

ARTICLE 14.2

CORRIDOR ENHANCEMENT DISTRICT – CE

STATEMENT OF INTENT

This overlay district is intended to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the designated local and national Historic Winchester (HW) District. Such entryways warrant special attention and controls because they promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development. Enhancement will occur through regulation and guidance of site development including, but not limited to: sidewalks, off-street parking, signage, landscaping, mechanical unit placement, lighting, as well as building materials and architectural features such as roof pitch, broken wall planes, façade enhancements, and porches, thereby enhancing the overall appearance of the corridor, while improving access along the corridor through increased walkability and interconnectivity.

14.2-1 APPLICABILITY

- 14.2-1.1a The provisions of this Article are established in accordance with Virginia Code §[15.2-2306](#) to establish Corridor Overlay: (i) along arterial streets or highways found by the Governing Body to be significant routes of tourist access to the City; (ii) to historic landmarks as established by the Virginia Landmarks Commission together with any other buildings or structures within the City having an important historic, architectural or cultural interest and any historic areas within the City as defined by Virginia Code §[15.2-2201](#) or (iii) to designated historic landmarks, buildings, structures or districts in any contiguous locality.
- 14.2-1.1b The provisions of this Article are also established in accordance with Virginia Code §[15.2-2200](#), [15.2-2283](#) and [15.2-2284](#), to protect the health, safety, and general welfare of the public by the prevention or reduction of traffic congestion and distracting visual clutter which may result in danger on the public and private streets, and to provide for a convenient, attractive, and harmonious community.
- 14.2-1.2 The provisions of this Article shall apply to all lands within the boundaries of the Corridor Enhancement (CE) overlay district(s) as delineated upon the City of Winchester, Virginia, Zoning Map. The boundary of the CE District shall be depicted as a surveyed line on any site plan or subdivision plat proposed for property located within this district. Where the property is split by this line, these provisions shall apply only to the portion within the district.

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14.2-2 DEFINITIONS

- 14.2-2.1 PRIMARY ROOF: The dominant roof visible from surrounding grade of vehicular and pedestrian paths as determined by the review board or its agent. Primary roofs may consist of compound roofs or false roofs that disguise flat or slightly pitched roofs. Single-story porch roofs which do not extend to the top of the building shall not be defined as primary roofs.
- 14.2-2.2 RATIO OF TRANSPARENT TO OPAQUE TREATMENT: A figure derived from the quotient of transparent to opaque façade surface area or vice versa. Transparent area shall include: windows, including surrounding trim and shutters; glass block, lattice, and louvered elements; perforated brick bond patterns; and doors that include some transparent area. Computation of façade surface area, as expressed in elevation view, shall be measured from the adjoining grade to the eave of the adjoining roof. Single-story porch/canopy roofs shall not count as adjoining roofs where there is vertical wall area visible above the porch/canopy roof. Deviations in the interpretation of this ratio to support increased transparent area designation may be considered for porches and/or arcades at least eight feet (8') in depth.

14.2-3 GENERAL PROVISIONS

- 14.2-3.1 Any use, activity, lot, or structure subject to the provisions of the Corridor Enhancement (CE) District which does not conform to the provisions of the CE district shall be subject to Article 17, nonconformities, of this Ordinance.
- 14.2-3.2 No certificate of appropriateness shall be required for the following activities:
- 14.2-3.2a Interior alterations to a building or structure having no effect on the use or exterior appearance of the building, structure, or grounds.
- 14.2-3.2b General repair and maintenance of the exterior of a structure where no substantial change in design, color, or material is proposed as determined by the Planning Director.
- 14.2-3.2c Accessory residential buildings where no site development plan is required for the work subject to the building permit.
- 14.2-3.3 The City of Winchester shall not adopt or impose any specific architectural style in the administration of this section.
- 14.2-3.4 The Commission shall be the Review Board in the administration of the Corridor Enhancement District. The Commission, at its discretion, may authorize the Planning Department to review and approve minor alterations. Staff shall report all approvals in a report to the Commission each month.

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14.2-4 **CERTIFICATE OF APPROPRIATENESS**

14.2-4.1 GENERALLY

14.2-4.1a Application for a Certificate of Appropriateness required by Sections 14.2-4-1b, in accordance with Sections 14.2-4-2, shall be made to the Planning Department.

14.2-4.1b No building or structure within any Corridor Enhancement District shall be constructed, altered, or demolished, until a Certificate of Appropriateness is issued by the Planning Department.

14.2-4.2 CRITERIA

14.2-4.2a Architect's or artist's rendering of all proposed structures depicting the front, side and rear elevations including architectural treatment of all structural exteriors, including building materials and colors to be utilized.

14.2-4.2b Rendering of the landscape treatment in perspective view depicting parking areas visible from public road. If appropriate, this rendering may be combined with the one in subparagraph 'a' above.

