

of the RA-30 Zoning District, and all provisions of this Zoning Ordinance applicable to said District.

## **SECTION 12.0 HIGHWAY CORRIDOR OVERLAY DISTRICT – HCO**

### **12.1 Purpose & Intent**

It is the intent of the Highway Corridor Overlay Districts (HCO) to provide enhanced & contextual building design, uniform landscaping, specific development standards and vehicular access control measures for development within these corridors only. Development standards for the Highway Corridor Overlay District apply to all parcels within 600 feet of the right-of-way on both sides of the street as shown on the official zoning map. For parcels that are partially located within the Highway Corridor Overlay District, only the area within the boundary of the HCO District shall meet the standards of this Section. The boundaries of the Highway Corridor Overlay Districts (HCO) District and the Sub-Areas are shown on the County’s Officially Adopted Zoning Map.

#### 12.1.1 Highway 87 Highway Corridor Overlay District

The purpose of the Highway 87 Corridor Overlay District is to create an attractive gateway that supports safe traffic patterns along NC 87 in Harnett County. The district is subject to enhanced development regulations applicable to all non-residential development in the Harnett County Zoning Jurisdiction.

#### 12.1.2 “Ed-Med” Highway Corridor Overlay District

The purpose of the “Ed-Med” Highway Corridor Overlay District (EM-HCO) is to provide specific development standards that are applicable only to certain areas along US Highway 421 in Harnett County’s Jurisdiction. The EM-HCO District shall apply to all parcels located on either side of US Highway 421 from the Town of Lillington’s planning & development regulation jurisdiction (west) to the Town of Erwin’s planning and development regulation jurisdiction (east).

Within the EM-HCO District are the following Sub-Areas:

##### A. Campus Sub-Area

The purpose and intent of the Campus Sub-Area is to recognize the unique character and interrelated development in proximity to Campbell University. The standards of this district are to assure orderly, coordinated, contextual development by establishing uniform standards that recognize the university’s unique impact in this area.

##### B. Airport Sub-Area

The Airport Sub-Area is established in the vicinity of the Harnett County Regional Jetport. The purpose of this area is to provide protection from encroachment of incompatible development characteristics and place additional height restrictions on buildings, structures, and trees. Basic design standards are created in this area to encourage uniform office, commercial, research and industrial site development.

### **12.2 Permitted & Special Uses**

The permitted uses shall be the same as those in the underlying zoning districts. The Special Uses shall be the same as those in the underlying zoning districts.

## 12.3 General HCO Architectural Standards

### 12.3.1 *Applicability*

- A. All of the following regulations shall apply to all new nonresidential structures and development site plan submittals located within all Highway Corridor Overlay Zoning Districts. In some cases, there are also specific requirements for the Highway 421 Highway Corridor Overlay District (EM-HCO).
- B. Expansions
  1. Expansions shall comply with these regulations at such time that the expansion totals 50 percent (50%) or more of the existing building size. The total percentage of building expansions shall be combined over a five (5) year period. At such time that the percentage of building expansions reaches 50 percent (50%) or more of the original building size, these regulations shall be met, for that part of the structure included in the expansion.
  2. In cases where an expansion is equal to or greater than the total square footage of the existing building, both the expansion and the existing building shall also be brought into compliance with these regulations. The total shall be combined over a five (5) year period.
- C. Conversions of structures formerly used for residential purposes and changes of uses shall comply with the regulations included herein.

### 12.3.2 *Building Materials & Colors*

- A. Front facades and exterior walls visible from the public right(s)-of-way shall be composed of at least 50 percent (50%) approved primary materials, listed below. Secondary materials may be used on building walls not visible from a public right(s)-of-way.
  1. Primary Building Materials

The following materials shall be permitted as primary building materials.

    - a. Brick
    - b. Stone
    - c. Fiber Cement Siding
    - d. Architectural Concrete

Said material shall be permitted if the surface is constructed to simulate brick or stone and only as approved by the Administrator.
  2. Secondary Building Materials

The following materials shall be prohibited as primary building materials but shall be allowed as secondary material along with the approved primary building materials or as primary elements on walls not required to meet these requirements. Secondary materials are not required. When used, no more than

30 percent (30%) of front façades and exterior walls visible from the public right(s)-of-way shall be composed of the materials listed herein.

- a. Stucco
- b. Exterior Insulation Finishing System (EIFS)
- c. Painted or Stained Concrete
- d. Metal
- e. Split-Face Block

3. Supplemental Building Materials

The following materials shall be allowed as supplemental materials along with primary and secondary materials. Supplementary building materials are not required. When used, no more than 10 percent (10%) of exterior walls shall be composed of the materials listed herein.

