

US 31/SR 28 OVERLAY DISTRICT ORDINANCE

Purpose

The US 31 Corridor is a four-lane Federal Highway that is planned to be a limited access, federal highway; and thus, it is of special and substantial interest to the public. The importance of this highway corridor to Tipton County in its current state, and as planned, requires that special attention be paid to development in this area.

The SR 28 Corridor is a State Highway and an important economic development corridor to the City of Tipton and Tipton County.

The purpose and intent of this section is:

- To promote the health, safety, comfort, convenience and general welfare of the public by guiding growth and development of those areas adjacent and adjoining to US 31 and SR 28 Corridors,
- To establish fair, objective and consistent standards for development within the US 31/SR 28 Overlay District in order to encourage capital investment and economic development,
- To promote efficient land use and innovative site design,
- To preserve the natural environment,
- To protect the integrity of the planned limited access highway and secure the safety and convenience of vehicular and pedestrian traffic and,
- To promote coordinated, quality development per the Land Use recommendations set forth in the Tipton County Comprehensive Plan.

To this end, the architectural design and compatibility of development within the US 31/SR 28 Overlay District will be considered in the Development Plan approval process. The architectural design of the site and structures must be harmonious with the surrounding natural environment and compatible to adjacent land uses. Areas of consideration will be access, topography, green space and landscaping, scale and proportion, building materials, architectural features, and aesthetics.

The following standards will apply to both Tier 1 and Tier 2 areas of the US 31/SR 28 Overlay District unless cited as standards specific to either Tier 1 or Tier 2. Residential and agricultural uses shall be exempt (except for excluded uses in all zoning classifications)

Application

The standards and regulations established in this section are applicable to all lots that lie either wholly or partially within the US 31/SR 28 Overlay District which is described below. Whenever there is a conflict between the requirements of this section and requirements of other sections of the Ordinance, the requirements of this section shall apply. Whenever there is conflict between the requirements of this section and the

requirements of any other local, state or federal law, the more restrictive shall apply. If a parcel of land is partially divided between Tier 1 and Tier 2, Tier 1 standards will apply.

District Boundaries

The boundary, and subsequent delineation of the Tier 1 & Tier 2 of said Overlay, of the US 31/SR 28 Overlay District are hereby established as the territory described below which is within Tipton County Plan Commission jurisdiction and lying on either side of the established right-of-way of the US 31 Corridor, and in addition to the established right-of-way, any future right-of-way of the US 31 Corridor at such time and at such location future right-of-way is delineated as in the Record of Decision (ROD) following the Environmental Impact Study conducted by INDOT.

