

FOXWOOD HILLS PROPERTY OWNERS ASSOCIATION BUILDING SETBACK RESTRICTIONS vs OCONEE COUNTY CODE OF ORDINANCES - ZONING

Current state: Foxwood Hills is experiencing a renewal of interest in its properties, particularly in the RV sections, both for improvements by existing owners and new property owners. As a result, we have an increasing number of members seeking County building permits that encounter setback issues and are unable to gain permit approvals although the Foxwood Hills Architectural Compliance Committee has given the owner approval for the requested improvements, changes or additions. If the property owner is unable to gain a County permit to build or to place a mobile home or RV, the property is rendered useless and worthless. Ultimately, the property may be abandoned by the owner resulting in deterioration of existing structures and lost assessment revenue for the Foxwood Hills Property Owners Association and tax revenue for Oconee County.

Background: The Foxwood Hills community was originally developed in the early 1970s prior to Oconee County's building and setback requirements. All but one of the development's sections/lots (Homestead) is relatively small in acreage. Additionally the development included three (3) sections (known as Kinston, Hatteras 1 and Newbury) for placement of recreational vehicles (RV). These lots average approximately 40 – 45 ft. in width x 80 ft. in depth and were designed to accommodate RVs 40 ft. or less in length. While most lots are 80 ft. in depth, there are many that are less than 80 ft. and/or are odd shapes, with various depth dimensions. Many newer RVs are 45 ft. in length.

The original development vision for the RV sections was as a "resort" and restrictions are written based on temporary usage more than a permanent set-up. There was an expectation that even when an RV was left in place as a "part-time resort" use and limited additional structures such as decks, porches, storage, etc. was anticipated. However, over time the size of RVs has gotten larger up to 45 ft. and the use of the properties has changed, resulting in more of the additional structure requirements. Additionally, one of the RV sections, known as Newbury,

has subsequently modified its restrictions to allow in addition to RVs, single family and park model homes.

Other residential sections, excluding Homestead, may have lots averaging from .1 acres to .5 acres. These lots may experience a conflict with setbacks if terrain makes some portion of the lot unbuildable, effectively reducing the total acreage and buildable dimensions.

The table below provides specific information related to the setback requirements of Oconee County's Code of Ordinances, Article 10 Zoning Districts, Sec. 38-10.2 vs Foxwood Hills' restrictions.

Desired state: Provide a mechanism within Oconee County's Code of Ordinances, whereby existing Foxwood Hills' restrictions can be applied and/or will conform to the County's setback requirements to allow property owners to maintain and exercise the expected improvements desired for the property owned. Due to the significant delay and the expense of the variance request process, a variance is not a satisfactory solution and the variance process should be used for the true exception, not a normally occurring situation.

SETBACK REQUIREMENTS:

	AVERAGE SIZE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
OCONEE COUNTY – Control Free District	N/A	25 ft	5 ft	10 ft
FOXWOOD HILLS	40 – 45 ft wide and appx 80 ft deep *See notes below	20 ft	5 ft	5 ft 0 ft. if abuts Corp of Engineers property

Notes:

- Foxwood Hills Architectural Compliance Committee measures setback based on the property line.
- Oconee County measures from the “road right-of-way” in the front, potentially expanding the set-back into the property beyond the stated set-back allowed of 25 ft.
- The majority of Foxwood Hills RV section lots are approximately 40 – 45 ft. wide and 80 ft. deep. However, many of the lots are plotted as an odd shape and may have more than or less than 4 sides and measurements on depth can vary considerably, further reducing the buildable space.

- Assuming a lot is 80 ft. deep and a 25 ft. setback on front and 10 ft. setback on rear are applied, only 45 ft. remain for RV placement and only 10 ft. of space remain for placement variations due to topography and/or for deck, porch, storage building, etc. The set-back may be deeper than 25 ft. due to the measurements from “right of way” vs “property line”, further reducing the buildable space.
- Foxwood Hills restrictions state that zero (0) setback is required for rear setback when the property abuts Corp of Engineer property. Oconee County restriction does not allow for this variance and still requires the stated 10 ft. setback.