- a. Vinyl Siding
- b. Cast Concrete
- c. Smooth-Faced Concrete

4. Accessory Structures

Building materials and colors on accessory structures shall be compatible with that approved for the primary structure. For example, canopies permitted as part of a gas station may use a combination of brick columns and a metal canopy that is similar in color to the primary structure.

B. For purposes of this Ordinance, the term “visible from the public right(s)-of-way” shall mean visible from any existing public right(s)-of-way or any right(s)-of-way intended for future dedication for public use. Additionally, for purposes of this Section, only those public right(s)-of-way located within the Highway Corridor Overlay Zoning Districts shall be considered for compliance with these regulations.

C. Two (2) or more materials shall be combined on one (1) façade; with the heavier material(s) being installed nearer to the ground or below other materials.

D. Building Color

The number of colors used shall be limited to no more than three (3) discernable colors or ranges of complementary hues. The dominate color shall constitute a minimum of 60 percent (60%) of the façade, excluding windows, doors, and the like. Façade colors shall be of low reflectance earth tone, muted, subtle, and/or neutral colors. Building trim may feature brighter colors, but neon tubing is not allowed as an accent material. The use of high intensity, metallic, fluorescent, or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entryways, architectural features, and public amenities so as to give greater recognition to these

features.

### 12.3.3 *Building Design, Façades, & Massing*

- A. Façades shall include changes in wall plane, incorporating at least one (1) change in wall plane, such as recesses and projections, along at least 20 percent (20%) of the length of the façade at a depth of at least three percent (3%) of the entire length of the building.
  - 1. Buildings of 10,000 square feet or less shall include a change in wall plane for every 50 feet of length.
  - 2. Buildings greater than 10,000 square feet shall include a change in wall plane for every 100 feet of length.
- B. Rooflines shall vary in height, material, treatment, direction, etc. and shall not extend in a continuous plane for more than 50 feet to reduce the scale of structures and to increase visual interest. Roof shape, such as flat, hip, mansard, or gable, and material shall be architecturally compatible with the façade elements of the rest of the building.
- C. Buildings with flat roofs or with roof pitches of 3:12 or less shall maintain a parapet wall along all walls visible from the public right(s)-of-way. Parapet walls shall have decorative cornices or caps.
- D. If roof cornices or caps have been removed or damaged on an existing building, renovations of such building shall include retaining, repairing, and replacing the roof cornices or caps, unless justification can be made to the Administrator as to why that is not feasible.

### 12.3.4 *Architectural Standard Design Alternatives*

Alternative design plans, building materials, landscaping, and/or construction techniques may be used when unreasonable or impractical situations would result from the strict application of architectural standards of this Section. Such situations may result from unique site conditions, innovative design applications, and/or unified development design. The review and approval of Architectural Standard Design Alternatives shall be reviewed and decided by the Planning Board. The following criteria shall be used in determining whether an architectural standard design alternative can be accepted by the Planning Board in lieu of meeting the requirements of this Section.

- A. The proposal includes a clear and concise explanation of the specific standards that cannot be met and how the alternative methods proposed will achieve the intent of this Section;
- B. The proposal represents the use of alternative methods and/or materials (including but not limited to: building materials, massing, materials, and scale; orientation in relation to the public right(s)-of-way; façade treatment; landscaping; lighting; and open space) which will result in a development pattern which is equivalent to or greater than that required by this Ordinance;

- C. The proposed use and design alternative is compatible with adjacent land uses;
- D. The proposal is compatible with and will enhance the use or value of adjacent and area properties;
- E. The proposal is consistent with the intent of adopted County plans; and
  
- F. The proposed development standards are, in all other aspects, consistent with the intent and purpose of this Ordinance.

All findings specified above for the granting of such a request with the Architectural Standard Design Alternatives shall be provided in writing and signed by the Administrator. One (1) copy shall be provided to the applicant and another shall be retained as a part of the permanent record of the determination of the Planning Board.

## **12.4 General HCO Parking and Landscaping Requirements**

### *12.4.1 General HCO Landscaping and Parking*

- A. Parking lots, loading areas, and other vehicle use areas shall be planted with one (1) tree and two (2) shrubs for every 10 parking spaces required.
- B. At least 65 percent (65%) of the required parking lot trees shall be large shade trees.
- C. Trees and shrubs shall be planted within 15 feet of the vehicle use areas.
- D. Developments containing 30 or more parking spaces, 50 percent (50%) of the trees and shrubs required shall be planted in islands or medians located within the parking lot.
- E. A consecutive strip of parking spaces shall include landscape islands every 20 spaces apart and at the ends of all parking rows.
- F. Landscape islands shall be grassed and mowed, covered with organic material (for example, pine mulch), or a combination of the two (2).
- G. In calculating the number of trees and shrubs, standard rounding procedures shall be followed. (For example, one and a half (1.5) or greater will become two (2))
- H. Per Article VII Section 3 – Parking & Off-Street Loading Requirement of this Ordinance, the number of parking spaces shall not exceed one hundred and ten percent (110%) of the minimum number of spaces required for the approved land use, except for residentially classified uses. Pervious pavers, with installation certified by a Geotechnical Engineer, utilized for parking spaces shall not be counted toward the total number of allowable parking spaces.

