

Corridor Overlay Districts and Applicability of Standards

Building Orientation	<i>Route 50- Amherst St.</i>	<i>Cedar Creek Grade</i>	<i>Pleasant Valley Rd. and Cork St.</i>	<i>National Ave.</i>	<i>Route 522- Fairmont Ave.</i>	<i>Routes 17, 50, 522- Millwood Ave.</i>	<i>Route 11-N- Loudoun St.</i>	<i>Route 11- Valley Ave.</i>	<i>Route 7- Berryville Ave.</i>
Closest Building Maximum Setback	Require-85'	Require-85'	Require-85'	Require-30'	Require-50'	Require-50'	Require-50'	Require-85'	Require-85'
Minimum 1st floor Footprint of main buildings	Require-1,200sf	Require-1,200sf	Require-1,200sf	Require-600sf	Require-1,000sf	Require-1000sf	Require-1,000sf	Require-1,000sf	Require-1,000sf
Maximum 1st floor Footprint	Require- Up to 15,000sf	Require- Up to 20,000sf	Encourage- Up to 20,000sf	Encourage-Up to 5,500sf	Encourage-Up to 50,000sf	Encourage- Up to 50,000sf	Encourage- Up to 50,000sf	Encourage-Up to 50,000sf	Encourage-Up to 50,000sf
At least one Main Entrance Oriented Toward Street	Require	Require	Require	Require	Require	Require	Require	Require	Require
Maximum Height	35'	35'	35'	N/A	N/A	N/A	N/A	N/A	N/A

Site Access

Inter-Parcel Access	Require	Require	Require	Require	Require	Require	Require	Require	Require
Bikerack or Transit Stop (i.e. Shelter or Bench)	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Sidewalks between buildings to Adjacent Property	Require	Require	Require	Require	Require	Require	Require	Require	Require

Parking and Drivethru

Parking Located in Front or Corner Side Yard	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
More than 60' of off-street parking between bldg and street	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Increased Parking Setback (Front and Corner Side)	Require-15'	Require-15'	Require-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'	Encourage-15'
Max. limit on number of Drive-Thru lanes	Require- 2	Require-2	Require-2	Encourage-2	Encourage-3	Encourage-3	Encourage-3	Encourage-4	Encourage-4
Drive-Thru Orientation to Front and Cornerside	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Discourage	Discourage

Other

Outdoor Display Visible from Street	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Cellular towers (Lattice-type structures)	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage

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Structure	Route 50- Amherst St.	Cedar Creek Grade	Pleasant Valley Rd and Cork St	National Ave.	Route 522- Fairmont Ave.	Routes 17, 50, 522- Millwood Ave.	Route 11-N. Loudoun St.	Route 11- Valley Ave.	Route 7- Berryville Ave.
Min. Roof Pitch of 1- & 2-sty bldgs	Require-6:12	Require-6:12	Require-6:12	Encourage- 6:12	Encourage- 6:12	Encourage- 6:12	Encourage- 6:12	Encourage- 6:12	Encourage- 6:12
Roof Features (i.e. gables, soffits, dormers, cupolas)	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Maximum Length of Unbroken Roof Plane-Front & Corner Side	Require-30'	Require-30'	Require-30'	N/A	N/A	N/A	N/A	Encourage-46'	Encourage-46'
Maximum Length of Unbroken Roof Plane-Rear & Non-Corner Side	Require-48'	Require-48'	Require-48'	N/A	N/A	N/A	N/A	Encourage-66'	Encourage-66'
Canopies/Awnings (prefer cloth)	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Porches	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Façade Enhancements (i.e. Cornices, pilasters, quoins)	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Maximum Length of Unbroken Building Plane-Front & Corner Side	Require-24'	Require-24'	Require-24'	Require-24'	Require-40'	Require-40'	Require-40'	Require-40'	Require-40'
Maximum Length of Unbroken Building Plane-Rear & Non- Corner Side	Require-36'	Require-36'	Require-36'	Require-36'	Require-60'	Require-60'	Require-60'	Require-60'	Require-60'
Minimum Depth of Wall Plane offset at required offset(s)	Require-6"	Require-6"	Require-6"	Require-6"	Require-6"	Require-6"	Require-6"	Require-6"	Require-6"
Min & Max Wall: Door/Window Ratio-Front & Corner Side	Require- 1:1to1:2	Require- 1:1to1:2	Require- 1:1to1:2	Require- 1:1to1:2	Require- 1:1to1:3	Require- 1:1to1:3	Require- 1:1to1:3	Require 1:1to1:3	Require 1:1to1:3
Min & Max Wall: Door/Window Ratio- Non-Corner Sides	Require- 1:1to1:3	Require- 1:1to1:3	Require- 1:1to1:3	Encourage- 1:1to1:4	Encourage- 1:1to1:4	Encourage- 1:1to1:4	Encourage- 1:1to1:4	Encourage- 1:1to1:5	Encourage- 1:1to1:5
Unadorned block or concrete walls on front and sides	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit
Unadorned block or concrete walls on rear elevation	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Corrugated or sheet metal walls on front and sides	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit
Corrugated or sheet metal walls on rear elevation	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Reflective surface other than window glass	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Use of more than 3 colors on bldg, excluding roof color	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage

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Accessory Structures	Route 50- Amherst St.	Cedar Creek Grade	Pleasant Valley Rd. and Cork St	National Ave.	Route 522- Fairmont Ave.	Routes 17, 50, 522- Millwood Ave.	Route 11-N. Loudoun St.	Route 11- Valley Ave.	Route 7- Berryville Ave.
Compatible Style, Color, and Materials with Main Structure(s)	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Placement of above-ground Utilities, Mechanical Equip't and Support Equipment in Rear Yard or screened from street view	Require	Require	Require	Require	Require	Require	Require	Require	Require
Dish Antennas/Cell Panels not visible from Street	Require	Require	Require	Require	Require	Require	Require	Require	Require

Signs

Internal Illumination	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
If Internally lit, then dark background w/ light letters	N/A	N/A	N/A	Require	Require	Require	Require	Require	Require
Freestanding sign- monument type & compatible w/ building materials/colors	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage
Maximum sign Height	Require- 6'	Require-10'	Require- 6'	Require- 6'	Require- 15'	Require- 15'	Require- 15'	Require-20'	Require-20'
Roof-mounted signs	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit
Temporary and Portable signs	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Banners/Pennants	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit

Lighting

Bldg-mounted wallpak lighting of parking areas	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Parking lot light pole maximum height	Require-20'	Require-20'	Require-20'	Require-16'	Require-24'	Require-24'	Require-24'	Require-30'	Require-30'
Ornamental Parking Lot Lighting poles/fixtures	Require	Require	Require	Encourage	Encourage	Encourage	Encourage	Encourage	Encourage

Fencing & Walls

Chain Link Fence located in Front & Cornerside Yard	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit	Prohibit
Chain Link Fence Visible from Street	Prohibit	Prohibit	Prohibit	Discourage	Discourage	Discourage	Discourage	Discourage	Discourage
Limestone Walls Preserved	Require	Require	Require	Require	Require	Require	Require	Encourage	Encourage
New walls made of stone or brick	Require	Require	Require	Require	Require	Require	Require	Require	Require

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