Building Design Standards contained in Section 505.06 above shall apply and the approval shall be secured prior to any building permit being issued.

505.09.02 Curb and Gutter Required

**505.10 Sign Standards**

505.10.01 Ground Signs

Ground signs as specified in Article VI, Section 602 are permitted provided they are affixed to the ground in a permanent manner and provided there is a minimum of twenty-five (25) square feet of landscaping around the base of the sign. Ground signs exclusively serving sites of less than three (3) acres shall not exceed seventy-five (75) square feet in size nor exceed the height of adjacent building or twenty-five (25) feet, whichever is less. Setback of all ground signs in the Leontyne Price Blvd. Overlay District shall be a minimum of ten (10) feet from the property lines. Billboards are prohibited.

505.10.02 Attached Signs

The total surface area of an attached sign shall not exceed, in square feet, one times the linear feet that is the horizontal length of the wall to which the sign is attached. The surface area shall be measured as specified in Article VI, Section 602. An additional one square feet of surface shall be allowed for each foot which the building on which the sign is to be located is set back beyond the front yard requirements as specified by this Ordinance. Notwithstanding these provisions, a maximum of two (2) square feet for each linear foot that is the horizontal length of the wall on which the sign is to be attached shall be permitted. For multi-tenant buildings, the total area as specified above shall be distributed among each business therein according to the linear feet frontage occupied by each business. Internally lit box signs are discouraged.

**505.11 Parking Lot/Access Driveways**

505.11.01 Number of Driveways

The number of driveways connecting to Jefferson Street shall be kept to a minimum. Not more than one (1) driveway shall be allowed per site, for each street on which the site has frontage. A one-way pair shall be considered one (1) driveway. On Leontyne Price Blvd., driveways shall be shared to the extent possible. Specifically, two (2) adjoining businesses shall share a common drive.

505.11.02 Distance from Intersection

Driveways shall be a minimum of fifty (50) feet from any street intersection.

**505.11.03 Separation of Driveways**

On sites with greater than two hundred (200) feet of frontage, a second driveway may be allowed. On sites with a greater than five hundred (500) feet of frontage, a third driveway may be allowed. On sites with greater than eight hundred (800) feet of frontage, a fourth driveway may be allowed. All such driveways shall be a minimum of two hundred (200) feet apart.

**507 SAWMILL OVERLAY DISTRICT**

**507.01 General Description.**

The purpose of this overlay district is to protect the viability of the existing Sawmill Mall and complement Laurel's Downtown specialty retail offerings. It is a transition district between the interstate retail development of the Leontyne Price District to the Southwest and Laurel's Workplace, dining and specialty retail found Downtown. Expected Uses for this planning area are similar to Downtown Laurel with lot lines being broadened to allow wide sidewalks in front of buildings that can be used for outdoor eating and amenities. This area is centered on the Sawmill Square Mall and transitions to 16<sup>th</sup> Avenue on the West side, Downtown to the North, and towards Interstate 59 to the East via Central Avenue and Leontyne Price Blvd. to the South. Building front setback lines in new development or redevelopment should not exceed 20 feet, bringing buildings closer to the road with limited or no parking in the front. Out parcel development at the Sawmill Square Mall is encouraged to face either Sawmill Rd., Leontyne Price Blvd or Mason St. This will make this district appear more vibrant by filling in gaps in the built environment and more attractive to tourists entering Laurel from the Interstate via Leontyne Price Blvd. Buildings in this district are expected to be less diverse in size, shape and orientation from the Leontyne Price Overlay District but more diverse but complementary to the existing built environment in Downtown Laurel.

**507.02 Purpose and Intent**

**507.02.01 Findings:**

- A. The provisions of this part are based on the following findings:
  - 1. This area is underdeveloped with outdated building stock and is ripe for Neighborhood Center commercial redevelopment.
  - 2. Establishing the Sawmill Overlay District gives Laurel the opportunity to reestablish the district as a historic, revitalized, retail hub for Jones County and the region.
- B. Since the reconfiguration of the exit ramp of Interstate 59 and Beacon St, now Leontyne Price Blvd., the Sawmill Overlay District has the chance to continue the commercial corridor beginning at Leontyne Price Blvd. at I-59 and direct visitors to Sawmill Square Mall and Downtown.