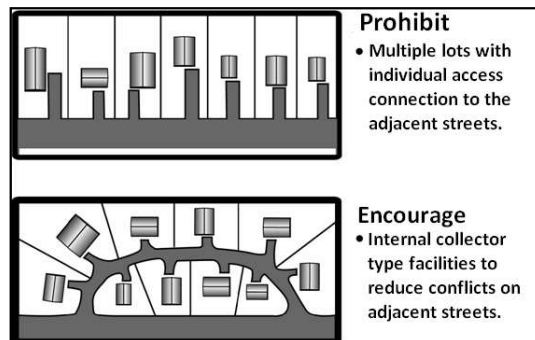
### *12.4.2 Highway 421- EM-HCO Parking and Landscaping Requirements*

- A. All parking areas and driveways shall be paved with concrete, asphalt or alternate, hard-surface materials of similar quality.
- B. Off-Street parking shall be a minimum of twenty (20) feet from the US Highway 421 right-of-way line.
- C. Parking in the front of the building shall be limited to no more than two (2) rows of parking parallel to the front façade of the principal building.
- D. Parking areas with thirty (30) spaces or more shall be located to the side or behind buildings and screened per Section 9 – Buffer & Landscaping of this ordinance. In addition, a continuous linear planting strip minimum of 8’ in width shall be provided for every two (2) parking bays. This planting strip shall contain evergreen shrubs planted at two (2) shrubs for every ten (10) feet and one (1) large maturing tree planted at every twenty (20) feet.
- E. Loading areas shall be located on the side or rear of the principal building.
- F. Parking areas on adjacent lots shall be connected with vehicular and pedestrian connections wherever practical.

## 12.5 Additional Development Standards

### 12.5.1 General HCO Vehicular Access and Driveway Requirements

Driveways serving a new development parcel shall be permitted in accordance with the standards of the NCDOT; however, the Harnett County Planning Board and Board of Commissioners may require more strict standards as conditions of approval during the site plan review, if it is determined that the additional conditions may improve traffic movement and safety. Developers of nonresidential uses are required to share parking areas and driveways with adjoining developments. If the adjoining parcel is undeveloped, stub-outs are required for future connections. Stub-outs shall be fully constructed to the adjacent property line and located in locations that will allow for reasonable and feasible extension into adjacent properties. Also, no landscaping or structures shall be allowed near the intersections of driveways and streets that would impede safe vision of traffic. Subdivision of land with multiple smaller parcels having frontage on the roadway along the corridor will not be allowed. NCDOT and the County prohibit this type of development within the corridor. Development will be required to have shared access to the roadway as approved by the NCDOT and the County.



### *12.5.2 Highway 421- EM-HCO Vehicular Access & Driveways Requirements*

1. Access
  - a. Cross-access ways shall allow for two-way traffic between parcels through the use of a single drive aisle with a minimum width of twenty (20) feet, or through two one-way aisles, each with a minimum width of ten feet.
  - b. Where provided, a cross-access easement shall be recorded at the Harnett County Register of Deeds by the owner/developer prior to issuance of a Certificate of Occupancy and be considered a development standard required as part of this ordinance.
  - c. The Administrator may modify this requirement when site conditions relative to topography, avoiding utility infrastructure, or other clearly identifiable safety conditions are present. When cross-access is waived in accordance with this Article/Section, bicycle and pedestrian connections shall be provided between adjacent developments or uses, unless the provision is deemed unreasonable or impracticable.
2. Private Roads & Driveways:
  - a. One combined entrance and exit shall be permitted for each lot with frontage on US Highway 421 as permitted by the County & NCDOT.
  - b. For lots with five-hundred (500) feet or more of frontage along US Highway 421, two (2) combined entrances and exits shall be permitted in coordination with NCDOT.
  - c. For projects requiring a Traffic Impact Analysis (TIA), the maximum number of driveways shall be determined through the TIA requirements as well as County and NCDOT approvals.
  - d. Private roads shall have a maximum block length of one thousand (1,000) feet.
  - e. Private roads shall be lined with large maturing trees or understory trees of uniform species planted at a minimum of thirty (30) feet on center.

### *12.5.3 Outdoor Storage*

Outdoor storage, when permitted, shall be screened from view so that it is not visible from a right(s)-of-way or adjacent property(s). Any accessory outdoor storage area shall comply with the requirements set forth in Subsection "Outdoor Storage Area Screening", Section "Buffers & Landscaping" of Article VII "Development Design Guidelines."