A. The territory of the US 31/SR 28 Overlay District is described as:

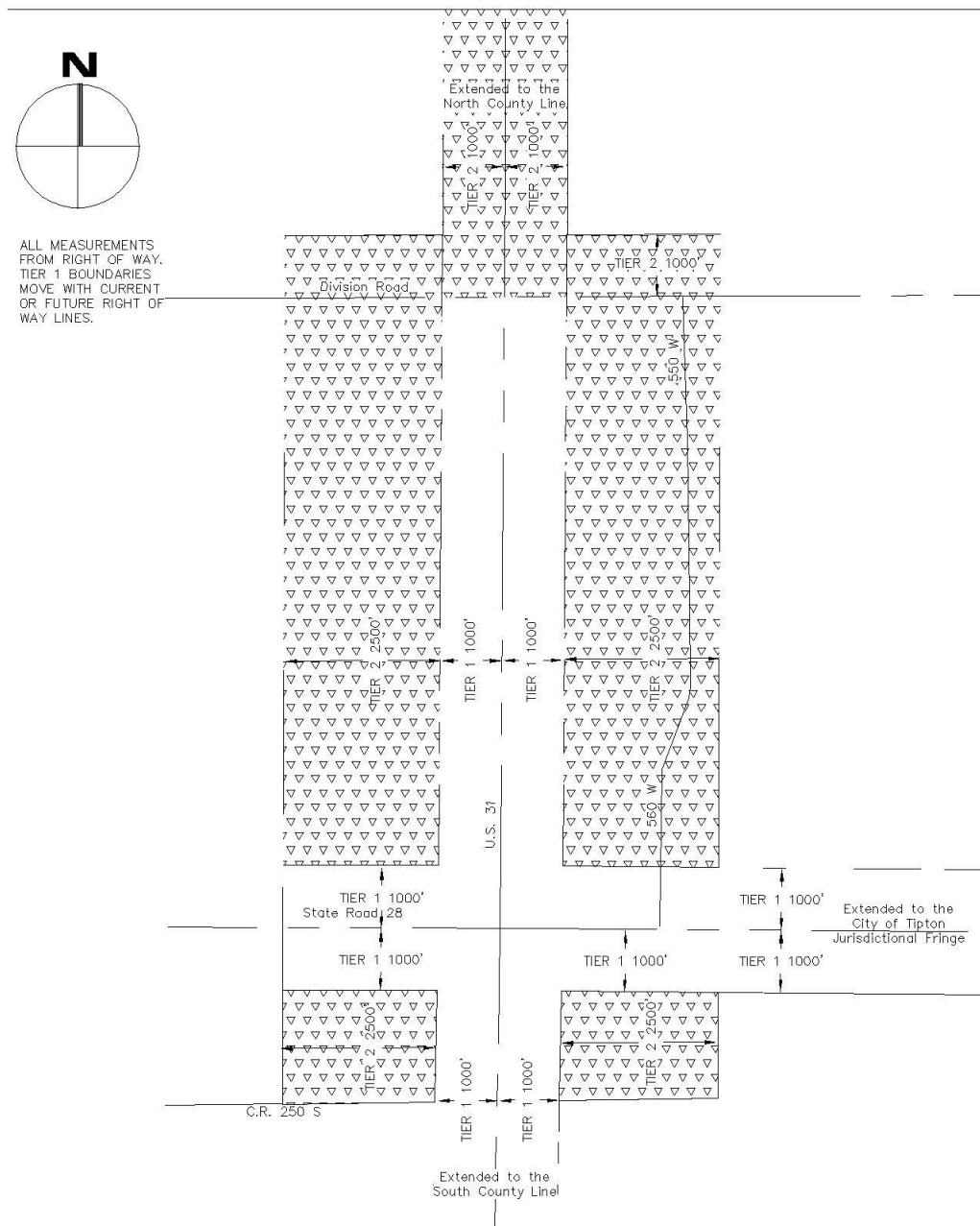
- a. That area 1000 feet on either side of the right-of-way or future right-of-way of the US 31 Corridor in Tipton County;
- b. That area 3500 feet East and 3500 West of the US 31 right of way or future right-of-way of the US 31 Corridor between CR 250S to 1000 feet North of Division Rd.
- c. That area extending 1000 feet on either side of the SR 28 right-of-way for a distance of 3500 feet West from the West right-of-way line for US 31;
- d. That area extending 1000 feet on either side of the SR 28 right-of-way from the East right-of-way line for US 31 East to the City of Tipton Zoning Jurisdictional fringe.

B. Tier 1 of the US 31/SR 28 Overlay District is described as:

- a. That area 1000 feet on either side of the right-of-way or future right-of-way of the US 31 Corridor in Tipton County, from Division Road to the South County Line;
- b. That area extending 1000 feet on either side of the SR 28 right-of-way for a distance of 3500 feet West from the West right-of-way line for US 31;
- c. That area extending 1000 feet on either side of the SR 28 right-of-way from the East right-of-way line for US 31 East to the City of Tipton Zoning Jurisdictional fringe.

C. Tier 2 of the US 31/SR 28 Overlay District is described as:

a. All that area as described in paragraph A, except for the area reserved for Tier1, as described in paragraph B. (Exhibit Below)



Development Plan Review

(Will be determined by Plan Commission review procedure)

Prior to the issuance of any improvement location permit or change of occupancy permit within the US 31/SR 28 Overlay District, a development plan review must be completed in accordance to Section 401.02, Development Plan Review, of this Ordinance. Any construction, reconstruction or land use exempt from Development Plan Review, according to Section 401.02 B is exempt from the standards and regulations of this section.