**507.03 Uses Permitted.**

**507.03.01 Accessory Use**

507.03.02	Merchant Department Stores
507.03.03	Specialty Apparel Stores
507.03.04	Restaurants
507.03.05	Home Furnishings
507.03.06	Banking
507.03.07	Groceries
507.03.07	Office
507.03.08	Sporting Goods
507.03.09	Electronics
507.03.10	Pharmacy
507.03.11	Fitness Centers
507.03.12	Office Supplies
507.03.14	Pet Stores
507.03.15	Neighborhood Scale Commercial

#### **507.04 Standards Conflict**

The provisions contained in this part are in addition to, and supplemental to all other provisions in Article IV. In case of conflicts between the standards of the underlying base district, other requirements of Article IV or other rules, regulations, covenants and agreements, the provisions of the Sawmill Overlay District shall prevail except parcels and buildings listed in the Historic District. In that case, Historic District delegations prevail.

#### **507.04.01 Location and Applicability**

The provisions of this part, the Sawmill Overlay District, shall apply to all commercially zoned land, whether publicly or privately held, located within the boundaries of the overlay district.

#### **507.05 Open Display and Storage**

There shall be no outside display of products except for plant nurseries and temporary outdoor sales. All display of this nature will be within seventy-five (75) feet of the exterior wall of the building of the store sponsoring the open display, and in no case closer than forty (40) feet to any public right-of-way. Notwithstanding the foregoing, there may be two (2) outdoor sales per year not to exceed thirty (30) days each, with a minimum of thirty (30) days in between. Such outdoor sale shall be at least forty (40) feet from any public right-of-way. Additionally, permanent outside display shall be permitted provided such display is located within a permanently defined sales area attached to the side or rear of the principal building and provided such area does not exceed twenty (20) percent of the enclosed floor area of the principal building. There shall be no outside storage unless fully screened by a fence constructed of cedar, cypress or an approved equivalent and provided such storage is in the rear or side yards.

#### **507.06 Building Code Standards**

All building and structures, whether intended to be temporary or permanent, shall be of a permanent nature conforming to all requirements of the construction codes adopted by the City. The use of trucks, trailers, manufactured homes, portable buildings, tents, awnings, sheds and the like for storage and/or sales is prohibited, except that tents and portable buildings may be used for two (2) outdoor sales per year as specified in Section 507.05 above and provided said tents and portable buildings conform to the requirements of the City's construction codes and are compatible with buildings in the area. Nothing in this section is to prohibit the storage of products in truck trailers up to five (5) days while waiting to be unloaded into the store, provided said trailers are parked in the rear of the building where possible, otherwise, to the side of the building.

**507.07 Building Design Standards**

**507.07.01 Plans Submittal**

Building design plans submitted for review and approval as specified below shall be sealed by an architect registered in the State of Mississippi.

**507.07.02 Review and Approval**

The Building Inspector and/or the Inspection Department's designee and the Site Plan Review Committee shall evaluate the design of all structures and exterior renovations in terms of the degree to which they meet the intent of this Article as specified in Section 507.01 and the degree to which they contribute to the preservation and enhancement of the character, integrity and attractiveness of the Sawmill area. Said evaluation shall also take into account the degree to which the proposal would maintain a sense of human scale and architectural transition and would be appropriate to the site, taking into account the safety, convenience, and amenity of the surrounding areas.

**507.07.03 Specific Standards**

The review of all site and building design plans shall be based on the following standards:

- A. New Structures, additions and renovations shall be designed to be compatible with existing structures in terms of architectural design exterior building materials, colors and arrangement of buildings and other features.
- B. At least seventy-five percent (75%) of the non-glass wall surface facing streets in the Sawmill Overlay District, shall be clad with brick, wood, stone, split face block, drivit, stucco or a complimentary siding material, except to the extent prohibited by applicable building codes. Building materials with a cost equal to or greater than the materials listed above may be substituted provided the cost is documented.
- C. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- D. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Site Plan Review Committee.
- E. Exterior improvements, such as fences, utilities, outdoor furniture and displays shall be compatible with the mass and scale of such improvements elsewhere in the adjacent area.