### *12.5.4 General HCO Signs Requirements*

- A. Business & Other Signs
  1. General Sign Regulations

All business and other signs located within the Highway Corridor Overlay Zoning District shall comply with the regulations of this Section, as well as with all other sign requirements of this Ordinance.

2. Sign Landscaping

A minimum of one (1) large and two (2) small trees per detached sign on the property shall be planted, if not existing, within the perimeter planting strip.

B. Outdoor Advertising Signs

No outdoor advertising signs shall be allowed within the Highway Corridor Overlay District or on any property(s) that are partially located within the Highway Corridor Overlay District, except in compliance with Section “Nonconforming Signs” of Article II “Nonconformities”.

12.5.5 Highway 421- EM-HCO Sign Requirements

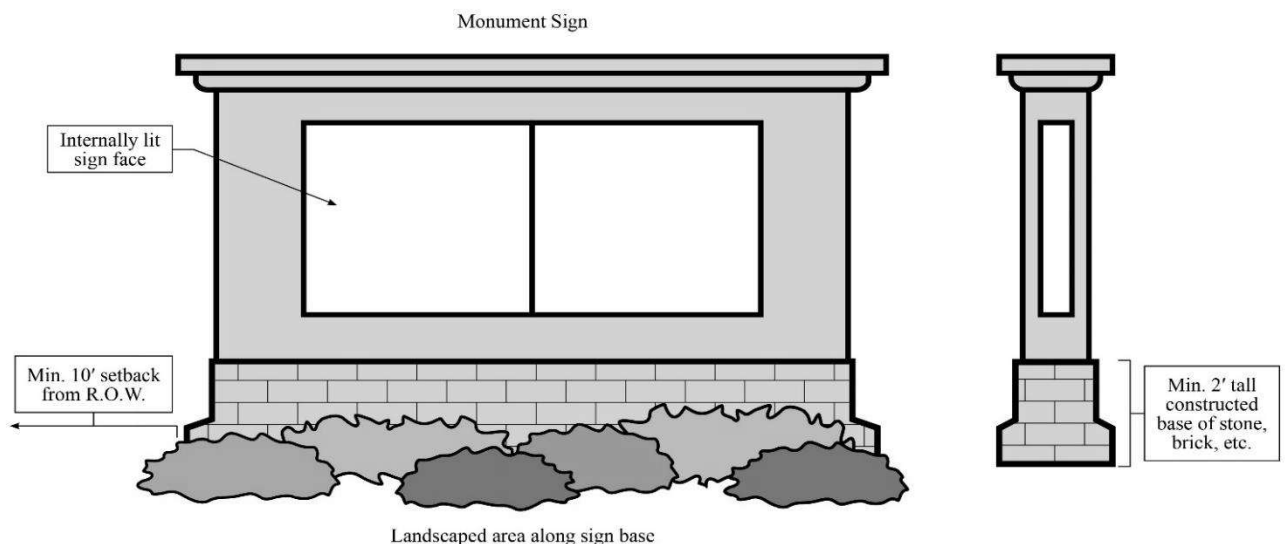
A. New off-premises signs or billboards are expressly prohibited within this overlay district.

B. In addition to the requirements of Article VII Section 10 – Sign Regulations, all ground signs must meet the following standards:

1. Be placed a minimum of ten (10) feet from a public right-of-way and located along, or facing, US Highway 421 or the road from which direct or principal vehicular access to the premises is obtained.
2. All monument signs shall be provided with a landscaped area at least equal to the sign surface area of the sign. Such landscaping may include any size or variety of annuals, perennials, ornamental grasses, or shrubs.

C. The provisions of Article VII Section 10 – Sign Requirements shall govern all other signage standards within this corridor.

D. The following image represent an example of ground signage permitted in this district:





### 12.5.6 *General HCO Trash Containment Areas*

Outside dumpster/recycle, etc., sites shall be located in the side or rear yard and effectively screened with materials which are compatible with the architectural design and materials of the primary structure (see example image below).



## 12.6 “Ed-Med” Highway Corridor Overlay District (EM-HCO)

### 12.6.1 *Exemptions*

The following development types are exempt from the standards in this Article/Section:

- A. Master development plans approved under the Office & Institutional Zoning District.
- B. Developments proposed for single-family residential subdivisions.
- C. Buildings which are primarily utilized for agricultural purposes.
- D. Existing single-family lots and single-family subdivisions.

### 12.6.2 *Expansion & Changes of Use*

Expansions shall comply with these regulations at such time that the expansion totals 50 percent (50%) or more of the existing building size. The total percentage of building expansions shall be combined over a five (5) year period. At such time that the percentage of building expansions reaches fifty percent (50%) or more of the original building size, these regulations shall be met, for that part of the structure included in the expansion.

In cases where an expansion is equal to or greater than the total square footage of the existing building, both the expansion and the existing building shall also be brought into compliance with these regulations. The total shall be combined over a five (5) year period.