Accessory Buildings and Uses

All accessory buildings and uses, which are accessory to a use which is permitted in the US 31/SR 28 Overlay District, shall be permitted. Accessory buildings and uses must be a part of and constructed in accordance with the approved Development Plan.

Permitted Uses

All land uses which, in accordance with Table A of the Ordinance and the underlying zoning district, are listed as permitted, or special exception and have obtained special exception approval of the Board of Zoning Appeals, are permitted in the US 31 Overlay District, except any uses listed below. Residential uses shall be discouraged in both Tier 1 and Tier 2 zones. Residential Subdivisions shall not be allowed in an Agriculture (AG) District within Tier 1 or Tier 2

A. The following uses are ***not permitted*** within the US 31/SR 28 Overlay District:

- Adult Business
- Asphalt or Ready Mix Plant
- Auction Barn/Sales Yard/Flea Market (*allowable in Tier 2*)
- Automobile Impound Area
- Cemetery
- Commercial Fish, Worm, Fur and Other Specialty Farms
- Commercial Garages (*allowable in Tier 2*)
- Compost Facility
- Confined Feeding
- Explosives Manufacturing
- Fairgrounds (*allowable in Tier 2*)
- Fish Hatcheries
- Heavy Manufacturing(need additional determination)
- Incineration for Reduction of Waste Products or Refuse
- Junk Yard
- Kennel/Dog Training School (*allowable in Tier 2*)
- Manufactured Home Sales Lot (*allowable in Tier 2*)

- Mobile Home Park
- Oil and Gas Production
- Ordnance Products
- Penal or Correctional Institutions
- Petroleum Refining
- Processing, Storage, Recycling, Recovery and Disposal of Hazardous Waste
- Processing, Storage, Recycling, Recovery and Disposal of Nuclear Waste
- Race Track
- Sanitary Landfill
- Sawmills and Planing Mills
- Scrap Metal Yard/Salvage Yard
- Seasonal Farm Worker Housing
- Sewage Treatment Plants (private)
- Supply Yard (*allowable in Tier 2*)
- Slaughter House and Rendering Plant
- Tattoo/Body Piercing Parlor (*allowable in Tier 2*)
- Theater Outdoor (*allowable in Tier 2*)
- WECS

Site Performance Standards

Minimum Standards

All development within the US 31/SR 28 Overlay District must meet the following minimum standards.

A. Minimum lot area:

Tier 1 - 87,120 square feet or 2.0 acres.

(To be determined during Subdivision Control Ordinance review by Plan Commission steering committee.)

Tier 2 – As required by the underlying zoning district.

1. No land, which is within public rights-of-way or public lands or public or private street or access easements, shall be used for computing the minimum lot area.
2. No land, which is within a watercourse, drainage way, channel, stream, designated wetlands or floodway as specified by the Zoning Ordinance, shall be used for computing the minimum lot area.
3. No land, which is under water, other than a temporary detention storage area or ornamental pond, shall be used for computing the minimum lot area.
4. Lots which do not meet the minimum lot area which are within approved subdivisions and lots of record prior to the establishment of the US 31 Overlay District may obtain improvement location permits provided all other standards of the Ordinance can be met, including Development Plan Review, if applicable.

B. Minimum gross floor area:

Tier 1 - 1,500 square feet, excluding basement or any accessory buildings. Permitted single family and two family residential dwellings, agricultural buildings, and accessory buildings need not meet the minimum gross floor area.

Tier 2 – As required by the underlying zoning district.

C. Minimum height of a principal structure:

Tier 1 & 2 - 14 feet, with a minimum of 12 feet to the lowest eaves for a building with a gable, hip, or gambrel roof.