ARTICLE 10. - ZONING DISTRICTS

Sec. 38-10.1. - Establishment of base zoning districts.

Base zoning districts are created to provide comprehensive land use regulations throughout Oconee County. There are 14 base zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located in accordance with the Oconee County Comprehensive Plan. All permitted, conditional, and special exceptions are identified in the zoning use matrix. All conditional uses shall meet the guidelines established in Article 5 of this chapter. Likewise, all special exceptions shall meet the guidelines established in Article 6 of this chapter. For the purpose of this chapter, Oconee County is hereby divided into the following base zoning districts. These districts shall comply with all of the general and specific requirements of this chapter.

GUD	General Use District	Section 38-10.2
TRD	Traditional Rural District	Section 38-10.3
RRD	Rural Residential District	Section 38-10.4
CD	Conservation District	Section 38-10.5
AD	Agricultural District	Section 38-10.6
RD	Residential District	Section 38-10.7
LRD	Lake Residential District	Section 38-10.8
CCD	Community Commercial District	Section 38-10.9
HCD	Highway Commercial District	Section 38-10.10
ID	Industrial District	Section 38-10.11
ARD	Agricultural Residential District	Section 38-10.12
PRLD	Public and Recreation Lands District	Section 38-10.13
MUD	Mixed Use District	Section 38-10.14
PDD	Planned Development District	Section 38-10.15

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.2. - General Use District (GUD).

Definition: Areas appropriate for the existence of a variety of types and intensities of development in relatively close proximity.

Intent: This district is meant to allow for the management and mitigation of the potential negative impacts associated with development activity primarily through development standards, while imposing limited restrictions on specific land uses.

Dimensional requirements:*

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	Less than ¼ acre	N/A	N/A	10	5	5	65
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	Greater than or equal to ½ acre		N/A	25	5	10	65
	Less than ½ acre to greater than or equal to ¼ acre		N/A	15	5	5	65
	Less than ¼ acre		N/A	10	5	5	65

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-15, § 2(Att. B), 6-2-2015)

Zoning Use Matrix

Uses	GUD	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCD	HCD	ID	MUD
		Zoning Use Matrix											
Agricultural production, crops, livestock, and poultry	P	P	P	X	P	P	X	X	X	X	X	X	X
Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P	P	P	P	P	X	P	X	P	P	P	X
Agricultural support services- veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	P	P	P	X	P	X	X	X	P	P	P	X
Air strips	P	S	S	X	X	S	X	X	X	X	S	S	X
Auction houses	P	P	P	S	X	P	X	X	X	C	C	X	C
Auditorium/Indoor Public Assembly	P	P	S	X	X	X	X	X	X	P	P	X	X

Bed and Breakfast Inns	P	P	C	P	S	P	X	S	S	C	P	X	X
Building and Trade Contractors, including materials and supply uses	P	P	P	S	X	X	X	X	X	P	P	P	P
Cemeteries and accessory uses	P	P	P	P	P	P	X	P	X	C	P	P	P
Civic, fraternal, professional, and political organizations	P	P	P	P	X	P	X	S	X	P	P	X	P
Commercial Fishing, Hunting and Trapping	P	P	P	S	S	S	S	X	X	X	X	X	X
Communications towers	S	S	S	S	S	S	S	X	X	S	S	S	S
Conservation subdivisions	P	C	C	C	S	C	X	C	C	X	C	X	C
Convenience stores (excluding motor vehicle services)	P	P	S	S	X	S	X	X	X	P	P	P	P
Correctional facilities and half-way houses	P	X	X	X	X	X	X	X	X	X	X	S	X
Day Care Facilities (all ages)	P	P	P	S	X	S	X	S	S	P	P	X	S
Distribution and other Warehouses	P	P	P	X	X	X	X	X	X	S	P	P	S
Educational buildings, and Research Facilities (all types)	P	S	S	X	S	S	P	S	X	P	P	P	S
Emergency services	P	P	P	P	X	P	X	P	P	P	P	P	P
Farm and roadside markets	P	P	P	P	P	P	P	X	X	P	P	X	X
Financial Services	P	P	S	X	X	X	X	X	X	P	P	X	P
Forestry/Silviculture	P	P	P	P	P	P	P	P	P	P	P	P	P
Fuel supply services	P	X	P	X	X	X	X	X	X	S	P	P	S