- F. All buildings shall have no more than two hundred (200) continuous feet of wall plane with the same setback fronting along a street. If the building is wider than two hundred (200) feet, then the setback of the wall planes from the street must vary by at least two (2) feet. Canopies, porches, covered walkways and similar architectural features will be approved for shopping centers in lieu of the required offset provided said features cover a minimum of thirty-five percent (35%) of the length of the shopping center.
- G. The main entrances to all buildings shall face the street which fronts the lot; however, corner lots may choose either street as the one which fronts the entrance.

#### 507.07.04 Modifications to Standards

Where necessary to accommodate individuality and creativity in site design, or where conformance with the strict requirements of this Part are not feasible on a particular property, the Building Inspector and/or the Inspection Department's designee and/or Site Plan Review Committee, whichever is responsible for approving the plan, may modify the requirements of this Part in reviewing and approving a site plan, provided that the features which the applicant proposes are equivalent in effectiveness given stated purposes of this Part.

### 507.08 Zoning Standards

507.08.01	Lot width	18ft min
	Lot Coverage	70% maximum
	Building Disposition	Edge Yard, Side Yard and Rear Yard are allowed
	Setbacks	Front Yard, 0ft min- 20ft max  Side yard, 0ft min-8ft max (except for side yard parking lots). Note: Building side yard and rear yard setbacks must meet building codes and fire codes for fire separation standards from both property lines and adjoining structures.  Rear yard, 3ft min-30ft max (except for rear yard parking lots).

507.08.02 Where Buildings exist on adjacent lots, the Site Plan Review Committee may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this code.

507.09.03 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that which is existing. (Meaning, pre-restoration parking must equal post restoration/rehabilitation parking.)

### 507.10 Site Plan and Building Design Review

507.10.01 Site Plan and Building Design Review



For all new buildings to be constructed and for all additions to existing buildings, the size of which is twenty-five percent (25%) or greater of the size of the existing building, and for all renovations, the cost of which is twenty-five percent (25%) or greater of the value of the building prior to renovation. Site Plan and Building Design Review and Building Design Standards contained in Section 507.07 above shall apply and the approval shall be secured prior to any building permit being issued.

**507.10.02 Curb and Gutter Required**

For all new buildings to be constructed and for all additions to existing buildings, the size of which is twenty-five percent (25%) or greater of the size of the existing building, for all renovations, the cost of which is twenty-five percent (25%) or greater of the value of the building prior to renovation and for any change in use from residential to commercial, all parking and drives shall be bordered by standard curb and gutter.

**507.11 Sign Standards**

**507.11.01 Ground Signs**

Ground signs as specified in Article VI, Section 602 are permitted provided they are affixed to the ground in a permanent manner and provided there is a minimum of twenty-five (25) square feet of landscaping around the base of the sign. Ground signs exclusively serving sites of less than three (3) acres shall not exceed seventy-five (75) square feet in size nor exceed the height of adjacent building or twenty-five (25) feet, whichever is less. Setback of all ground signs in the Sawmill Overlay District shall be a minimum of ten (10) feet from the property lines. Billboards are prohibited.

**507.11.02 Attached Signs**

The total surface area of an attached sign shall not exceed, in square feet, one times the linear feet that is the horizontal length of the wall to which the sign is attached. The surface area shall be measured as specified in Article VI, Section 602. An additional one square feet of surface shall be allowed for each foot which the building on which the sign is to be located is set back beyond the front yard requirements as specified by this Ordinance. Notwithstanding these provisions, a maximum of two (2) square feet for each linear foot that is the horizontal length of the wall on which the sign is to be attached shall be permitted. For multi-tenant buildings, the total area as specified above shall be distributed among each business therein according to the linear feet frontage occupied by each business. Internally lit box signs are discouraged.

**507.12 Parking Lot/Access Driveways**

**507.12.01 Number of Driveways**

The number of driveways connecting to streets in Sawmill Overlay District shall be kept to a minimum. Not more than one (1) driveway shall be allowed per site, for each street on which the site has frontage. A one-way pair shall be considered one (1) driveway. On Street within the Sawmill District, driveways shall be shared to the extent possible. Specifically, two (2) adjoining businesses shall share a common drive.

**507.12.02 Distance from Intersection**

Driveways shall be a minimum of fifty (50) feet from any street intersection.