D. Minimum lot width:

Tier 1 & 2 - 150 feet or one half the depth of the lot whichever is greater. Lots in approved subdivisions and lots of record established prior to the adoption of the US 31/SR 28 Overlay District need not meet this requirement.

E. Minimum front yard setback:

Tier 1 & 2 - 150 feet from the right-of-way line of the US 31 and SR 28 Corridors and 75 feet from the right-of-way line of any county road intersecting US 31 or SR 28, or 50 feet from any primary or secondary access easement.

F. Minimum side and rear yards setback:

Tier 1 & 2 – 45 feet from the property line.

Maximum Standards

All development within the US 31/SR 28 Overlay District may not exceed the following maximum standards.

A. Maximum Building Height:

Any structure abutting an existing residential use or platted subdivision intended for residential use shall increase the yard requirement by 1.5 times for the yard(s) it abuts.

Tier 1 – 45 feet.

Tier 2 – 35 feet.

B. Maximum Lot Coverage:

Tier 1 & 2 - as specified for the underlying zoning district in Table B of this Ordinance provided a minimum of 20% of the lot coverage is open space.

Site Design Standards

All development shall meet the following standards:

A. Open Space:

Open Space areas shall be provided along both US 31 and SR 28 Corridors. The Open Space area shall be an area of land not covered by roads, buildings, parking structures, or accessory uses except for recreational structures.

Open Space may include nature areas, streams and floodplains, detention or retention ponds, meadows or fields and non motorized trails. Open Space does not include street rights-of-way, platted lot area, private yard, patio area, or land scheduled for future development.

1. Minimum depth:

Tier 1 – 75 feet from US 31 and SR 28 rights-of-way.

Tier 2 – 50 feet from US 31 and SR 28 rights-of-way.

B. Landscaping:

A landscaping plan shall be submitted with the Development Plan Review Application. The landscaping plan shall be drawn to scale and adhere to all standards and regulations of this ordinance. A minimum of 20% of the total area must be open space.

All plants specified on the landscaping plan must be described as to location, number, species and size. The variety and types of species are subject to Plan Commission approval.

1. Buffering is required as per section 306 and may be located in the front yard setback.

2. Parking Lot landscaping and screening is required as per section 308.

3. In addition, street trees are required in the US 31/SR 28 Overlay District to be planted along the US 31 and SR 28 Corridors, in the front yard setback. deciduous trees of at least eight (8) feet in height and two and a half (2 1/2) inch caliper at twelve (12) inches above ground at planting are

required every 50 feet along the corridor. Evergreen species of at least six (6) feet in height may be substituted for up to 50% of the deciduous trees.

4. Foundation plantings shall be required for all new development and shall be scaled relevant to the size and type of the building and appurtenances as determined by the zoning director.

C. Off-Street Parking:

An off-street parking plan shall be submitted with the Development Plan Review application. This plan shall be drawn to scale, including dimensions and distances. The off-street parking plan shall adhere to all the standards and regulations of this Ordinance.

Off-street parking is allowed in the front yard setback along the US 31/SR 28 Corridor up to a maximum of 50% of the required parking and only in the rear 50% of the required front yard setback in Tier 1 and 75% of the required front yard setback in Tier 2.

No parking areas shall encroach upon the Open Space areas.

D. Outdoor Sales and Storage:

For all development plans, all outdoor sales and storage shall be in and only in an approved designated area. No outdoor sales or storage shall conflict with the development plan as approved, including parking areas. No sales or storage shall be conducted in any trailer, container, or temporary shelter unless it is a part of the approved Development Plan. All approved outdoor sales and storage shall be appropriately screened.

E. Signage:

A signage plan shall be submitted with the Development Plan Review application. This plan shall be drawn to scale, including dimensions and distances. The signage plan shall adhere to all the standards and regulations of this Ordinance. Additionally, there shall be no banners, sandwich boards, flags, pennants, or other temporary signs unless specifically designated in the development plan approval.

1. Off-premise signs, where permitted by Ordinance, may not be placed closer than 50' to the right-of-way line of the US 31/SR 28 Corridors.

