

Sec. 6.8.4. Blalock Commercial Overlay District*

(1) *Introduction.*

(A) The development of the Blalock Commercial Overlay District offers significant economic opportunities for the City of Sherman and its citizens. It is imperative that this unique entry to the city be protected by quality development standards. This district is in compliance with the Comprehensive Master Plan Future Land Use Map and the Implementation Section: Prudent use of Development Regulations.

(B) Careful planning and foresight is important to achieve and provide the greatest benefits for the City of Sherman. The intent of the Blalock Commercial Overlay District Standards is to insure the area develops in a manner that provides an attractive appearance and assures compatible land uses within consistent design guidelines.

(C) The Blalock Commercial Overlay District will consist of highway frontage in the Blalock Industrial Park at Heritage Parkway and nearby tracts that form the south gateway to the city.

(2) *Intent.* To create a regional image for retail/commercial developments within and around the Blalock Commercial Overlay District. These guidelines are to help owners, developers, designers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire development and ensure the aesthetic value and visual appeal of nonresidential land uses in the Planned Development.

(A) Multiple buildings in commercial centers: To achieve unity between buildings in a commercial development of more than one building, all buildings in such a development shall employ a similar theme, and color palette.

(3) *Applicability.* These provisions shall apply to all retail and commercial development within Blalock Commercial Overlay District.

(4) *Establishment of Blalock Commercial Overlay District.*

(A) For the purpose of promoting the public health, safety, morals, and general welfare in the City of Sherman:

(B) There is hereby, for the purposes of convenience, denominated "Blalock Commercial Overlay District" the following area described by metes and bounds as follows:

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the PRESTON KITCHENS SURVEY, Abstract No. 667, the SHERROD DUNMAN SURVEY, Abstract No. 329 and the ELIZABETH JONES

SURVEY, Abstract No. 625 and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at the Southeast corner of a 97.64 acre tract of land described in Tract One in deed from Rabin Worldwide, Inc., et al to Actichem L.P., dated June 21, 2005, recorded in Volume 3880, Page 138, Official Public Records, Grayson County, Texas, the Southwest corner of a 130.48 acre tract of land described in deed form [from] Rabin Worldwide, Inc., et al to Shafer Plaza XLII, Ltd., dated March 28, 2005, recorded in Volume 3842, Page 40, Official Public Records, Grayson County, Texas, on the North right-of-way line of F.M. Highway No. 1417;

THENCE in a Northerly direction with the East line of said Actichem 97.64 acre tract, the West line of said Shafer 130.48 acre tract, the following calls and distances:

North 17 deg. 57 min. 51 sec. West, a distance of 541.99 feet;

North 11 deg. 37 min. 37 sec. East, a distance of 541.99 feet;

North 44 deg. 54 min. 41 sec. West, a distance of 493.45 feet;

North 13 deg. 29 min. 05 sec. West, a distance of 2190.59 feet to the Northeast corner of said 97.64 acre tract, a Southeast corner of a 1140.06 acre tract of land described in Tract One in deed from W. C. Pickens, Jr. to Sherman Hills County Club, Ltd., dated May 17, 2002, recorded in Volume 3265, Page 890, Official Public Records, Grayson County, Texas;

THENCE North 14 deg. 26 min. 23 sec. West, continuing with the West line of said Shafer 130.48 acre tract, an East line of said 1140.06 acre tract, a distance of 468.97 feet to the Northwest corner of said 130.48 acre tract, an ell corner of said 1140.06 acre tract;

THENCE North 75 deg. 38 min. 03 sec. East, with a North line of said 130.48 acre tract, a South line of said 1140.06 acre tract, a distance of 867.16 feet to an ell corner of the herein described tract, at a point 500 feet West of and perpendicular to the West right-of-way line of U.S. Highway No. 75;

THENCE in a Northerly direction 500 feet West of and parallel with the West right-of-way line of said U.S. Highway No. 75, the following calls and distances:

With a curve to the right having a radius of 3945.71 feet, (chord bears North 04 deg. 35 min. 05 sec. East, 566.30 ft.), a distance of 566.79 feet to the end of said curve;

North 08 deg. 42 min. 00 sec. East, crossing a South line of Sherman Hills Country Club Addition, Golf Course Tracts to the City of Sherman, Texas as shown by plat of record in Volume 17, Pages 71 & 72, Plat Records, Grayson County, Texas and continuing for a total distance of 1199.86 feet to a point;