Funeral homes and services	P	X	X	X	X	X	X	X	X	X	P	P	X	P
Golf courses, country clubs, driving ranges	P	S	X	S	X	X	X	X	P	P	X	P	X	X
Government buildings (excluding correctional facilities)	P	P	S	X	S	P	P	P	P	X	P	P	P	P
Group Homes	S	S	S	S	X	S	S	S	S	X	X	X	X	S
Greenhouses, nurseries, and landscape commercial services	P	P	P	P	S	P	X	X	X	X	P	P	P	P
Gun and Archery clubs and shooting ranges	P	S	S	X	S	S	X	X	X	X	X	S	X	X
Health care services, service retail, and emergency short term shelters	P	P	P	S	X	P	X	X	X	X	P	P	X	P
Home occupations and businesses	P	C	C	C	C	C	X	C	C	C	C	C	X	C
Hotels, Motels, and Inns	P	S	S	X	X	X	X	X	X	X	P	P	X	X
Laundry Mats	P	P	P	P	X	X	X	X	X	X	P	P	X	P
Laundry and dry cleaning services	P	P	X	X	X	X	X	X	X	X	P	P	X	S
Light Manufacturing	P	P	S	X	X	X	X	X	X	X	S	P	P	S
Liquor stores and bars	P	X	X	X	X	X	X	X	X	X	S	S	X	S
Lumber and saw mills (permanent)	P	P	P	X	X	X	X	X	X	X	X	X	P	X
Lumber and saw mills (portable)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home Dealer	P	X	X	X	X	X	X	X	X	X	X	P	P	X
Heavy Manufacturing	P	X	X	X	X	X	X	X	X	X	X	S	P	X

Marinas	P	S	S	S	X	S	S	S	S	P	P	P	X
Mini storage or mini warehouses	P	X	X	X	X	X	X	X	X	P	P	P	X
Mining	P	S	S	X	X	X	X	X	X	X	X	X	X
Mixed Use Buildings and parcels	P	P	P	X	X	P	X	S	X	P	P	X	P
Motor vehicle parking and garages (as a principal business use)	P	X	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle sales and rental	P	S	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle services and repair	P	P	P	P	X	X	X	X	X	C	P	P	C
Motor vehicle services and gas stations (excluding truck stops)	P	P	P	X	X	P	X	X	X	P	P	P	P
Movie theater	P	P	X	X	X	X	X	X	X	S	P	X	X
Multi-family residential development (structures containing 5 or more residential units)	P	P	X	S	X	X	X	S	S	S	P	X	S
Multi-family residential development (structures containing no more than 4 residential units)	P	P	X	S	X	X	X	P	S	S	S	X	P
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P	P	P	S	P	P	P	X	P	P	X	P
Office uses, general	P	P	X	X	X	X	X	S	X	P	P	X	P
Outdoor Retail	P	P	P	P	X	P	X	X	X	P	P	X	C
Places of worship	P	P	P	P	P	P	P	P	P	P	P	S	P

Public, Private, and Commercial parks and recreation, camping or social facilities	P	P	P	P	S	P	P	P	S	P	P	X	X
Public and private utilities	P	P	P	P	P	P	P	X	X	P	P	P	P
Railroad stations	P	P	X	X	X	X	X	X	X	P	P	P	X
Residential care facilities	P	S	X	X	X	S	X	S	X	P	P	X	S
Restaurants (up to 2,500 square feet)	P	C	P	S	X	C	X	X	X	P	P	S	P
Restaurants (greater than 2,500 square feet)	P	S	S	X	X	S	X	X	X	P	P	S	S
Retail uses (up to 5,000 square feet)	P	P	S	S	X	P	X	X	X	P	P	P	P
Retail uses (5,000—50,000 square feet)	P	S	X	X	X	S	X	X	X	X	P	P	S
Retail uses (greater than 50,000 square feet)	P	X	X	X	X	X	X	X	X	X	P	S	X
Roadside Stands	P	P	P	P	P	P	X	P	P	P	P	P	P
Salvage yard, Junkyard, and Recycling Operations	P	S	S	X	X	X	X	X	X	X	X	P	X
Sexually Oriented Business	X	X	X	X	X	X	X	X	X	X	S	S	X
Single-family detached residential	P	P	P	P	P	P	X	P	P	P	P	X	P
Single-family subdivisions (10 units or less)	P	P	S	P	X	P	X	P	P	P	X	X	P
Single-family subdivisions (more than 10 units)	P	S	X	X	X	X	X	P	P	S	X	X	S