2. Freestanding signs, (pole signs) are not permitted in the US 31/SR 28 Corridor Overlay District for individual businesses in Tier 1. Freestanding signs in Tier 2 shall have a maximum height of 35 feet, and be wrapped

with the predominate material used on the front facade of the primary structure.

In addition to the building mounted signs as permitted in Section 505.03 a ground mounted sign (monument sign) not to exceed seven (12) feet in height or 120 square feet is allowed for businesses located on individual lots. Other than height and square footage these ground mounted signs are allowed in the same manner as free standing signs are permitted in Section 505.3 C, provided they do not impede vision as per section 306.12.

3. In developments that have five (5) or more store fronts in a shopping center may have a freestanding marquee sign up to 35 feet tall that displays the name or logo of various businesses. The maximum square footage of sign face of the freestanding marquee sign would be 200 feet or 25% of square footage allowed for wall mounted signage, whichever is less. The marquee sign shall not be an exposed pole, and must be wrapped with materials that are approved as predominate materials.

F. Access Roads:

It is the intent of this section to discourage access from US 31 and SR 28 within the US 31/SR 28 Overlay District. The preferred method of access is from access roads not from the highway. Where previously existing access points are recognized and permitted by INDOT it is preferred that these be limited to one per development and be right-in, right-out access points.

1. All access roads shall be considered a street either public or private and must meet the standards of the Subdivision Control Ordinance and any other applicable standards and regulations of Tipton County.

2. Access roads shall be designated primary or secondary access roads. Roads connecting to or extending from existing local roads are considered primary access roads. Secondary roads are those roads extending from primary access roads for the purpose of providing secondary access to development or potential development. Primary access roads must be dedicated to the public. Secondary access roads may be private if so noted on the plat and covered by a maintenance agreement recorded in the Tipton County Recorder's Office.

3. Access roads must be designed and constructed in such a manner as to coordinate with other development, potential development and existing roadways to form one main access road system with the minimum number of access roads necessary to provide safe and convenient access.

4. Access roads must meet the street requirements of the Subdivision Control Ordinance and the Master Thoroughfare Plan. Primary access roads are classified as collector streets and must meet collector street standards. Secondary access roads are classified as local streets and must meet local street standards of the Subdivision Control Ordinance and the Master Thoroughfare Plan.

5. Primary access roads must be constructed to all drives, but may be performance bonded to the full extent of the property line until such time the property beyond requires the construction of the road for access. Where deemed necessary in order to adequately serve all lots and potential lots, secondary access easements must be provided by method of public or private access easement or dedicated right-of-way easement.

6. All access roads must provide curb and gutter. Curbs and gutters shall be designed and constructed in accordance with the Master Thoroughfare Plan. Parking lanes are not required as all development will have adequate off-street parking.

7. All access roads must provide sidewalks. Sidewalks must be constructed in accordance with the Subdivision Control Ordinance. Access roads, which front development on only one side of the road, are required sidewalks only on the side adjoining the development.

8. A 15-foot utility easement must be provided in addition to the road right-of-way.

9. Access points for access road easements must not be located closer than 300 feet from the road right-of-way of the US 31 and SR 28 Corridors.

G. Driveway Access:

Driveways must be located, constructed and marked in such a way to provide safe ingress and egress. Driveway standards shall be as designated in Section 308.07 of the Ordinance, except for the following:

1. Driveways shall not be located closer than 50 feet from an interior property line or another driveway on the same property.

H. Building Orientation:

All structures shall front onto US 31 or roads intersecting US 31 within the defined US 31/SR 28 Overlay District or give the appearance of a front-like facade.

I. Buried Utilities:

Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

J. Public Space

Walkways will be required for all new development. Site to site conductivity will be encouraged.

Building Design Standards

Commercial Buildings

Materials

Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used throughout a large commercial subdivision and in adjoining neighborhoods when applicable.