North 02 deg. 29 min. 14 sec. East, a distance of 166.77 feet to a point;

With a curve to the left having a radius of 3154.72 feet, (chord bears North 02 deg. 14 min. 29 sec. East, 433.48 ft.), a distance of 433.82 feet to the end of said curve;

North 17 deg. 36 min. 44 sec. West, a distance of 154.38 feet to a point;

North 02 deg. 50 min. 00 sec. West, a distance of 168.45 feet to a point;

THENCE North 87 deg. 10 min. 00 sec. East, crossing a North line of said Sherman Hills Country Club Addition, Golf Course Tracts, the South line of an 0.981 acre triangular tract of land described as Tract No. 2 in deed from William P. Lee, et ux to William P. Lee and Betty Lou Lee, Trustees of the William P. Lee and Betty Lou Lee Revocable Living Trust by deed dated May 8, 1997, recorded in Volume 2548, Page 19, Official Public Records, Grayson County, Texas and continuing for a total distance of 500.00 feet to an angle point on the East line of said 0.981 acre tract, the West right-of-way line of said U.S. Highway No. 75, at highway station 817+38.7;

THENCE North 79 deg. 29 min. 51 sec. East, crossing said highway, a distance of 383.43 feet to an angle point in the East right-of-way line of said U.S. Highway No. 75, the West line of a 26.318 acre tract of land described in Tract No. 1 in said deed recorded in Volume 2548, Page 19, at highway station 817+89.87;

THENCE North 87 deg. 10 min. 00 sec. East, a distance of 500.00 feet to a point 500 feet East of and perpendicular to the East right-of-way line of said U.S. Highway No. 75;

THENCE in a Southerly direction 500 feet East of and parallel with the East right-of-way line of said U.S. Highway No. 75, the following calls and distances:

South 13 deg. 38 min. 47 sec. East, a distance of 159.91 feet to a point;

South 02 deg. 50 min. 00 sec. East, a distance of 149.32 feet to the beginning of a curve;

With a curve to the right having a radius of 4524.72 feet, (chord bears South 00 deg. 01 min. 04 sec. West, 450.15 ft.), a distance of 450.33 feet to a point in the center of Post Oak Creek and on the Southerly line of said Lee 26.318 acre tract;

THENCE in a Southeasterly direction with the center of said Post Oak Creek, the Southerly line of said 26.318 acre tract, the following calls and distances:

South 17 deg. 55 min. 00 sec. East, a distance of 113.24 feet to a point;

South 44 deg. 10 min. 00 sec. East, a distance of 232.88 feet to a point;

South 20 deg. 59 min. 00 sec. East, a distance of 279.56 feet to a point;

South 41 deg. 03 min. 00 sec. East, a distance of 105.88 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 173.45 feet to an angle point and a jog to the West in the West right-of-way line of old U.S. Highway No. 75, at highway station 800+00;

South 78 deg. 32 min. 13 sec. East, crossing said old highway 75 and continuing for a total distance of 127.19 feet to a point;

North 74 deg. 16 min. 00 sec. East, a distance of 52.20 feet to a point;

North 31 deg. 15 min. 00 sec. East, a distance of 275.80 feet to a point;

South 71 deg. 38 min. 00 sec. East, a distance of 103.00 feet to a point;

South 27 deg. 54 min. 00 sec. East, a distance of 458.30 feet to a point;

South 64 deg. 26 min. 00 sec. East, a distance of 22.79 feet to a point on a West line of a West line of a 221.867 acre tract of land conveyed by Stephen B. Gremmels to Pylon Farms, Inc. by deed dated October 11, 1965, recorded in Volume 1040, Page 518, Deed Records, Grayson County, Texas;

THENCE South 13 deg. 41 min. 11 sec. East, with a West line of said 221.867 acre tract, a distance of 1098.90 feet to an ell corner of said tract;

THENCE South 29 deg. 21 min. 33 sec. West, through said 221.867 acre tract, a distance of 1443.79 feet to the Northeast corner of an 0.939 acre tract of land conveyed by Windle Lee Golden, et ux to Richard J. Kalb, et ux by deed dated July 24, 1989, recorded in Volume 2049, Page 131, Real Property Records, Grayson County, Texas, the Southeast corner of a 4.256 acre tract of land conveyed by Leon H. Bloomer, et ux to Pylon Farms, Inc. by deed dated

December 21, 1965, recorded in Volume 1054, Page 67, Deed Records, Grayson County, Texas, on a West line of said 221.867 acre tract;