14.2-4.2c The location and design of all proposed exterior site lighting within the proposed development.

14.2-4.2d Photographs or drawings of neighboring uses and architectural styles.

14-2-4.3 ACTION BY THE REVIEW BOARD

14-2-4.3a If the Commission finds that the request is consistent with the standards and guidelines applicable to the specific CE District, then the Commission shall approve the request. If the Commission instead finds that such plans are not in conformance with the standards nor generally consistent with the guidelines of Section 14.2, it shall deny approval of the plans or shall approve the plans with reasonable conditions which implement the intent of the district.

14-2-4.3b If a decision of denial is made, the applicant shall be provided, in writing, any and all reason(s) of denial.

14.2-4.4 ISSUANCE

Immediately upon approval by the Review Board of any new construction, alteration, or demolition, a Certificate of Appropriateness, shall be issued by the Planning Director bearing the date of issuance.

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14.2-4.5 EXPIRATION

Any Certificate of Appropriateness issued pursuant to Section 14.2-4-1b of this Ordinance shall expire of its own limitations two (2) years from the date of issuance if the work authorized by said certificate has not commenced; and further, if any such work is suspended or abandoned for a period of two (2) years after being commenced. Any period or periods of time during which the right to use any such certificate is stayed pursuant to this Article shall be excluded from the computation of the two (2) year period.

14.2-4.6 APPEALS

14.2-4.6a The Governing Body reserves unto itself the right to review all decisions of the Commission made in the administration of Section 14.2 which, in its discretion, it shall deem necessary to the proper administration hereof. Any person aggrieved by any decision of the Commission in the administration of this section may demand a review of the application by the Governing Body. Such demand shall be made by filing a request therefor in writing with the clerk of the Governing Body within ten (10) calendar days of the date of such decision. The Governing Body may affirm, reverse or modify, in whole or in part, the decision of the Commission. In considering an appeal, the Governing Body shall give due consideration to the recommendations of the Commission together with such other evidence as it deems necessary for a proper review of the application.

14.2-4.6b Any person or persons jointly or severally aggrieved by any decision of the Governing Body may appeal such decision to the Circuit Court of the City for review by filing a petition at law, setting forth the alleged illegality of the action of the Governing Body, provided such petition is filed within thirty (30) days after the final decision is rendered by the Governing Body. The filing of said petition shall stay the decision of the Governing Body pending the outcome of the appeal to the Court.

14.2-5 **RESERVED**

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- 14.2-6 AMHERST STREET, CEDAR CREEK GRADE, AND PLEASANT VALLEY RD/CORK STREET CORRIDORS**
- 14.2-6.1 Building Orientation
- 14.2-6.1a At least one structure on the site shall be no more than eighty-five feet (85') from public right-of-way, except as per Section 14.2-6.10a of this Ordinance.
- 14.2-6.1b No structure, other than an accessory structure, shall have a footprint less than 1,200 square feet.
- 14.2-6.1c No structure shall have a foot print exceeding 8,000 square feet for the Amherst Street Corridor nor 10,000 square feet for the Cedar Creek Grade Corridor, except as per Section 14.2-6.10b of this Ordinance. Structures along the Pleasant Valley Road/Cork Street Corridor should not exceed 20,000 square feet.
- 14.2-6.1d At least one main entrance of the structure shall be oriented toward a public street frontage.
- 14.2-6.1e No structure shall exceed thirty-five feet (35') in height.
- 14.2-6.2 Site Access
- 14.2-6.2a Provisions shall be made for connectivity of sidewalks to adjacent parcels, and inter-parcel access from existing/proposed off-street parking areas to parking areas on adjacent parcels, where appropriate.
- 14.2-6.2b Bike racks and/or improvements supporting mass-transit are encouraged to promote multi-modal transportation.
- 14.2-6.3 Parking and Drive-Thru
- 14.2-6.3a No more than sixty feet (60') of off-street parking shall be located between a structure and the street.
- 14.2-6.3b Off-street parking should be located in non corner side or rear yards.
- 14.2-6.3c Off-street parking located in a front or corner side yards shall be a minimum of fifteen feet (15') from public right of way.
- 14.2-6.3d Drive-thru(s) shall not be oriented toward a front or corner side yard, except as per Section 14.2-6.10c of this Ordinance.
- 14.2-6.3e No more than two (2) drive-thru stations shall be provided, except as per Section 14.2-6.10d of this Ordinance.