1. Predominant (80%) and subsidiary (20%) exterior building materials shall be a high quality material.
 - a. Standard brick, face-brick, veneer
 - b. Cut-faced/rough-faced block
 - c. EIFS
 - d. Glass
 - e. Limestone
 - f. Native stone or veneers
 - g. Fiber cement siding
 - h. Other similar materials of equal quality and durability approved by the Plan Commission
2. Stamped, thin-brick, concrete finish, or precast concrete panel (tilt-wall) construction shall be exposed aggregate, brush hammered, sand blasted, or other finish as approved by the Plan Commission.
3. Detailing (moldings, cornices, etc.) and banding should consist of a different tint and texture. Materials not listed on the predominant or subsidiary lists may be utilized for detailing and banding such as, but not limited to, textured concrete masonry.
4. Excluded Materials predominant materials.
 - a. standard concrete block

- b. vinyl siding
 - c. wood siding
 - d. corrugated metal
- 5. Allowable subsidiary materials that are not allowable primary materials
 - a. Wood siding
 - b. Standing seam concealed fastener metal
- 6. Integral colors
 - a. Predominant materials should have integral color and not necessitate painting over time.
 - b. subsidiary materials may consist of products that require painting as part of routine maintenance.
- 7. Building construction
 - a. Construction of buildings shall be of stud, steel construction only. No pole building construction will be allowed except for in agricultural or residential zones as allowed.
- 8. Facades
 - a. Tier 1 structures are required to be have four-sided architecture
 - b. Tier 2 structures are required to meet the same building design standards for front facades and any other facades that is visible from US 31 or SR 28. The remaining façades shall comply with the allowable/excluded materials list in section ????. In Tier 2 standing seam concealed fastener metal shall also be allowed as a predominate material on non-front facades.

Massing

A single, large, dominant structure mass shall be avoided in new buildings and, to the extent reasonably feasible, in development project involving changes to the mass of existing buildings.

- 1. Building elevations in Tier 1 and Tier 2 that are greater than sixty (60) feet in length, measured horizontally, shall incorporate wall plane projections or recesses every forty (40) feet, having a depth of at least three (3) feet and a width of at least twenty (20) feet.
- 2. Horizontal masses shall not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.

3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Facade Treatment

1. Facades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including, but not be limited to, at least two (2) of the following:
 - a. Change in plane;
 - b. Change in texture or masonry pattern;
 - c. Windows, trellis with vines; or
 - d. An equivalent element.
2. No interrupted length of any facade shall exceed one hundred (100) horizontal feet.
3. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent (60%) of their horizontal length.
4. Building facades must include a repeating pattern that includes any one or more of the following elements:
 - a. Color changes;
 - b. Texture change; and/or
 - c. Material module change.
5. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
6. Buildings that are stylized in an attempt to use the building itself as advertising shall generally be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style.
7. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the structure.

All sides of the structure shall include materials and design characteristics consistent with those on the front.

8. Awnings may project up to five (5) feet into front setbacks and public right-of-ways, provided that the base is not less than eight (8) feet at the lowest point and no higher than ten (10) feet above the sidewalk. Awnings shall be no longer than a single storefront, unless multiple storefronts exist. If multiple storefronts exist, trellises, canopies and fabric awnings shall create uniform cover without breaks.

Roofing and Mechanical Equipment

The materials and finishes of exposed roofs shall compliment the exterior walls. An exposed roof shall be defined as that portion of the roof that is visible from US 31 or roads intersecting US 31 within the defined US 31 Corridor Overlay District.

1. Standing-seam metal roofs of a complimentary color are permitted.
2. Roof mounted equipment on exposed roofs shall be screened from view.
3. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned district or use shall be screened from view. Such screens or enclosures shall be treated an integral part of the building's appearance.
4. All facades shall have a recognizable "top" consisting of, but not limited to:
 - a. Cornice treatments, other than just colored "stripes" or "bands" with integrally textured materials such as stone or other masonry or differently colored materials;
 1. Sloping roof with overhangs and brackets;
 2. Stepped parapets; or
 3. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three (3) feet.
 - b. Mansard roofs shall not be allowed
5. Structures below an overlook area shall be required to have roof treatments incorporating architectural enhancement such as matting, latticework, or roof gardens.
6. Pitched Roofs: Pitched roofs shall comply with the following:
 - a. Minimum Pitch: 5 (vertical units): 12 (horizontal units).
 - b. Shall be comprised of three (3) or more roof slope planes.