Solid waste landfill and Waste Management Services; (excluding hazardous waste)	P	S	S	X	X	X	X	X	X	X	X	S	X
Tattoo Facility	X	X	X	X	X	X	X	X	X	X	S	S	X
Taxidermy, slaughter houses and wild game processing	P	P	P	S	S	P	X	X	X	S	S	X	X
Waste management services (excluding hazardous waste)	P	S	S	X	X	X	X	X	X	X	X	P	X

X—Not permitted

P—Permitted

C—Conditional use - permitted if conditions are met

S—Special exception - approved by Board of Zoning Appeals

(Ord. No. 2012-14, § 1, 5-15-2012)

**Discussion Points
regarding
Rustic Elegance Standards**

What is Rustic Elegance?

A concept proposed as part of the Destination Oconee plan-adopted by County Council

Basic idea is to establish standards that consistently manages the appearance of new commercial development to create attractive business areas that highlight construction elements such as stone, timber, and other natural materials traditionally utilized in construction throughout the Appalachian region

A number of examples of the general concept already exist in Oconee County

Hartwell Village is utilizing some of the elements

Focus of concept is on the external appearance- it is not aimed at altering any aspect of business operations, so it can easily be adapted to work with most business types

Ultimately, the goal is to create attractive, vibrant, and unique business corridors that reflect and pay tribute to both the area's natural surroundings and traditions

Proposed Core Principles of Rustic Elegance

- 1) Design of new commercial development should be in harmony with both the natural landscape and rural traditions of the southern Appalachian mountains
- 2) Materials such as stone, wood, brick and natural materials traditionally used for construction across the region shall be prioritized to the extent possible
- 3) Exterior finishes, treatments, textures and colors should enhance the visual appearance of both the natural and built environment
- 4) Standards should be balanced to ensure development is consistent with these core principles, but not so stringent that they inhibit design professionals in their efforts to create a unique sense of place

How are the principals translated into rules and standards?

Several options are available, including a new chapter of performance standards, amending existing rules to include design standards, and creating an overlay district

Because the goal is to establish specific districts that require new development to utilize the concepts of Rustic Elegance, the creation of an overlay appears to be the best route

The following draft overlay district definition and intent reflect the proposed core principles:

Definition: The Rustic Elegance overlay district is not intended to be a separate zoning district, but shall be assigned to areas deemed appropriate for management of commercial development through the use of design standards that reflect the traditional natural surroundings of Oconee County. Notwithstanding any other interpretation or definition, the district is shaped by the following core principles, hereafter referred to collectively as “Rustic Elegance”:

- 1) The design of new development shall be in harmony with both the natural landscape and rural traditions of the southern Appalachian mountains;
- 2) Materials such as stone, wood, brick and natural materials traditionally used for construction across the region shall be prioritized to the extent possible;
- 3) Exterior finishes, treatments, textures and colors shall be chosen to enhance the visual appearance of both the natural and built environment; and,
- 4) Standards enforced in the district shall be balanced so as best ensure development is consistent with these core principles while not inhibiting design professionals in their efforts to create a unique sense of place.

Intent: The overlay is intended to facilitate the implementation of Oconee County’s goal to manage commercial development so as to establish attractive business areas that highlight construction elements such as stone, timber, and other natural materials traditionally utilized in construction in the Appalachian region.

Review: What is an overlay district?