### 12.6.3 *Modifications*

The Administrator, in reviewing a development application, may adjust specific EM-HCO requirements for yards adjacent to the corridor or intersecting streets provided the

average depth of a required yard or setback for the entire parcel is maintained. In permitting site-specific variations the Administrator shall find that the modification requested:

- A. Is consistent with the overall purpose and intent of these requirements;
- B. Is necessitated by the configuration and/or topography of the land, which makes it impractical to comply with the yard and setback requirements of this Article/Section for specific areas of the parcel;
- C. Does not reduce the required yard or setback by more than fifty percent (50%).

*12.6.4 Required Development Standards*

A. Building Location Standards

Building setbacks shall be the same as for the underlying zoning district provided, however, buildings shall be oriented to “front” on US Highway 421 and be placed no farther than one hundred (100) feet from the US Highway 421 right-of-way line.

B. Building Height Standards

With the exception of the Campus Sub-Area, the height of any building within this corridor shall be limited to thirty-five feet above the centerline elevation of US Highway 421 measured from the front of the nearest the building.

*12.6.5 Sidewalks & Pedestrian Paths*

- A. A ten (10) foot wide paved pedestrian path shall be required to be constructed along the entire frontage of US Highway 421 where the development is occurring.
- B. Five (5) feet paved sidewalks shall be provided along all other street frontages.
- C. Sidewalks and pedestrian paths shall be constructed to optimize pedestrian movement between parcels and connect with existing pedestrian sidewalks and trails. Sidewalks and pedestrian paths along street frontages must be located a minimum of five (5) feet from parking areas
- D. Safe and convenient pedestrian crossings shall be provided across access drives and internal travel-ways.
- E. Crosswalks and pedestrian areas shall be signed and/ or accented and defined.
- F. The following images represent an example of this standard:



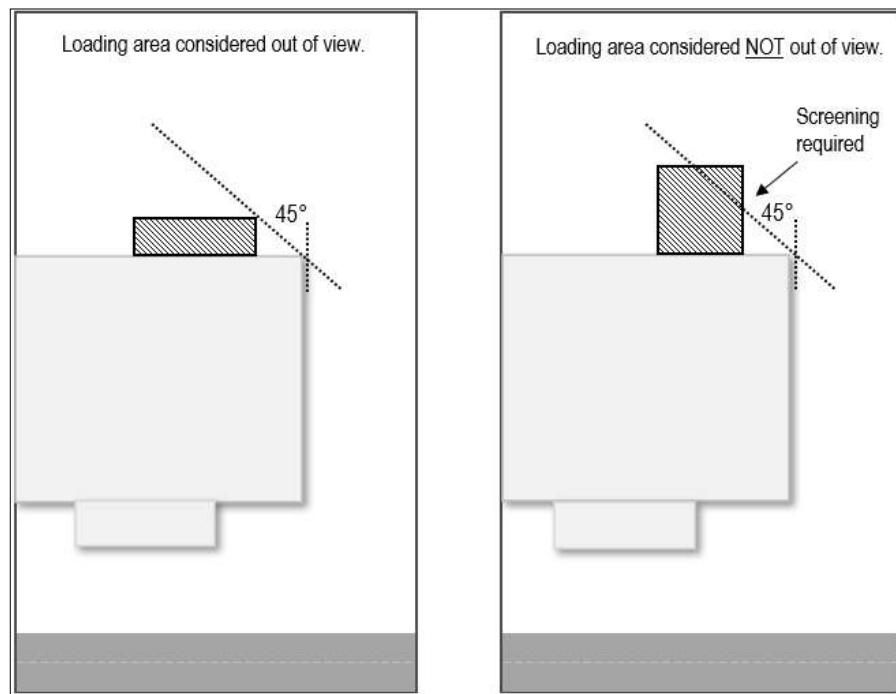
### 12.6.6 Streetscape Trees

- A. In addition to the landscaping and screening requirements in Section 9 – Buffer & Landscaping, it is the intent of this Article/Section that the frontage along US Highway 421 have an enhanced and uniform streetscape.
- B. A staggered double row of loblolly pines not less than four inches in DBH (Diameter at Breast Height) shall be planted along the frontage of US Highway 421 for every forty (40) linear feet of property fronting US Highway 421 and one understory tree such as redbud, crepe myrtle or dogwood for every twenty (20) linear feet of property fronting US Highway 421. The planting of loblolly pines shall not be required within the Airport Sub-Area of this district.
  - 1. Streetscape trees shall be placed in a planting strip on private property and not within the public right-of-way unless permitted by NCDOT.
  - 2. No streetscape tree can be planted farther than twenty (20) feet from the edge of the right-of-way to count towards this requirement.
  - 3. The planting area must be covered with grass, shrubs, or mulched areas so that no soil is exposed.
  - 4. Sidewalks, pedestrian paths and greenway trails may encroach into the planting strip.
- C. Existing vegetation may be used to satisfy the requirement for streetscape trees if the vegetation meets the requirements of this Article/Section.
- D. All wetpond and drypond retention systems visible from US Highway 421 or from adjacent residential development areas shall be effectively screened or designed as a landscaped feature.
- E. During the development review process, the Administrator may permit minor modifications in the placement of trees in order to avoid conflict with utility structures and utility lines.
- F. The following images represent examples this standard:



12.6.7 *Building Design*

- A. Building design standards for buildings in this district shall follow Sections 12.3.2 [Building Materials & Color] through 12.3.4 [Architectural Standards Design Alternatives] of this ordinance.
- B. The Campus Sub-Area & Airport Sub-Area are subject to separate building design standards, but the following shall apply to the entire (EM-HCO):
  - 1. A contextual approach should be considered when designing buildings within this corridor to respond to prevalent architectural features of the surrounding area, especially in areas where patterns are valued and well established by recurring & existing architectural features.
  - 2. Loading docks, overhead doors, and loading and service areas (not to include doors sized primarily for pedestrian access) shall be effectively screened or “out-of-view” from US Highway 421. Such areas shall be considered “out-of-view” if it is within the 45-degree angles projected from the building edge as illustrated below:



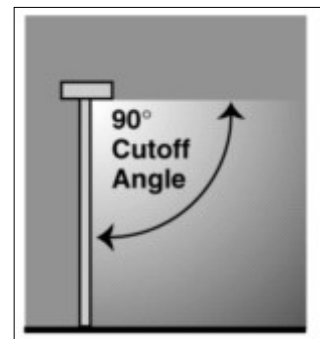
- 3. When screening is used, it shall consist of evergreen shrubs, fencing, wall or berm.
- 4. Barb-wire fencing shall only be permitted in areas not visible from the US Highway 421 right-of-way.
- 5. Chain link fences may be used when they are black vinyl coated, a maximum of eight (8) feet in height and evergreen shrubbery is provided along the entire area visible from the US Highway 421 right-of-way.

6. The building frontage should be designed to include sidewalk/plaza connections to the main pedestrian plan and sidewalk that includes landscaping, borders and bicycle parking amenities.
7. Foundation planting consisting of evergreen shrubs shall be installed along the entire front foundation wall of the building. Plant installation shall be a minimum of two feet in height planted at three- to four-foot intervals.
8. A building canopy, awning, or similar weather protection shall be provided for entrances facing US Highway 421 and should project a minimum of five (5) feet from the front building façade.

### 12.6.8 Lighting

In addition to the standards of Section 7 – Lighting Standards and Article IX – Airport Height Control of this ordinance, these additional requirements shall apply in this district:

- A. Light fixtures that are not attached to a building shall be affixed to a pole, which may be of metal, fiberglass or concrete.
- B. All fixtures must be 90-degree cutoff angle fixtures only. This means a luminaire or light fixture that by design of the fixture housing, does not allow any light dispersion or direct glare to shine above a ninety (90) degree, horizontal plane from the base of the fixture.
- C. Fixtures should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare.
- D. The maximum height of the light source, detached from a building, is 20 feet.
- E. Lighting shall be functionally and architecturally integrated with site and building design.
- F. Light sources shall only be incandescent, LED, fluorescent, metal halide, or induction lighting may be used.
- G. Pedestrian scale light fixtures (pole or bollard) shall be provided along sidewalks and pedestrian paths no taller than 16 feet and spaced a max of 60 feet (see example below).
- H. All light fixtures are encouraged to be International Dark-Sky Association (IDA) approved.





*12.6.9 Utilities, Mechanical Equipment & Stormwater Facilities*

- A. All utilities under the control of the property owner or developer shall be placed underground. Utilities such as water, sewer, natural gas, telephone, cable, etc., shall only be located in the portion of the required streetscape that does not have existing trees that can be protected or will not have newly planted trees.
- B. Mechanical equipment placed on a roof shall be shielded from public view behind a roof parapet or with architectural enclosure complementary to the building façade.
- C. Mechanical equipment on the ground such as electric and gas meters, electrical panels, junction boxes, transformers, etc. shall be shielded from public view using landscaping, enclosure, or located away from public view to the extent practical given the topography of the site and other physical limitations and designed to be perceived as an integral part of the building.
- D. All wet pond and dry pond retention systems shall be located a minimum of 50 feet from the US Highway 421 right-of-way and be effectively screened or designed as a landscaped feature.

*12.6.10 Individual Use Standards*

- A. Telecommunication Towers.
  - All telecommunication towers located on private property shall be located a minimum of 100' from the US Highway 421 right-of-way and shall not be located in the Airport Sub-Area of this district.
- B. Convenience Stores with Gasoline Stations.
  - 1. No fueling pumps or other vehicular areas shall be located between the primary structure and US Highway 421 right-of-way (see example below).