**507.12.03 Separation of Driveways**

On sites with greater than two hundred (200) feet of frontage, a second driveway may be allowed. On sites with a greater than five hundred (500) feet of frontage, a third driveway may be allowed. On sites with greater than eight hundred (800) feet of frontage, a fourth driveway may be allowed. All such driveways shall be a minimum of two hundred (200) feet apart.

## **508 DOWNTOWN OVERLAY DISTRICT**

### **508.01 General Description.**

This planning area represents the historical and cultural core of the City of Laurel. It is bound by Central Avenue, Carroll Gartin Boulevard, Choctaw Street, 5<sup>th</sup> Avenue, 7<sup>th</sup> Street, Spec Wilson and runs on either side of Maple Street by the Depot. Development should be compact and pedestrian oriented. Infill development should be medium to high density mixed use, entertainment, Civic and cultural buildings. Attached buildings are the desired building form which creates a continuous street wall. Building types include Stoops, Shopfronts, Galleries and Arcades.

### **508.02 Purpose and Intent**

#### **508.02.01 Findings:**

A. The provisions of this part are based on the following findings:

1. This area is recognized as a successful and attractive Main Street style downtown that needs tighter development regulations to help preserve the character of the district which makes it distinctive and desirable.
2. Establishing the Downtown Overlay District gives Laurel the opportunity to reestablish the district as the historic and cultural core of the City of Laurel and County Seat for Jones County.

### **508.03 Uses Permitted.**

- |           |                                  |
|-----------|----------------------------------|
| 508.03.01 | Accessory Use                    |
| 508.03.02 | Service (e.g., spa, salon, etc.) |
| 508.03.03 | Specialty Apparel Stores         |
| 508.03.04 | Restaurants                      |
| 508.03.05 | Home Furnishings                 |
| 508.03.06 | Banking                          |
| 508.03.07 | Government Offices               |
| 508.03.07 | Office                           |
| 508.03.08 | Art/Culture                      |
| 508.03.09 | Mixed Use Retail                 |
| 508.03.10 | Pharmacy                         |
| 508.03.11 | Recording Studio                 |

#### **508.04 Standards Conflict**

The provisions contained in this part are in addition to, and supplemental to all other provisions in Article IV. In case of conflicts between the standards of the underlying base district, other requirements of Article IV or other rules, regulations, covenants and agreements, the provisions of the Downtown Overlay District shall prevail except parcels and buildings listed in the Historic District. In that case, Historic District delegations prevail.

##### **508.04.01 Location and Applicability**

The provisions of this part, the Downtown Overlay District, shall apply to all commercially zoned land, whether publicly or privately held, located within the boundaries of the overlay district.

#### **508.05 Open Display and Storage**

There shall be no outside display of products except for plant nurseries and temporary outdoor sales. All display of this nature will be within seventy-five (75) feet of the exterior wall of the building of the store sponsoring the open display, and in no case closer than forty (40) feet to any public right-of-way. Notwithstanding the foregoing, there may be two (2) outdoor sales per year not to exceed thirty (30) days each, with a minimum of thirty (30) days in between. Such outdoor sale shall be at least forty (40) feet from any public right-of-way. Additionally, permanent outside display shall be permitted provided such display is located within a permanently defined sales area attached to the side or rear of the principal building and provided such area does not exceed twenty (20) percent of the enclosed floor area of the principal building. There shall be no outside storage unless fully screened by a fence constructed of cedar, cypress or an approved equivalent and provided such storage is in the rear or side yards.

#### **508.06 Building Code Standards**

All building and structures, whether intended to be temporary or permanent, shall be of a permanent nature conforming to all requirements of the construction codes adopted by the City. The use of trucks, trailers, manufactured homes, portable buildings, tents, awnings, sheds and the like for storage and/or sales is prohibited, except that tents and portable buildings may be used for two (2) outdoor sales per year as specified in Section 509.05 above and provided said tents and portable buildings conform to the requirements of the City's construction codes and are compatible with buildings in the area. Nothing in this section is to prohibit the storage of products in truck trailers up to five (5) days while waiting to be unloaded into the store, provided said trailers are parked in the rear of the building where possible, otherwise, to the side of the building.

#### **508.07 Building Design Standards**

##### **508.07.01 Plans Submittal**

Building design plans submitted for review and approval as specified below shall be sealed by an architect registered in the State of Mississippi.