Simply put, it is a set of rules that *'overlay'* whatever base zoning happens to be underneath it- although the rules most often add requirements, an overlay can also be used to allow for relaxing certain standards for targeted uses

In the case of a new overlay district for Rustic Elegance, it would add appropriate design rules to whatever uses are allowed by the parcel's base zoning standards

For example, if a Rustic Elegance overlay included parcels zoned into the Highway Commercial District (HCD), any use shown on the zoning matrix as permitted in HCD would be allowed (of course, subject to all dimensional requirements, conditions or necessary approval as a Special Exception). The overlay requirements would govern how the permitted development would look

Proposed Rustic Elegance Overlay Standards:

1) All new commercial and multi-family residential development proposed to be located within this district shall be subject to the signage, lighting, parking, and landscaping standards established in Appendix A of this chapter, as amended.

The existing Appendix A could be utilized to address a number of issues- no need to create something new.

2) Architectural Design – All commercial and multi-family development shall be subject to the standards established in Appendix B of this chapter, as amended.

Design standards are the heart of this overlay, and would need to be established- they could be inserted directly within the overlay standards, but as shown in this draft, they have been established as a separate section (Appendix B)

3) The submission of a complete and accurate set of elevation sketches showing all typically visible sides of proposed primary and accessory structures shall be a requisite component of all zoning permit applications for structures proposed to be located in the district.

As the overlay is focused on the exterior appearance of development, requiring a detailed set of sketches is critical- because this may or may not be true for other overlays that could use portions of the proposed Appendix B in the future, this requirement is placed directly within this overlay

What kind of standards would be needed for Rustic Elegance?

Regardless of whether they are situated in a separate “Appendix B” or inserted within the body of the overlay itself, among the most important elements is a list of acceptable building materials- below is a list for consideration

- Stone, to include stacked stone, cultured stone, or field stone;
- Painted precast/tilt-wall or other concrete systems that utilize form liners to give the appearance of stone, wood, or other natural material consistent with the concept of Rustic Elegance;
- Masonry, including brick, block and split-face block, provided all wall areas used to meet any minimum area standards set forth in this section include treatments, adornments and/or design features consistent with the concept of Rustic Elegance (plain painted or sealed masonry block may not be used to meet minimum wall area requirements);
- Wood, hardie panels, wooden beams and timbers, and other materials giving the appearance of wood;
- Metal panels, including standing seam roofs or awnings, provided all installations are consistent with and in no way detract with the concept of Rustic Elegance;
- Wooden shingles/shakes composed of natural or other material giving the appearance of wood; and,
- Other products as may be approved by majority vote of the Planning Commission as being consistent with the intent of Rustic Elegance concept. *This allows for new products that may be introduced- note that it is not a public hearing, but just a simple vote*

What about non-visible and non-public areas of developments?

Because Rustic Elegance is about how development 'looks', areas not typically seen by the public can be treated less stringently- the language below excludes such areas from the required materials list

Non-visible and Restricted Areas/Facades – Side and rear facades typically visible only incidentally from public areas (i.e. loading dock areas, service bay accesses, storage areas, etc.) may be constructed of materials other than those required for front facades, provided the selected materials in no way negatively impact the overall appearance, quality of workmanship, or consistency with of the public areas of the structure.

Screening- Walls and facades situated in areas designated as inaccessible to the public that, due to visibility would otherwise be subject to the Approved Building Materials for Visible Wall Areas in this section, may be exempted from said approved building materials requirement if screened from view; provided all such screening is designed by, and constructed of vegetative or building materials selected by, appropriate licensed design professionals. Screens/fences installed or constructed under this section must be maintained to ensure consistency with approved plans throughout the life of the approved structure/use.

A couple of other issues to address:

Sign Components – Notwithstanding any other standard or requirement in this Chapter, all onsite business signage shall to the designed to reflect the concepts of Rustic Elegance.

Although the draft overlay language referenced the sign standards in Appendix A, those do not include any aspect of the Rustic Elegance concept- therefore, whether it is within the body of the overlay district, or in Appendix B, conformity of signage needs to be dealt with.

Exterior Colors – Although no specific color palate is mandated, the primary colors utilized for building facades and other prominent features shall be earth tones and muted colors.