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- 14.2-6.4 Main Structure
- 14.2-6.4a Primary roofs, as defined, shall have a minimum pitch of 6:12, except as per Section 14.2-6.10e of this Ordinance, and should include features such as: gables, soffits, dormers, and/or cupolas. Long monotonous primary roof planes of more than thirty feet (30') in length along the front and corner side elevation, and forty-eight feet (48') in length for non-corner side and rear elevations shall be avoided. Said roof planes shall be broken by a minimum of one other roof plane. The intervening roof plane(s) shall be at a different angle and or pitch to the longer roof plane. Deviations from these standards may be considered for dormers and/or other roof features that are in proportion to the structure and satisfy the intent of this requirement.
- 14.2-6.4b Enhancements to the structure including porches, canopies, and awning, which soften the structure's impact to the street, are encouraged. Awnings should be of a cloth material.
- 14.2-6.4c Long monotonous facades of more than twenty-four feet (24') in length along the front and corner side elevation, and thirty-six feet (36') in length for non-corner side and rear elevations shall be avoided. The wall plane shall be broken by off-sets of at least six inches (6") of vertical recess or reveal.
- 14.2-6.4d Façade enhancements such as cornices, pilasters, band or sill courses, lintels, arches, foundation accents, quoins, etc. are encouraged to avoid long monotonous building planes.
- 14.2-6.4e To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent To Opaque Treatment, as defined, for front and corner side elevations shall be between 1:1 and 1:2 or vice versa. The Ratio of Transparent to Opaque Treatment for non-corner side elevations shall be between 1:1 and 1:3 or vice versa, except as per Section 14.2-6.10f of this Ordinance. This shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. False windows and fake shuttered openings may be accepted on a limited basis.
- 14.2-6.4f No portion of a building constructed of barren and unfinished concrete masonry unit (cinder block) or corrugated material or sheet metal shall be visible from any adjoining property or public right-of-way. This shall not be interpreted to preclude the use of architectural or split face block as a building material.
- 14.2-6.4g Reflective surfaces are generally not considered acceptable exterior material, other than window glass.

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- 14.2-6.4h No more than three (3) colors, excluding roof color, should be used per building. Semitransparent stains are recommended for application on natural wood finishes. All color schemes shall be submitted for review and approval. Schemes shall demonstrate compatibility with building architecture and surrounding development. (5/9/06, Case TA-06-02, Ord. No. 20-2006)
- 14.2-6.4i Mechanical equipment shall be placed in the rear yard or rear roof elevation.
- 14.2-6.4j In addition to the provision for undergrounding of utilities in Section 18-22-1 of this Ordinance, any change of use which increases the parking requirement shall incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. The Administrator may waive, after petition by the property owner, this requirement for residential work when the administrator determines that such waiver is warranted because there are few if any utility poles on the project side of the street and a waiver will prevent the installation of additional utility poles. Such petition shall be made in the form prescribed by the Administrator and accompanied by the fee as per Article 23 of this Ordinance.
- 14.2-6.5 Accessory Structures
- 14.2-6.5a Accessory structure(s) shall be of style, color, and materials consistent with the main structure(s).
- 14.2-6.5b Utilities and support equipment shall be placed in the rear yard.
- 14.2-6.5c Dish antennas and cellular panels shall not be visible from a public or private street.
- 14.2-6.6 Signs
- 14.2-6.6a Roof mounted, portable, and temporary signs, as well as banners and pennants are prohibited.
- 14.2-6.6b The message portion of signs should have no more than three (3) colors. Signs that indicate the direction of an emergency medical facility shall have no more than four (4) colors. (9/9/08, Case TA-08-06, Ord. No. 2008-39)
- 14.2-6.6c Signs shall not be internally illuminated, unless such signs indicate the direction of an emergency medical facility, medical center, or related healthcare/administrative facility within a medical center. (9/9/08, Case TA-08-06, Ord. No. 2008-39)

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- 14.2-6.6d Freestanding signs shall be of a ground-mounted monument type and shall be of style, color, and materials consistent with the main structure(s). Signs shall not be greater than six feet (6') in height in the Amherst Street and Pleasant Valley Road/Cork Street Corridors, nor ten feet (10') in height in the Cedar Creek Grade Corridor, unless such signs indicate the direction of an emergency medical facility, medical center or related healthcare/administrative facility within a medical center. Signs in the Amherst Street Corridor indicating the direction of an emergency medical facility, medical center or related healthcare/administrative facility within a medical center shall not be greater than twenty feet (20') in height. (9/9/08, Case TA-08-06, Ord. No. 2008-39)
- 14.2-6.7 Lighting
- 14.2-6.7a Site lighting should be from concealed sources (i.e., the luminaire or bulb itself is not visible), shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, buffers, highways, nor impair the vision of motor vehicle operators.
- 14.2-6.7b Lighting fixtures or devices should be of a downcast directional or cut-off type capable of shielding the light source from direct view and providing well-defined lighting patterns. Exceptions may be permitted for lower voltage accent lighting such as traditional coach lights.
- 14.2-6.7c Free-standing parking lot lighting fixtures and supports shall be of ornamental design and not exceed twenty feet (20') in height.
- 14.2-6.7d Building lighting should not be high voltage wall-pack lighting, and should either be recessed under roof overhangs or generated from low voltage decorative level light fixtures.
- 14.2-6.8 Fences and Walls
- 14.2-6.8a Chain link fence shall not be located in the front and corner side yard.
- 14.2-6.8b Chain link fence shall not be visible from the street.
- 14.2-6.8c Existing limestone freestanding or retaining walls shall be preserved.
- 14.2-6.8d New freestanding or retaining walls shall be made of stone or brick.
- 14.2-6.9 Other
- 14.2-6.9a Outdoor display of merchandise shall not be visible from a public or private street.
- 14.2-6.9b Creative design and locating of telecommunication equipment is encouraged, however towers shall not be of lattice construction.