##### **508.07.02 Review and Approval**

The Building Inspector and/or the Inspection Department's designee and the Site Plan Review Committee shall evaluate the design of all structures and exterior renovations in terms of the degree to which they meet the intent of this Article as specified in Section 508.01 and the degree to which they contribute to the preservation and enhancement of the character, integrity and attractiveness of the Downtown Overlay District. Said evaluation shall also take into account the degree to which the

proposal would maintain a sense of human scale and architectural transition and would be appropriate to the site, taking into account the safety, convenience, and amenity of the surrounding areas.

#### 508.07.03 Specific Standards

The review of all site and building design plans shall be based on the following standards:

- A. New Structures, additions and renovations shall be designed to be compatible with existing structures in terms of architectural design exterior building materials, colors and arrangement of buildings and other features.
- B. At least seventy-five percent (75%) of the non-glass wall surface facing Jefferson Street and Interstate 59, or other major arterials, shall be clad with brick, wood, stone, split face block, drivit, stucco or a complimentary siding material, except to the extent prohibited by applicable building codes. Building materials with a cost equal to or greater than the materials listed above may be substituted provided the cost is documented.
- C. The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
- D. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Site Plan Review Committee.
- E. Exterior improvements, such as fences, utilities, outdoor furniture and displays shall be compatible with the mass and scale of such improvements elsewhere in the adjacent area.
- F. All buildings shall have no more than two hundred (200) continuous feet of wall plane with the same setback fronting along a street. If the building is wider than two hundred (200) feet, then the setback of the wall planes from the street must vary by at least two (2) feet. Canopies, porches, covered walkways and similar architectural features will be approved for shopping centers in lieu of the required offset provided said features cover a minimum of thirty-five percent (35%) of the length of the shopping center.
- G. The main entrances to all buildings shall face the street which fronts the lot; however, corner lots may choose either street as the one which fronts the entrance.

#### 508.07.04 Modifications to Standards

Where necessary to accommodate individuality and creativity in site design, or where conformance with the strict requirements of this Part are not feasible on a particular property, the Building Inspector and/or the Inspection Department's designee and/or Site Plan Review Committee, whichever is responsible for approving the plan, may modify the requirements of this Part in reviewing and approving a site plan, provided that the features which the applicant proposes are equivalent in effectiveness given stated purposes of this Part.

508.07.05 The Facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.

508.07.06 Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the Site Plan Review Committee.

508.07.07 Private frontage types shall be one of the following, Stoops, Shopfronts, Galleries and Arcades (see illustrations).

508.07.08 Awnings, Galleries, Arcades, Balconies may cover sidewalks except where a city light pole is installed, in that case, the sidewalk covering must maintain a one foot clearance.

508.07.09 The exterior finish material on all facades shall be limited to brick, wood siding, cementitious siding and/or stucco.

508.07.10 Doors and windows that operate as sliders are prohibited along frontages.

#### **508.08 Zoning Standards**

508.08.01	Lot width	18ft min
	Lot Coverage	80% maximum
	Building Disposition	Side Yard and Rear Yard are allowed
	Setbacks	Front Yard, 0ft min- 20ft max  Side yard, 0ft min-8ft max (except for side yard parking lots). Note: Building side yard and rear yard setbacks must meet building codes and fire codes for fire separation standards from both property lines and adjoining structures.  Rear yard, 3ft min-30ft max (except for rear yard parking lots).

508.08.02 Where Buildings exist on adjacent lots, the Site Plan Review Committee may require that a proposed building match one or the other of the adjacent setbacks and heights rather than the provisions of this code.

508.08.03 The restoration or rehabilitation of an existing building shall not require the provision of parking in addition to that which is existing. (Meaning, pre-restoration parking must equal post restoration/rehabilitation parking.)

#### **508.09 Site Plan and Building Design Review**

508.09.01 Site Plan and Building Design Review

For all new buildings to be constructed and for all additions to existing buildings, the size of which is twenty-five percent (25%) or greater of the size of the existing building, and for all renovations, the cost of which is twenty-five percent (25%) or greater of the value of the building prior to renovation. Site Plan and Building Design Review and Building Design Standards contained in Section 508.07 above shall apply and the approval shall be secured prior to any building permit being issued.