2. Gasoline canopies must be located at least fifty (50) feet from any interior side or rear property line that adjoins residentially developed property.
3. Gasoline canopies must use brick columns that are similar in color to the primary structure.
4. A conforming principal building is required and shall be a minimum of one-thousand (1,000) square feet.
5. No outdoor storage shall be allowed.

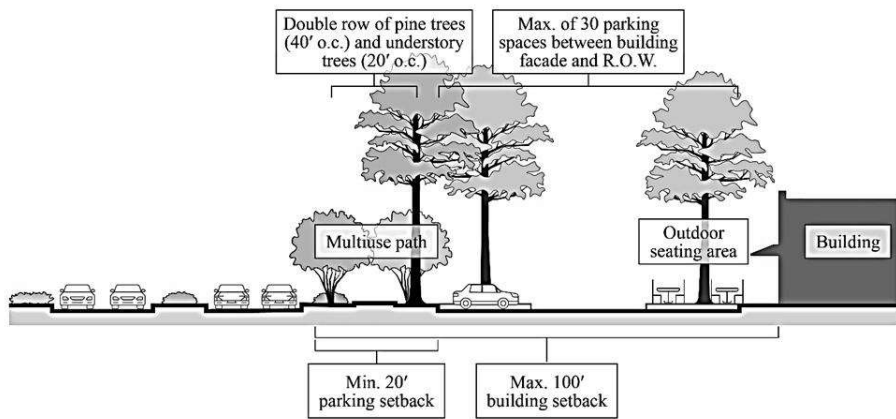
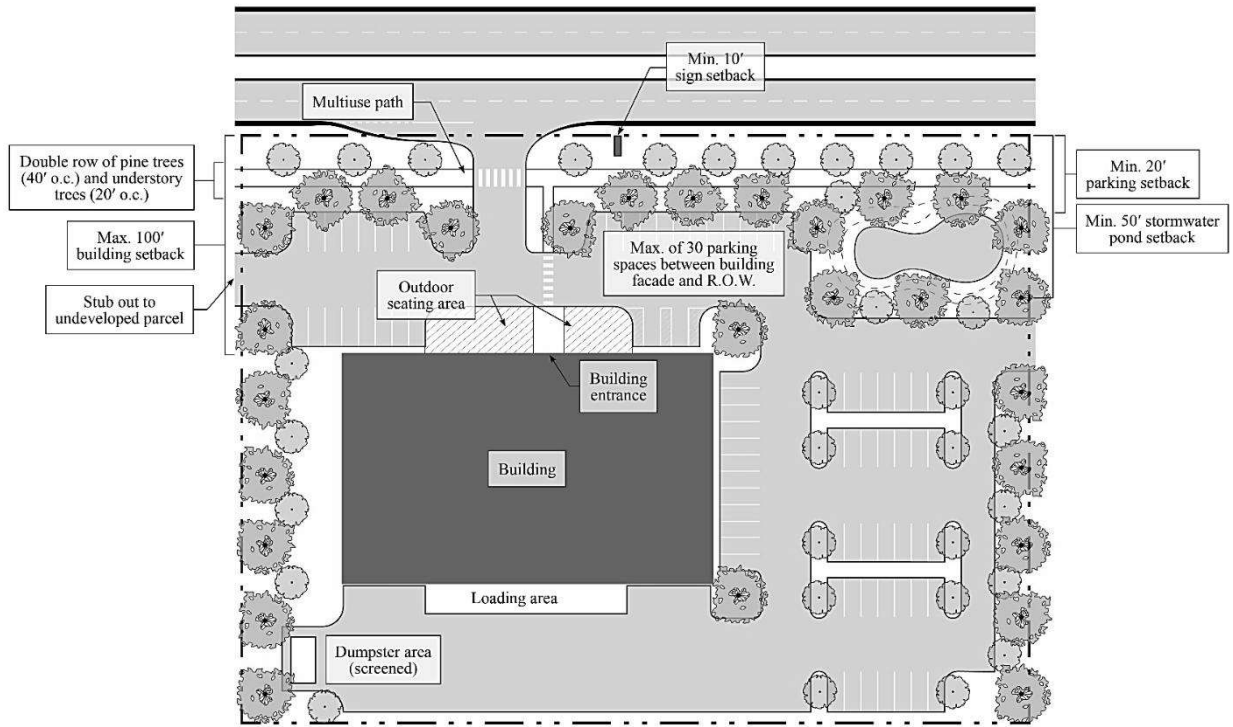
C. Drive-thru Facilities.