- c. Shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
- 7. Flat Roofs: Flat roofs shall comply with the following:
 - a. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or molding.
 - b. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof mounted equipment).
 - c. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
 - d. Flat roofs shall be prohibited for one-story buildings unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.
- 8. General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be:
 - a. painted to match the color of the roof or flat black; and
 - b. oriented to minimize their visibility from adjacent Lots and Streets.

Entryways

- 1. Commercial structures shall have clearly defined, highly visible customer entrances including at least three (3) of the following elements listed below:
 - a. Canopies or porticos;
 - b. Overhangs;
 - c. Recesses/projections;
 - d. Colonnades;
 - e. Raised corniced parapets over the door;

- f. Peaked roof forms;
 - g. Arches;
 - h. Outdoor patios;
 - i. Display windows;
 - j. Architectural details such as tile work and moldings which are integrated into the building structure and design; and
 - k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- 2. Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the same requirements.

Accessory Structures

All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

Separate building elements or accessory structures should be designated as an integral part of the building design.

Trash/Recycling Receptacles

Refuse collection and recycling areas shall be in the rear of all buildings and discouraged from view by traffic. Trash receptacles shall be screened on three sides with a minimum six foot opaque wall or plant materials. All refuse collection containers shall be architecturally compatible with the principal building. Trash collection and recycling areas shall be located in the rear of all buildings, unless the area Plan Commission approves an alternative location.

Signs

Using signs that are complementary to and integrated with building design so that they do not dominate facades or appear tacked on.

Mechanical Screening

- a. Screening appurtenances or designing them as an integral part of the buildings so that they are not visible from the street.
- b. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building.

Gutters and Downspouts

Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

Windows

- a. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
- b. Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

Gasoline Service Station Canopies:

This section shall apply to canopies for all Gasoline Service Stations:

- a. Materials: The support structures for canopies shall be wrapped in Masonry Materials to complement the Principal Building. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building.
- b. Height: In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16) feet and the maximum top of the canopy shall be twenty-two (22) feet. The maximum width of the canopy fascia shall be thirty (30) inches.

~~c. Roof Design: A canopy shall include a pitched or sloped roof design.~~

Industrial Buildings

Visual appeal

- (a) General industrial development projects and buildings should be designed to provide variety and visual interest while still creating a unified overall image. Sufficient design details should be used. Building elements should have good proportions and be complementary to one another.

1. Use design details and creative entry treatments and other focal points such as awnings, and locations of offices, if any.
2. Use a variety of colors that are complementary.

(b) Separate building elements should be designated as an integral part of the building design.

1. Use signs that are complementary to and integrated with building design so that they do not dominate facades or appear tacked on.
2. Screen appurtenances or design them as an integral part of the buildings so that they are not visible from the street.
3. Screen docks, garage doors and service areas to minimize their visibility from the adjacent streets.

(c) A consistent design theme should be used throughout a development.

1. Separate buildings within a development should be integrated with the development through the building design and the development of the site plan.
2. Use complementary or consistent details, shapes, materials and colors.
3. Signage should have complementary or similar colors, lettering placement and materials.

(d) Buildings should be designed so that there is sufficient relief in building facades, especially those viewed from the street.

1. Use of large flat and unbroken planes shall be avoided.
2. Use a variety of materials and colors to provide contrast.
3. Use materials with texture or depth, such as brick or other types of textured masonry.
4. Use window and door openings to break up the facade into identifiable visual elements.
5. Provide variations in the building footprint.
6. Vary the building shapes such as by using curved walls.
7. Use contrasting vertical and horizontal elements.
8. Vary the height of various portions of the roof.