#### 508.09.02 Curb and Gutter Required

For all new buildings to be constructed and for all additions to existing buildings, the size of which is twenty-five percent (25%) or greater of the size of the existing building, for all renovations, the cost of which is twenty-five percent (25%) or greater of the value of the building prior to renovation and for any change in use from residential to commercial, all parking and drives shall be bordered by standard curb and gutter.

#### 508.10. Sign Standards

##### 508.10.01 Ground Signs

Ground signs as specified in Article VI, Section 602 are permitted provided they are affixed to the ground in a permanent manner and provided there is a minimum of twenty-five (25) square feet of landscaping around the base of the sign. Ground signs exclusively serving sites of less than three (3) acres shall not exceed seventy-five (75) square feet in size nor exceed the height of adjacent building or twenty-five (25) feet, whichever is less. Setback of all ground signs in the Downtown Overlay District shall be a minimum of ten (10) feet from the property lines. Billboards are prohibited.

##### 508.10.02 Attached Signs

The total surface area of an attached sign shall not exceed, in square feet, one times the linear feet that is the horizontal length of the wall to which the sign is attached. The surface area shall be measured as specified in Article VI, Section 602. An additional one square feet of surface shall be allowed for each foot which the building on which the sign is to be located is set back beyond the front yard requirements as specified by this Ordinance. Notwithstanding these provisions, a maximum of two (2) square feet for each linear foot that is the horizontal length of the wall on which the sign is to be attached shall be permitted. For multi-tenant buildings, the total area as specified above shall be distributed among each business therein according to the linear feet frontage occupied by each business. Internally lit box signs are discouraged.

508.10.03 One address number no more than 6 inches measured vertically shall be attached to the building in proximity to the principal entrance or at the mailbox.

508.10.04 Projected signs, not to exceed 6 square feet for each separate business entrance, may be attached perpendicular to the façade.

508.10.05 A single external sign band may be applied to the façade of each building, provided that such sign does not exceed 3 feet in height by any length.

508.10.06 Signage may be externally lit, except that signage within shop front glazing may be neon lit.

#### 508.11 Parking Lot/Access Driveways

##### 508.11.01 Number of Driveways

The number of driveways connecting to streets in Downtown Overlay District shall be kept to a minimum. Not more than one (1) driveway shall be allowed per site, for each street on which the site has frontage. A one-way pair shall be considered one (1) driveway. On streets within Downtown Overlay District, driveways shall be shared to the extent possible. Specifically, two (2) adjoining businesses shall share a common drive.

508.11.02 Distance from Intersection

Driveways shall be a minimum of fifty (50) feet from any street intersection.

508.11.03 Separation of Driveways

On sites with greater than two hundred (200) feet of frontage, a second driveway may be allowed. On sites with a greater than five hundred (500) feet of frontage, a third driveway may be allowed. On sites with greater than eight hundred (800) feet of frontage, a fourth driveway may be allowed. All such driveways shall be a minimum of two hundred (200) feet apart.

*The following definitions are to be added to Appendix B Definitions and Words*

Definitions:

Arcade: A Private Frontage conventional for Retail use wherein the Façade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at the Sidewalk level remains at the frontage line.

Block Face: the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Edgeward Building: a building that occupies the center of its lot with setbacks on all sides.

Gallery: A Private Frontage conventional for Retail use wherein the Façade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

Neighborhood Scale Commercial: A retail, mixed use and or office building with no more than 12,000 gross square feet serving a single tenant or as part as a multi-tenant commercial center with no more than 30,000 square feet with no single building being more than 12,000 square feet and individual uses are in harmony with the other permitted uses in this district.

Rearyard Building: a building that occupies the full frontage line, leaving the rear of the lot as the sole yard. This is a more urban type, as the continuous façade spatially defines the public thoroughfare. For its residential function this type yields a row house. For its commercial function, the rear yard can accommodate substantial parking.

Regional Scale Commercial: A retail, Mixed use and or office building serving a single tenant or as part of a multi-tenant commercial center that is intended to serve a regional customer base and the individual uses are in harmony with the other permitted uses in this district.

Sideward Building: a building that occupies one side of the lot with a setback on the other side.

Streetscape: the urban element that establishes the major part of the public realm, The streetscape is comprised of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations,

porches, yards fences, awnings, etc.) and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.)

Shopfront: A Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Façade is aligned close to the Frontage Line with the building entrance at the Sidewalk grade.