THENCE South 14 deg. 08 min. 33 sec. East, with a West line of said 221.867 acre tract, the East line of said 0.939 acre tract, passing the Northwest corner of Constitution Village Addition, Section Two to the City of Sherman, Texas as shown by plat of record in Volume 4, Page 22, Plat Records, Grayson County, Texas and continuing for a total distance of 246.07 feet to the Southeast corner of said 0.939 acre tract;

THENCE South 14 deg. 37 min. 30 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, a distance of 443.34 feet to a point;

THENCE South 13 deg. 42 min. 08 sec. East, continuing with a West line of said 221.867 acre tract, the West line of said Constitution Village Addition, Section Two, passing its Southwest corner, the Northwest corner of Constitution Village Addition to the City of Sherman, Texas as shown by plat of record in Volume 3, Page 73, Plat Records, Grayson County, Texas and continuing with the West line of said Constitution Village Addition, passing its Southwest corner on the North right-of-way line of F.M. Highway No. 1417 and continuing for a total distance of 1698.56 feet to a point on the South right-of-way line of said F.M. Highway No. 1417, the North line of a 13.40 acre tract of land described in Correction Trustee's Deed from Robert W. Minshew, Trustee to Kennedy & Minshew Professional Corporation, dated September 2, 2003, recorded in Volume 3534, Page 461, Official Public Records, Grayson County, Texas;

THENCE South 75 deg. 46 min. 49 sec. West, with the South right-of-way line of said F.M. Highway No. 1417, the North line of said 13.40 acre tract, a distance of 120.40 feet to its Northwest corner;

THENCE South 13 deg. 46 min. 49 sec. East, with the West line of said 13.40 acre tract, a distance of 776.73 feet to a point;

THENCE South 13 deg. 30 min. 32 sec. East, continuing with the West line of said 13.40 acre tract, passing its Southwest corner, the Westerly Northwest corner of a 214.134 acre tract of land conveyed by Edward C. Greene, Trustee to Rolling Meadows Associates by deed dated September 28, 1984, recorded in Volume 1716, Page 384, Deed Records, Grayson County, Texas and continuing with the Westerly West line of said 214.134 acre tract for a total distance of 849.43 feet to the Northeast corner of a 25.229 acre tract of land described in Tract 2 indeed from Sherman Development Limited Partnership No. 1 to Sam H. Berry by deed dated October 1, 1993, recorded in Volume 2298, Page 258, Real Property Records, Grayson County, Texas;

THENCE South 74 deg. 56 min. 00 sec. West, with the North line of said 25.229 acre tract, a distance of 667.02 feet to its Northwest corner, on the East right-of-way line of said U.S. Highway 75;

THENCE in a Northerly direction with the East right-of-way line of said U.S. Highway 75, the following calls and distances:

North 09 deg. 47 min. 31 sec. West, a distance of 423.53 feet to highway station 737+00”R”

North 05 deg. 50 min. 32 sec. East, a distance of 155.77 feet to highway station 738+50”R”;

North 09 deg. 48 min. 00 sec. West, a distance of 200.00 feet to highway station 740+50”R”;

North 14 deg. 25 min. 28 sec. West, a distance of 293.96 feet to highway station 743+43”R”;

THENCE South 74 deg. 29 min. 41 sec. West, crossing said U.S. Highway 75, a distance of 319.88 feet to the Southeast corner of an 0.7688 acre tract of land conveyed by Greater Sherman, Inc. to the City of Sherman, Texas by deed dated November 8, 1978, recorded in Volume 1455, Page 265, Deed Records, Grayson County, Texas, the Northeast corner of a 24.05 acre tract of land conveyed by Sherman Economic Development Corporation to the State of Texas by deed dated January 17, 2003 recorded in Volume 3454, Page 609, Official Public Records, Grayson County, Texas.

THENCE South 80 deg. 12 min. 00 sec. West, with the South line of said 0.7688 acre tract, a North line of said 24.05 acre tract, a distance of 184.80 feet to the Southwest corner of said 0.7688 acre tract, a Northwest corner of said 24.05 acre tract, on an East line of Northgate Technology Park Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 43, Plat Records, Grayson County, Texas;

THENCE in a Northerly direction with the West line of said 0.76887 acre tract, an East line of said Northgate Technology Park Addition, the following calls and distances:

North, a distance of 48.43 feet to a point;

North 06 deg. 48 min. 00 sec. East, a distance of 59.50 feet to a point;

North 06 deg. 00 min. 00 sec. West, a distance of 53.00 feet to a point;

North 57 deg. 37 min. 00 sec. West, a distance of 71.12 feet to the Northwest corner of said 0.7688 acre tract, the Easterly Northeast corner of said Northgate Technology Park Addition, on the South line of 75 and 1417 Addition to the City of Sherman, Texas as shown by plat of record in Volume 12, Page 92, Plat Records, Grayson County, Texas.