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- 14.2-6.10 Conditional Uses
Deviation from the standards contained in Sections 14.2-6.1a, 14.2-6.1c, 14.2-6.3d, 14.2-6.3e, 14.2-6.4a, and/or 14.2-6.4e, may be appropriate to consider based on a site's location and/or creative design that otherwise fulfills the intent of the Corridor Enhancement (CE) District.
- 14.2-6.10a Structure more than eighty-five feet (85') from public right-of-way.
- 14.2-6.10b Structure with a foot print exceeding 8,000 square feet for the Amherst Street Corridor or 10,000 square feet for the Cedar Creek Grade Corridor.
- 14.2-6.10c Drive-thru stations oriented toward a front or corner side yard.
- 14.2-6.10d More than two (2) drive-thru stations.
- 14.2-6.10e Primary roof pitch less than 6:12.
- 14.2-6.10f Excessive spans of solid walls or glass elevations, exceeding the ratio of 1:2 for front and corner side elevations or 1:3 for non corner side elevation. Elevation(s) completely deficient in transparent wall area should include at least some false doors, windows, or treatments that imply the presence of doors or windows.

14.2-7 BERRYVILLE AVENUE AND VALLEY AVENUE CORRIDORS

- 14.2-7.1 Building Orientation
- 14.2-7.1a At least one structure on the site shall be no more than eighty-five feet (85') from public right-of-way, except as per Section 14.2-7.10a of this Ordinance.
- 14.2-7.1b No structure, other than an accessory structure, shall have a footprint less than 1,000 square feet.
- 14.2-7.1c No structure should have a foot print exceeding 50,000 square feet.
- 14.2-7.1d At least one main entrance of the structure shall be oriented toward a public street frontage.
- 14.2-7.2 Site Access
- 14.2-7.2a Provisions shall be made for connectivity of sidewalks to adjacent parcels, and inter-parcel access from existing/proposed off-street parking areas to parking areas on adjacent parcels, where appropriate.
- 14.2-7.2b Bike racks and/or improvements supporting mass-transit are encouraged to promote multi-modal transportation.

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- 14.2-7.3 Parking and Drive-Thru
- 14.2-7.3a No more than sixty feet (60') of off-street parking should be located between a structure and the street.
- 14.2-7.3b Off-street parking should be located in non corner side or rear yards.
- 14.2-7.3c Off-street parking located in a front or corner side yards should be a minimum of fifteen feet (15') from public right of way.
- 14.2-7.3d Drive-thru(s) should not be oriented toward a front or corner side yard. Projects that fully comply with this guideline shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.3e No more than four (4) drive-thru stations should be provided.
- 14.2-7.4 Main Structure
- 14.2-7.4a Primary roofs, as defined, should have a minimum pitch of 6:12, and should include features such as: gables, soffits, dormers, and/or cupolas. Long monotonous primary roof planes of more than forty six feet (46') in length along the front and corner side elevation, and sixty six feet (66') in length for non-corner side and rear elevations should be avoided. Said roof planes should be broken by a minimum of one other roof plane. The intervening roof plane(s) should be at a different angle and or pitch to the longer roof plane. Projects that fully comply with all of the above guidelines shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.4b Enhancements to the structure including porches, canopies, and awning, which soften the structure's impact to the street, are encouraged. Awnings should be of a cloth material.
- 14.2-7.4c Long monotonous facades of more than forty feet (40') in length along the front and corner side elevation, and sixty feet (60') in length for non-corner side and rear elevations shall be avoided. The wall plane shall be broken by off-sets of at least six inches (6") of vertical recess or reveal.
- 14.2-7.4d Façade enhancements such as cornices, pilasters, band or sill courses, lintels, arches, foundation accents, quoins, etc. are encouraged to avoid long monotonous building planes.

