



CHECKLIST FOR ROADWAY OVERLAY DISTRICT REQUIREMENTS

Application:

- _____ The proposed use will be new construction.
- _____ Exterior improvements are more than 50% of the building's façade that is visible from the thoroughfare.
- _____ Improvements on the property are more than 50% of the tax value of the building on the property.
- _____ The proposed use is not residential.
- _____ The zoning district of the proposed use will be non-residential.

Roadway Setback:

- _____ The front yard setback is a minimum of fifty (50) feet from the thoroughfare right of way.

Minimum Lot Width:

- _____ The minimum lot width is one hundred fifty (150) feet.
- _____ If property is a corner lot with less than 150 feet of frontage to the thoroughfare, the property meets the lot width requirements of the underlying zoning district provided driveway access is only on side street.
- _____ Curb and gutter is constructed for entire depth of property for side street access.

Landscaped Thoroughfare Yard:

_____ A landscaped yard is provided parallel to the thoroughfare.

_____ The landscaped area is only penetrated by driveways and crosswalks.

_____ The landscaped yard is at least ten (10) feet wide and located within the thirty (30) foot section of the lot closest to the public right-of-way.

_____ Trees are planted at a rate of one (1) tree per forty (40) feet of street yard excluding driveways or crosswalks.

_____ Small and/or medium shrubs are planted at a rate of fifteen (15) per one hundred (100) linear feet of street yard not counting driveways or crosswalks.

Underground Utilities:

_____ All utilities, including wire services, are placed underground.

Exterior Building Materials:

_____ Façade walls are constructed with high-quality materials, such as standard brick, utility brick, and stone.

_____ These high quality materials are the predominant feature on the façade wall. Other materials such as stucco, pre-cast concrete, tilt-up concrete and shingle siding are allowed on the façade walls as accents to the predominant high quality materials.

_____ There are a maximum of three primary colors or a range of complementary hues. Any accent colors complement the primary color palette. The color schemes are subtle, neutral, or earth tones.

_____ Façade walls that are 100 feet or more in length incorporate recesses having a depth of at least 3 percent of the length of the façade wall. The recesses extend for at least 20% of the length of the facade wall.

_____ Façades that have entrances have arcades, awnings, canopies, overhangs, windows and/or other features along no less than 60% of the length of the wall.

_____ Flat roofs include parapet walls.

_____ All rooftop mechanical equipment is screened from sight from public rights-of-way, private roads, and public sidewalks.

Developments With More Than One Principal Building (including outparcels and multi-tenant buildings):

_____ Developments with more than one principal building should have similar architectural styles. All sides of an individual building should look similar.

_____ Ground mounted sign has at least thirty (30%) of similar building materials as the principal buildings.

_____ A maximum of three colors are designated as the unifying element of the center, but the colors are not limited.

_____ Architectural features including but not limited to roof treatment, façade treatments, and building form are present in all buildings and other architectural features of the development.

Entrances/Exits To Public Streets:

Road Frontage: _____ 0-299 feet, 1 access point to thoroughfare.

_____ 300-999 feet, 2 access points to thoroughfare.

_____ 1000 feet or more, 3 access points to thoroughfare.

_____ Driveways are at least 200 feet from the centerline of any intersecting side street.

_____ Driveways are at least 30 feet from side property lines, except under shared driveway arrangements.

_____ Driveways are not less than 120 feet apart.

Paved Parking/Landscaped Island:

_____ Required parking and other parking areas are maintained with concrete, asphalt, or similar material.

_____ No more than ten (10) parking spaces are in a continuous row without being separated by a landscaping island.

Solid Waste Facilities:

_____ Facility has a minimum 10' X 20' concrete pad with vehicle apron.

_____ The sides and rear of the facility are screened by a six (6) foot high opaque fence and the front is gated. Two six (6) foot high bollards protect the fence.

_____ The facility is not in any required front, side, or rear setback.

HVAC:

_____ Ground mounted units are located at the rear of the building or along the side where it cannot be seen from the front of the building.

_____ Roof mounted units are screened from the public view.

Sidewalks:

_____ The sidewalk is the minimum of five (5) feet wide and installed in the right-of-way.

_____ The sidewalk adjoins to existing sidewalk on adjacent property.

_____ Handicapped access is provided at appropriate locations.