THENCE South 76 deg. 23 min. 44 sec. West, with the South line of said 75 and 1417 Addition, a North line of said Northgate Technology Park Addition, a distance of 38.20 feet to the Southwest corner of Lot Two, the Southeast corner of Lot One of said 75 and 1417 Addition;

THENCE in a Northerly direction with the East line of said Lot One, the West line of said Lot Two of 75 and 1417 Addition, the following calls and distances:

North 53 deg. 38 min. 37 sec. West, a distance of 60.71 feet;

North 43 deg. 07 min. 10 sec. West, a distance of 33.15 feet;

South 77 deg. 01 min. 50 sec. West, a distance of 119.26 feet;

North 57 deg. 03 min. 29 sec. West, a distance of 63.21 feet;

South 59 deg. 49 min. 33 sec. West, a distance of 59.56 feet;

North 69 deg. 45 min. 10 sec. West, a distance of 42.46 feet;

North 06 deg. 31 min. 27 sec. East, a distance of 32.18 feet;

North 32 deg. 52 min. 33 sec. West, a distance of 54.38 feet;

North 64 deg. 39 min. 19 sec. West, a distance of 110.97 feet;

North 45 deg. 30 min. 11 sec. West, a distance of 48.34 feet to the Northeast corner of said Lot One, the Northwest corner of said Lot Two on the North line of said 75 and 1417 Addition, the South right-of-way line of F.M. Highway 1417;

THENCE North 49 deg. 46 min. 52 sec. West, crossing said F.M. Highway 1417, a distance of 194.80 feet to a point on the North right-of-way line of said F.M. Highway 1417, the South line of the above mentioned Shafer 130.48 acre tract;

THENCE in a Westerly direction with the North right-of-way line of said F.M. Highway 1417, the South line of said 130.48 acre tract, the following calls and distances:

South 70 deg. 42 min. 26 sec. West, a distance of 200.49 feet;

South 74 deg. 58 min. 59 sec. West, a distance of 499.93 feet;

South 73 deg. 49 min. 20 sec. West, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 428.74 ACRES OF LAND more or less.

(5) *Permitted Uses.* The uses listed below are permitted within the Blalock Commercial Overlay District in addition to the permitted uses of each specific zoning district.

Educational, Institutional, Public and Special Uses

Helistop

Household Care Facility

Museum/Art Gallery

Transportation, Utility and Communication Uses

Stealth Antenna, Commercial

Telephone Exchange

Office and Professional Uses

Administrative, Medical or Professional Office

Government Office

Insurance Office

Research and Development Center

Retail Uses Over 50,000 sq. ft.

Retail uses over 50,000 sq. ft. are permitted when authorized by a Specific Use Permit.

Retail Uses 50,000 sq. ft. and under

Alcoholic Beverage Establishment
Antique Shop and Used Furniture
Building Material and Hardware Sales, Major
Building Material and Hardware Sales, Minor
Convenience Store with Gas Pumps
Convenience Store without Gas Pumps
Equipment and Machinery Sales and Rental, Major
Equipment and Machinery Sales and Rental, Minor
Feed Store
Furniture, Home Furnishings and Appliance Store
Retail Stores and Shops
Restaurant or Cafeteria

Service Uses

Artisan's Workshop
Bank, Savings and Loan or Credit Union
Beauty Salon/Barber Shop
Business Service
Cabinet/Upholstery Shop
Contractor's Shop and/or Storage Yard (Inside)
Dry Cleaning, Major
Dry Cleaning, Minor
Furniture Restoration
Gunsmith
Gymnastics/Dance Studio
Health/Fitness Center
Household Appliance Service and Repair
Indoor Gun Range
Locksmith/Security System Company
Mortuary/Funeral Parlor
Print Shop Minor

Restaurant or Cafeteria
Restaurant, Drive-In
Small Engine Repair Shop
Veterinarian Clinic with Indoor Soundproof Kennels