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- 14.2-7.4e To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent to Opaque Treatment, as defined, for front and corner side elevations should be between 1:1 and 1:3 or vice versa. The ratio of transparent to opaque treatment for non-corner side elevations should be between 1:1 and 1:5 or vice versa. This shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. False windows and fake shuttered openings may be accepted on a limited basis. Projects that fully comply with all of the above guidelines shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.4f No portion of a building, except the rear elevation, shall be constructed of barren and unfinished concrete masonry unit (cinder block) or corrugated material or sheet metal. This shall not be interpreted to preclude the use of architectural or split face block as a building material.
- 14.2-7.4g Reflective surfaces are generally not considered acceptable exterior material, other than window glass.
- 14.2-7.4h No more than three (3) colors, excluding roof color, should be used per building. Semitransparent stains are recommended for application on natural wood finishes. All color schemes shall be submitted for review and approval. Schemes shall demonstrate compatibility with building architecture and surrounding development. (5/9/06, Case TA-06-02, Ord. No. 20-2006)
- 14.2-7.4i Mechanical equipment shall be placed in the non-corner side or rear yard or rear roof elevation. Exceptions may be administratively approved for equipment in front or corner side yards when fully screened from street view. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.4j In addition to the provision for undergrounding of utilities in Section 18-22-1 of this Ordinance, any change of use which increases the parking requirement shall incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. The Administrator may waive, after petition by the property owner, this requirement for residential work when the administrator determines that such waiver is warranted because there are few if any utility poles on the project side of the street and a waiver will prevent the installation of additional utility poles. Such petition shall be made in the form prescribed by the Administrator and accompanied by the fee as per Article 23 of this Ordinance.

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14.2-7.5 Accessory Structures

14.2-7.5a Accessory structure(s) should be of style, color, and materials consistent with the main structure(s).

14.2-7.5b Utilities and support equipment shall be placed in the rear yard.

14.2-7.5c Dish antennas and cellular panels shall not be visible from a public or private street.

14.2-7.6 Signs

14.2-7.6a Roof mounted signs, banners, and pennants are prohibited, portable and temporary signs should not be used.

14.2-7.6b The message portion of signs should have no more than three (3) colors.

14.2-7.6c Signs should not be internally illuminated.

14.2-7.6d Internally illuminated signs shall have a dark background with light letters.

14.2-7.6e Freestanding signs should be of a ground-mounted monument type and should be of style, color, and materials consistent with the main structure(s). Signs shall not be greater than twenty feet (20') in height.

14.2-7.7 Lighting

14.2-7.7a Site lighting should be from concealed sources (i.e., the luminaire or bulb itself is not visible), shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, buffers, highways, nor impair the vision of motor vehicle operators.

14.2-7.7b Lighting fixtures or devices should be of a downcast directional or cut-off type capable of shielding the light source from direct view and providing well-defined lighting patterns. Exceptions may be permitted for lower voltage accent lighting such as traditional coach lights.

14.2-7.7c Free-standing parking lot lighting fixtures and supports should be of ornamental design and shall not exceed thirty feet (30') in height.

14.2-7.7d Building lighting should not be high voltage wall-pack lighting, and should either be recessed under roof overhangs or generated from low voltage decorative level light fixtures.

14.2-7.8 Fences and Walls

14.2-7.8a Chain link fence shall not be located in the front and corner side yard.

14.2-7.8b Chain link fence should not be visible from the street.

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- 14.2-7.8c Existing limestone freestanding or retaining walls should be preserved. Projects that fully comply with the above guideline shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.8d New freestanding or retaining walls shall be made of stone or brick.
- 14.2-7.9 Other
- 14.2-7.9a Outdoor display of merchandise should not be visible from a public or private street.
- 14.2-7.9b Creative design and locating of telecommunication equipment is encouraged, however towers should not be of lattice construction.
- 14.2-7.10 Conditional Uses
- Deviation from the standards contained in Sections 14.2-7.1a may be appropriate to consider based on a site's location and/or creative design that otherwise fulfills the intent of the Corridor Enhancement (CE) District. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.10a Structure more than eighty five feet (85') from public right-of-way.
- 14.2-7.10b Repealed. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.10c Repealed. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-7.10d Repealed. (8/14/07, Case TA-07-03, Ord. No. 2007-28)
- 14.2-8 FAIRMONT AVENUE, MILLWOOD AVENUE, AND NORTH LOUDOUN STREET CORRIDORS**
- 14.2-8.1 Building Orientation
- 14.2-8.1a At least one structure on the site shall be no more than fifty feet (50') from public right-of-way, except as per Section 14.2-8.10a of this Ordinance.
- 14.2-8.1b No structure, other than an accessory structure, shall have a footprint less than 1,000 square feet.
- 14.2-8.1c No structure should have a foot print exceeding 20,000 square feet.
- 14.2-8.1d At least one main entrance of the structure shall be oriented toward a public street frontage.