1. No drive-through lanes shall be located between the primary structure and the US Highway 421 right-of-way.
2. Drive-through facilities shall be limited to two (2) lanes.
3. Drive-through lanes or loading spaces shall not be located any closer than fifty (50) feet to a residential zoning district.
4. Stacking Lane Requirements:
  - a. The minimum number of stacking spaces shall be eight (8) spaces or sixteen (16) if double lanes are provided.
  - b. Stacking spaces shall be a minimum of eight (8) feet wide by twenty (20) feet long per lane.
  - c. Stacking spaces shall not impede on-site or off-site traffic movements, including access to parking spaces.
  - d. Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the County or NCDOT for traffic movement and safety.

D. Outdoor Storage

All outdoor storage shall be located in the rear yard and be screened from view through buildings or an opaque fence or a combination of an opaque fence and evergreen landscaping from the view US Highway 421 right-of-way as well as any other right-of-way or adjacent property.

The images below represent a graphical depiction of a typical site development under these regulations.





### 12.6.11 Campus Sub-Area District Standards

In addition to the general standards listed in the sections above, the following additional building standards shall apply to structures within the Campus Sub-Area of this overlay district

1. Architecture Buildings shall be designed to substantially resemble the architectural styles of existing buildings on the Campbell University campus.
2. Buildings shall include similar architectural styles that are contextual in nature.
3. Large areas of uninterrupted brickwork shall be broken up through the use of windows, archways or other patterns.
4. Blank walls shall not occupy more than fifty percent (50%) of a street facing frontage of US Highway 421 and shall not exceed an average of twenty (20) linear feet without interruption by a window or entry.
5. Window areas may extend down to within two (2) feet the floor line or across the entire frontage of a building's façade.
6. All buildings shall have a front entrance to US Highway 421 and shall be a distinct and prominent element of the architectural design incorporating lighting, change in mass, surface or finish to provide emphasis.
7. Buildings shall have the appearance of a two-story building (at minimum) with a maximum height of four-stories or eighty-five (85) feet. A story is considered to be a building level of no more than fourteen (14) feet in height from the finished floor to finished ceiling (see examples below for two-story building appearances).
8. Roof types shall be modified gabled or hip style only.



B. Building Materials

1. A minimum of seventy-five percent (75%) of the frontage of buildings along US Highway 421 or side streets within the overlay district shall be of materials such as brick, stone or architectural concrete. The remainder may be of cement fiber board, exposed heavy timber or stucco.
2. Any percentage of materials are permitted in the rear of the buildings.
3. A minimum of fifty percent (50%) of the side of buildings shall be of materials such as brick, stone, or architectural concrete. The remainder may be of cement fiber board, exposed heavy timber or stucco.

C. Building Colors

1. Facade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entry ways and public amenities so as to give greater recognition to these features.
2. The images to the right represent examples these standards.

D. Outdoor Spaces

1. Larger retail centers (over 25,000 square feet) shall provide at least one outdoor space, or site amenity, to beautify the site in addition to the minimum landscaping requirements of this ordinance.
2. The outdoor space or site amenity is intended to enhance the vehicular and pedestrian entryways to the site and the buildings on the site. An “outdoor space” or “site amenity” may include, but is not limited to, the following:
  - a. A public plaza or courtyard on the site;
  - b. A landscaped median for the driveway(s) leading into the site and landscaped pedestrian areas; or
  - c. A public square or park on the site, or on adjacent land.
3. The outdoor space or site amenity shall be improved with features which may include, but are not limited to:
  - a. Landscaping
  - b. Seating walls
  - c. Outdoor dining areas
  - d. Benches
  - e. Fountains

12.6.12 *Airport Sub-Area District Standards*

In addition to the general standards listed in the sections above and in Article IX – Airport Height Control of this ordinance, the following standards shall apply to buildings in the Airport Sub-Area of this overlay district.

A. Architecture

1. Buildings in this sub-area may be of an industrial design in nature.
2. Blank walls shall not occupy more than sixty percent (60%) of a street facing frontage of US Highway 421 and shall not exceed twenty (20) linear feet without interruption by a window or entry.
3. All buildings shall have a front entrance to US Highway 421.
4. Sections or bays shall be provided every twenty (20) feet to visually subdivide the front façade. Features with different materials such as columns, projections, windows, awnings or an equivalent element that visually subdivides the wall shall be used.
5. Roof types shall be modified gable, hip, Dutch or mansard in style.



B. Building Materials

1. A minimum of fifty percent (50%) of the frontage of buildings along US Highway 421 shall be of materials such as brick, stone or architectural concrete. The remainder may be architectural metal siding.
2. A minimum of twenty-five percent (25%) of the side of buildings shall be of materials such as brick, stone or architectural concrete. The remainder may be architectural metal siding.
3. Any percentage of materials are permitted in the rear of the buildings.

C. Building Colors

1. Facade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited. Variations in color schemes are encouraged in order to articulate entry ways and public amenities so as to give greater recognition to these features.