Automobile and Related Uses

Auto Parts Sales, Inside
Automobile parking Lot/Garage
Automobile Repair, Major–No Outside Storage
Automobile Repair, Minor–No Outside Storage
Automobile Sales/Leasing, New
Automobile Sales, Used
Carwash
Motorcycle Sales/Service

Wholesale Uses

Bottling Works
Mini-Warehouse/Public Storage
Office/Showroom
Office/Warehouse/Distribution Center
Storage or Wholesale Warehouse

(6) *Prohibited Uses.*

Bulk Chemical & Petroleum Storage Terminals

Sexually Oriented Business

(7) *Nonresidential Building Placement.*

(A) 55.7' from ROW of Hwy 75 and Heritage Parkway

(B) 55.7" from ROW of other streets

(C) 55.7' from interior and rear property lines

(8) *Signs.* One freestanding sign per lot. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the highway right-of-way.

(9) *Parking Areas.* Parking areas and driveways shall be concrete and with curb and gutter along state highways adjacent to open drainage areas. Alternative parking materials may be used to reduce impervious cover when parking is provided that exceeds city requirements and approved by the zoning board. Cross access driveways are required adjacent to commercial zoned tracts. The number of parking spaces required for each use is determined by similar uses in Commercial and Manufacturing Districts.

(10) *Landscaping.*

(A) *Landscaping definition.* Landscaping shall be defined, for the purposes of these requirements, as plant material including, but not limited to, grass, trees, shrubs, flowers, vines and other ground cover, natural land forms, water forms, planters, walks and plaza areas.

(B) *Site definition.* Site shall be defined, for the purposes of these guidelines, as any plot, tract or parcel of land or combination of contiguous lots, tracts or parcels of land which is developed (or intended for development) according to an overall site plan. A site shall be exclusive of any land dedicated for public use through the platting process.

(C) *Compliance.* Landscaping shall conform to the following:

(i) Landscaping shall be required on all developments and shall be completed prior to the issuance of the certificate of occupancy. All detention ponds shall be landscaped.

(ii) Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way.

(iii) All landscaping shall be installed so as to avoid hazards.

(iv) An effort shall be made to preserve existing trees.

ARCHITECTURAL DESIGN GUIDELINES

(11) *Mandatory Site and Structure Provisions.*

(A) *Specific materials and color palette:* To achieve unity between buildings in a commercial development of more than one building, all buildings in the subject

development shall use a minimum of 10% of stone or faux stone for all street facing or publicly visible facades. All other building materials and colors should coordinate with and compliment this stone.

(B) *Masonry requirements:* All buildings shall be constructed with a minimum 60% masonry, exclusive of doors and windows. Masonry shall consist of brick, stone, stucco, simulated stone, or architecturally detailed & painted concrete tilt wall. Unpainted, integral color concrete masonry units are allowed as masonry, but are limited to maximum 50% of a street facing facade.

(C) *Secondary materials:* Secondary materials (maximum 40%) may be EIFS, stucco, wood, metal, or other approved material. Wood or vertical metal shall be limited to a maximum 15% of any building facade per material.

(D) *Earth-Toned Colors:* At least 80% of facade is neutral, crème, or deep, rich, non-reflective natural or earth-toned colors, and no more than 1 color is used for visible roof surfaces.

(E) *EIFS:* the use of Exterior Insulated Finishing System (EIFS) is not allowed below eight (8) feet above finished grade.

(F) *Glass:* Windows shall have a maximum reflectivity of 20%. Pink and gold glass is not permitted.

(G) *Mechanical unit screening:* All mechanical equipment shall be screened from all public view. Screening must match building color and material. Ground-mounted mechanical units may be screened with an evergreen landscape screen.

(H) Exposed conduit, ladders, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.

(I) *Trash and Recycling Collection Areas:*

(1) Trash and recycling collection areas shall be located to minimize visibility.

(2) Trash, recycling receptacles, and trash compactors shall be screened with an eight foot masonry wall of a consistent color and material of the primary building.

(3) Enclosures shall be oriented so that the service opening does not face any public right-of-way or residentially zoned property where possible. The opening shall incorporate a metal gate to visually screen the dumpster or compactor. Concrete-filled steel bollards are required at the rear of the enclosure and in front of the enclosure to protect the gate hinges.

(4) Enclosures located in public areas must be screened with landscaping.

(5) All metal gates must not be allowed to swing into the drive aisle or fire lane.

(J) *Loading Areas:* All loading and service areas shall be screened from view from adjacent public streets and adjacent residential when possible. Screening shall be by walls compatible to the project design and landscaping.