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- 14.2-8.2 Site Access
- 14.2-8.2a Provisions shall be made for connectivity of sidewalks to adjacent parcels, and inter-parcel access from existing/proposed off-street parking areas to parking areas on adjacent parcels, where appropriate.
- 14.2-8.2b Bike racks and/or improvements supporting mass-transit are encouraged to promote multi-modal transportation.
- 14.2-8.3 Parking and Drive-Thru
- 14.2-8.3a No more than sixty feet (60') of off-street parking should be located between a structure and the street.
- 14.2-8.3b Off-street parking should be located in non corner side or rear yards.
- 14.2-8.3c Off-street parking located in a front or corner side yards should be a minimum of fifteen feet (15') from public right of way.
- 14.2-8.3d Drive-thru(s) shall not be oriented toward a front or corner side yard, except as per Section 14.2-8.10b of this Ordinance.
- 14.2-8.3e No more than three (3) drive-thru stations should be provided.
- 14.2-8.4 Main Structure
- 14.2-8.4a Primary roofs, as defined, should have a minimum pitch of 6:12, and should include features such as: gables, soffits, dormers, and/or cupolas.
- 14.2-8.4b Enhancements to the structure including porches, canopies, and awning, which soften the structure,s impact to the street, are encouraged. Awnings should be of a cloth material.
- 14.2-8.4c Long monotonous facades of more than forty feet (40') in length along the front and corner side elevation, and sixty feet (60') in length for non-corner side and rear elevations shall be avoided. The wall plane shall be broken by off-sets of at least six inches (6") of vertical recess or reveal.
- 14.2-8.4d Facade enhancements such as cornices, pilasters, band or sill courses, lintels, arches, foundation accents, quoins, etc. are encouraged to avoid long monotonous building planes.

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- 14.2-8.4e To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent To Opaque treatment for front and corner side elevations shall be between 1:1 and 1:2 or vice versa, except as per Section 14.2-8.10c of this Ordinance. The ratio of transparent to opaque treatment for non-corner side elevations should be between 1:1 and 1:4 or vice versa. This shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. False windows and fake shuttered openings may be accepted on a limited basis.
- 14.2-8.4f No portion of a building, except the rear elevation, shall be constructed of barren and unfinished concrete masonry unit (cinder block) or corrugated material or sheet metal. This shall not be interpreted to preclude the use of architectural or split face block as a building material.
- 14.2-8.4g Reflective surfaces are generally not considered acceptable exterior material, other than window glass.
- 14.2-8.4h No more than three (3) colors, excluding roof color, should be used per building. Semitransparent stains are recommended for application on natural wood finishes. All color schemes shall be submitted for review and approval. Schemes shall demonstrate compatibility with building architecture and surrounding development. (5/9/06, Case TA-06-02, Ord. No. 20-2006)
- 14.2-8.4i Mechanical equipment shall be placed in the rear yard or rear roof elevation.
- 14.2-8.4j In addition to the provision for undergrounding of utilities in Section 18-22-1 of this Ordinance, any change of use which increases the parking requirement shall incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. The Administrator may waive, after petition by the property owner, this requirement for residential work when the administrator determines that such waiver is warranted because there are few if any utility poles on the project side of the street and a waiver will prevent the installation of additional utility poles. Such petition shall be made in the form prescribed by the Administrator and accompanied by the fee as per Article 23 of this Ordinance.
- 14.2-8.5 Accessory Structures
- 14.2-8.5a Accessory structure(s) should be of style, color, and materials consistent with the main structure(s).
- 14.2-8.5b Utilities and support equipment shall be placed in the rear yard.
- 14.2-8.5c Dish antennas and cellular panels shall not be visible from a public or private street.

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- 14.2-8.6 Signs
- 14.2-8.6a Roof mounted signs, banners, and pennants are prohibited, portable and temporary signs should not be used.
- 14.2-8.6b The message portion of signs should have no more than three (3) colors.
- 14.2-8.6c Signs should not be internally illuminated.
- 14.2-8.6d Internally illuminated signs shall have a dark background with light letters.
- 14.2-8.6e Freestanding signs should be of a ground-mounted monument type and should be of style, color, and materials consistent with the main structure(s). Signs shall not be greater than fifteen feet (15') in height.
- 14.2-8.7 Lighting
- 14.2-8.7a Site lighting should be from concealed sources (i.e., the luminaire or bulb itself is not visible), shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, buffers, highways, nor impair the vision of motor vehicle operators.
- 14.2-8.7b Lighting fixtures or devices should be of a downcast directional or cut-off type capable of shielding the light source from direct view and providing well-defined lighting patterns. Exceptions may be permitted for lower voltage accent lighting such as traditional coach lights.
- 14.2-8.7c Free-standing parking lot lighting fixtures and supports should be of ornamental design and shall not exceed twenty four feet (24') in height.
- 14.2-8.7d Building lighting should not be high voltage wall-pack lighting, and should either be recessed under roof overhangs or generated from low voltage decorative level light fixtures.
- 14.2-8.8 Fences and Walls
- 14.2-8.8a Chain link fence shall not be located in the front and corner side yard.
- 14.2-8.8b Chain link fence should not be visible from the street.
- 14.2-8.8c Existing limestone freestanding or retaining walls shall be preserved.
- 14.2-8.8d New freestanding or retaining walls shall be made of stone or brick.
- 14.2-8.9 Other
- 14.2-8.9a Outdoor display of merchandise should not be visible from a public or private street.
- 14.2-8.9b Creative design and locating of telecommunication equipment is encouraged, however towers should not be of lattice construction.