- **APPENDIX B**

- A. *Approved Building Materials for Visible Wall Areas*– Non-glazed portions of the front façade and other portions of commercial and multi-residential buildings and accessory structures situated so as to typically be visible from a public thoroughfare or right-of-way shall be constructed of one or more of the following materials:
 - 1) Stone, to include stacked stone, cultured stone, or field stone;
 - 2) Painted precast/tilt-wall or other concrete systems that utilize form liners to give the appearance of stone, wood, or other natural material consistent with the concept of Rustic Elegance;
 - 3) Masonry, including brick, block and split-face block, provided all wall areas used to meet any minimum area standards set forth in this section include treatments, adornments and/or design features consistent with the concept of Rustic Elegance (plain painted or sealed masonry block may not be used to meet minimum wall area requirements);
 - 4) Wood, hardie panels, wooden beams and timbers, and other materials giving the appearance of wood;
 - 5) Metal panels, including standing seam roofs or awnings, provided all installations are consistent with and in no way detract with the concept of Rustic Elegance;
 - 6) Wooden shingles/shakes composed of natural or other material giving the appearance of wood; and,
 - 7) Other products as may be approved by majority vote of the Planning Commission as being consistent with the intent of Rustic Elegance concept.
- B. *Non-visible and Restricted Areas/Facades* – Side and rear facades typically visible only incidentally from public areas (i.e. loading dock areas, service bay accesses, storage areas, etc.) may be constructed of materials other than those required for front facades, provided the selected materials in no way negatively impact the overall appearance, quality of workmanship, or consistency with of the public areas of the structure.
- C. *Screening*- Walls and facades situated in areas designated as inaccessible to the public that due to visibility would otherwise be subject to the Approved Building Materials for Visible Wall Areas in this section may be exempted from said requirement if screened from view, provided all such screening is designed by, and constructed of vegetative or building materials selected by, appropriate licensed design professionals. Screens/fences installed or constructed under this section must be maintained to ensure consistency with approved plans throughout the life of the approved structure/use.
- D. *Sign Components* – Notwithstanding any other standard or requirement in this Chapter, all onsite business signage shall to the designed to reflect the concepts of Rustic Elegance.
- E. *Exterior Colors* – Although no specific color palate is mandated, the primary colors utilized for building facades and other prominent features shall be earth tones and muted colors.

- **Sec. 38-11.3. – Rustic elegance overlay district.**

Title: Rustic elegance overlay district.

Definition: The Rustic Elegance overlay district is not intended to be a separate zoning district, but shall be assigned to areas deemed appropriate for management of commercial development through the use of design standards that reflect the traditional natural surroundings of Oconee County. Notwithstanding any other interpretation or definition, the district is shaped by the following core principles, hereafter referred to collectively as “Rustic Elegance”:

- 1) The design of new development shall be in harmony with both the natural landscape and rural traditions of the southern Appalachian mountains;
- 2) Materials such as stone, wood, brick and natural materials traditionally used for construction across the region shall be prioritized to the extent possible;
- 3) Exterior finishes, treatments, textures and colors shall be chosen to enhance the visual appearance of both the natural and built environment; and,
- 4) Standards enforced in the district shall be balanced so as best ensure development is consistent with these core principles while not inhibiting design professionals in their efforts to create a unique sense of place.

Intent: The overlay is intended to facilitate the implementation of Oconee County’s goal to manage commercial development so as to establish attractive business areas that highlight construction elements such as stone, timber, and other natural materials traditionally utilized in construction in the Appalachian region.

Boundary: The boundaries of the Rustic Elegance overlay district shall be shown on the Official Oconee County Zoning Map.

Standards:

- A. All new commercial and multi-family residential development proposed to be located within this district shall be subject to the signage, lighting, parking, and landscaping standards established in Appendix A of this chapter, as amended.
- B. Architectural Design – All commercial and multi-family development shall be subject to the standards established in Appendix B of this chapter, as amended.
- C. The submission of a complete and accurate set of elevation sketches showing all typically visible sides of proposed primary and accessory structures shall be a requisite component of all zoning permit applications for commercial and multi-family residential structures proposed to be located in the district.