(12) *Design Elements.* Each development must score a minimum of 6 points for buildings under 10,000 sf, 8 points for buildings 10,001-50,000 sf, and 10 points for buildings/developments 50,001 sf or above by implementing a choice/combination of the following design elements: (see Appendix A [of this subsection] for illustrations)

*Additions to existing buildings must be of similar design, and must meet the point score required for the building size of the addition.

**Applicant must submit a table with the architectural drawings enumerating the proposed points acquired for the development.

Points:	Element:	Description: (if necessary):
4	Four-Sided Architecture	Building to be equally finished with a “front door” appearance on all four sides. Required masonry percentages to be met on each elevation.
3	Building Articulation	Building facades over 100' in length must have building offsets of at least 4' for a minimum of 25% of the facade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building facades between 40-100' in length may have either horizontal or vertical articulation. Facade articulations/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of site plan submittal.
2	Porches	Covered areas with columns and sloped

roof attached to the main facade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade.

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|---|-------------------|--|
| 1 | Trellises | Trellis used to enhance an entry feature or as a shaded walkway. |
| 2 | Covered Walkways | An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the facade. |
| 3 | Canopies/Awnings | Coverings of canvas, metal, or other material hung from the building facade to protect windows or door openings. |
| 3 | Roof Overhangs | Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary facade. |
| 4 | Natural Materials | Use stone, simulated stone, stucco and/or brick, for at least 60% of facade (exclusive of doors and windows). |

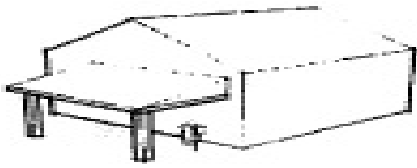
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Description: (if necessary):

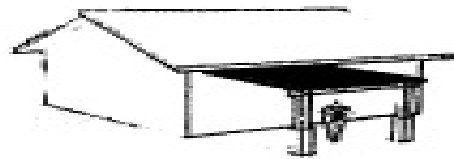
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|---|---------------------|---|
| 4 | Pitched roof | Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline. |
| 2 | Gabled Elements | If a flat roof is used, gabled parapet walls are used to break up long facades. |
| 3 | Varied Roof Heights | Within a pitched roof, varied roof heights or dormers to break up the line of the roof. |

2	Architectural Details in the building facade	i.e. ornamental brickwork, limestone window/door lintels, etc.
1	Decorative Paving at sidewalks	Pavers or decorative concrete for min. 10% of total walkways.
1	Site Amenities	Outdoor seating, patio areas, fountains, or decorative light fixtures.
1	Public sculpture/artwork	Point validity to be determined by the Zoning Board.
2	Enhanced Landscape	Provide a minimum increase of 25% in the number of trees, shrubs, and ornamental plantings required by city ordinance.

Appendix A



Porch



Trellis



Covered Walkway



Canopies/Awnings



Roof Overhang



Gabled Elements



Varied Roof Heights



Architectural Details

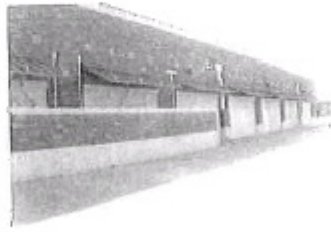
Appendix B

Architectural Examples



PORCHES

Covered areas with columns and sloped roof attached to the main facade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade.



Four-Sided Architecture Building to be equally finished with a "quality" appearance on all four sides. Required masonry percentages to be met on each elevation.



BUILDING ARTICULATION

Building facades over 100' in length must have building offsets of at least 4' for a minimum of 25% of the facade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building facades between 40'-100' in length may have either horizontal or vertical articulation.

Facade articulation/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of Architectural Review submittal.



ROOF OVERHANGS

Buildings that feature a pitched roof or positively pitched roof with overhang at least 4 feet beyond the primary facade.



NATURAL MATERIALS

Use stone, simulated stone, outdoor brick, for at least 60% of facade (exclusive of doors and windows).



PITCHED ROOF

Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline.



GABLED ELEMENTS If a flat roof is used, gabled parapet walls are used to break up long facades.



VARIED ROOF HEIGHTS

Within a pitched roof, varied roof heights or dormers to break up the line of the roof.

DECORATIVE PAVING

Pavers or decorative concrete for min. 10% of total walkways



SITE AMENITIES

Outdoor seating, patio areas, fountains, or decorative light fixtures.

(Ordinance 5638 adopted 2/15/10)