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14.2-8.10 Conditional Uses

Deviation from the standards contained in Sections 14.2-8.1a, 14.2-8.3d, and/or 14.2-8.4e may be appropriate to consider based on a site's location and/or creative design that otherwise fulfills the intent of the Corridor Enhancement District.

14.2-8.10a Structure more than fifty feet (50') from public right-of-way.

14.2-8.10b Drive-thru stations oriented toward a front or corner side yard.

14.2-8.10c Excessive spans of solid walls or glass elevations, exceeding the ratio of 1:2 for front and corner side elevations. Elevation(s) completely deficient in transparent wall area should include at least some false doors, windows, or treatments that imply the presence of doors or windows.

14.2-9 NATIONAL AVENUE CORRIDOR

14.2-9.1 Building Orientation

14.2-9.1a At least one structure on the site shall be no more than thirty feet (30') from public right-of-way, except as per Section 14.2-9.10a of this Ordinance.

14.2-9.1b No structure, other than an accessory structure, shall have a footprint less than 600 square feet.

14.2-9.1c No structure should have a foot print exceeding 2,500 square feet.

14.2-9.1d At least one main entrance of the structure shall be oriented toward a public street frontage.

14.2-9.2 Site Access

14.2-9.2a Provisions shall be made for connectivity of sidewalks to adjacent parcels, and inter-parcel access from existing/proposed off-street parking areas to parking areas on adjacent parcels, where appropriate.

14.2-9.2b Bike racks and/or improvements supporting mass-transit are encouraged to promote multi-modal transportation.

14.2-9.3 Parking and Drive-Thru

14.2-9.3a No more than sixty feet (60') of off-street parking should be located between a structure and the street.

14.2-9.3b Off-street parking should be located in non corner side or rear yards.

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- 14.2-9.3c Off-street parking located in a front or corner side yards should be a minimum of fifteen feet (15') from public right of way.
- 14.2-9.3d Drive-thru(s) shall not be oriented toward a front or corner side yard, except as per Section 14.2-9.10b of this Ordinance.
- 14.2-9.3e No more than two (2) drive-thru stations should be provided.
- 14.2-9.4 Main Structure
- 14.2-9.4a Primary roofs, as defined, should have a minimum pitch of 6:12, and should include features such as: gables, soffits, dormers, and/or cupolas.
- 14.2-9.4b Enhancements to the structure including porches, canopies, and awning, which soften the structure's impact to the street, are encouraged. Awnings should be of a cloth material.
- 14.2-9.4c Long monotonous facades of more than twenty-four feet (24') in length along the front and corner side elevation, and thirty-six feet (36') in length for non-corner side and rear elevations shall be avoided. The wall plane shall be broken by off-sets of at least six inches (6") of vertical recess or reveal.
- 14.2-9.4d Façade enhancements such as cornices, pilasters, band or sill courses, lintels, arches, foundation accents, quoins, etc. are encouraged to avoid long monotonous building planes.
- 14.2-9.4e To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent To Opaque treatment for front and corner side elevations shall be between 1:1 and 1:2 or vice versa, except as per Section 14.2-9.10c of this Ordinance. The ratio of transparent to opaque treatment for non-corner side elevations should be between 1:1 and 1:4 or vice versa. This shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. False windows and fake shuttered openings may be accepted on a limited basis.
- 14.2-9.4f No portion of a building, except the rear elevation, shall be constructed of barren and unfinished concrete masonry unit (cinder block) or corrugated material or sheet metal. This shall not be interpreted to preclude the use of architectural or split face block as a building material.
- 14.2-9.4g Reflective surfaces are generally not considered acceptable exterior material, other than window glass.

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- 14.2-9.4h No more than three (3) colors, excluding roof color, should be used per building. Semitransparent stains are recommended for application on natural wood finishes. All color schemes shall be submitted for review and approval. Schemes shall demonstrate compatibility with building architecture and surrounding development. (5/9/06, Case TA-06-02, Ord. No. 20-2006)
- 14.2-9.4i Mechanical equipment shall be placed in the rear yard or rear roof elevation.
- 14.2-9.4j In addition to the provision for undergrounding of utilities in Section 18-22-1 of this Ordinance, any change of use which increases the parking requirement shall incorporate placement of distribution lines for electrical, telephone, cable television and any other services requiring wires or cables underground. The Administrator may waive, after petition by the property owner, this requirement for residential work when the administrator determines that such waiver is warranted because there are few if any utility poles on the project side of the street and a waiver will prevent the installation of additional utility poles. Such petition shall be made in the form prescribed by the Administrator and accompanied by the fee as per Article 23 of this Ordinance.
- 14.2-9.5 Accessory Structures
- 14.2-9.5a Accessory structure(s) should be of style, color, and materials consistent with the main structure(s).
- 14.2-9.5b Utilities and support equipment shall be placed in the rear yard.
- 14.2-9.5c Dish antennas and cellular panels shall not be visible from a public or private street.
- 14.2-9.6 Signs
- 14.2-9.6a Roof mounted signs, banners, and pennants are prohibited, portable and temporary signs should not be used.
- 14.2-9.6b The message portion of signs should have no more than three (3) colors.
- 14.2-9.6c Signs should not be internally illuminated.
- 14.2-9.6d Internally illuminated signs shall have a dark background with light letters.
- 14.2-9.6e Freestanding signs should be of a ground-mounted monument type and should be of style, color, and materials consistent with the main structure(s). Signs shall not be greater than six feet (6') in height.

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- 14.2-9.7 Lighting
- 14.2-9.7a Site lighting should be from concealed sources (i.e., the luminaire or bulb itself is not visible), shall be of a clear white or amber light that does not distort colors, and shall not spill over onto adjoining properties, buffers, highways, nor impair the vision of motor vehicle operators.
- 14.2-9.7b Lighting fixtures or devices should be of a downcast directional or cut-off type capable of shielding the light source from direct view and providing well-defined lighting patterns. Exceptions may be permitted for lower voltage accent lighting such as traditional coach lights.
- 14.2-9.7c Free-standing parking lot lighting fixtures and supports should be of ornamental design and shall not exceed sixteen feet (16') in height.
- 14.2-9.7d Building lighting should not be high voltage wall-pack lighting, and should either be recessed under roof overhangs or generated from low voltage decorative level light fixtures.
- 14.2-9.8 Fences and Walls
- 14.2-9.8a Chain link fence shall not be located in the front and corner side yard.
- 14.2-9.8b Chain link fence should not be visible from the street.
- 14.2-9.8c Existing limestone freestanding or retaining walls shall be preserved.
- 14.2-9.8d New freestanding or retaining walls shall be made of stone or brick.
- 14.2-9.9 Other
- 14.2-9.9a Outdoor display of merchandise should not be visible from a public or private street.
- 14.2-9.9b Creative design and locating of telecommunication equipment is encouraged, however towers should not be of lattice construction.
- 14.2-9.10 Conditional Uses
- Deviation from the standards contained in Sections 14.2-9.1a, 14.2-9.3d, and/or 14.2-9.4e may be appropriate to consider based on a site's location and/or creative design that otherwise fulfills the intent of the Corridor Enhancement District.
- 14.2-9.10a Structure more than thirty feet (30') from public right-of-way.
- 14.2-9.10b Drive-thru stations oriented toward a front or corner side yard.

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14.2-9.10c Excessive spans of solid walls or glass elevations, exceeding the ratio of 1:2 for front and corner side elevations. Elevation(s) completely deficient in transparent wall area should include at least some false doors, windows, or treatments that imply the presence of doors or windows.

14.2-10 RESERVED

14.2-11 RESERVED

14.2-12 CE DEVELOPMENT INCENTIVES (8/14/07, Case TA-07-03, Ord. No. 2007-28)

14.2-12.1 For new projects in which the developer chooses to incorporate certain Corridor Enhancement design guidelines, Development Incentives (D.I.) are offered in return. Where applicable, the D.I. are enumerated within the preceding sections of this Ordinance. Incentives are offered in D.I. units and may be applied to the following incentive areas:

14.2-12.2 Reduction of Required Parking – For each unit of Development Incentive, a three percent (3%) reduction of the total amount of required off-street parking shall be provided.

14.2-12.3 Residential Density – For mixed use projects that include at least thirty five percent (35%) of the total floor area in commercial use, each unit of Development Incentive shall provide a three percent (3%) increase in residential dwelling density.

(Editor's note: Article 14.2 established 4/12/05, Case TA-05-01, Ord. No. 011-2005)

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