



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

October 10, 2012

MEMORANDUM

From: Linda Allen, Acting Chair, Village Planning Commission

Subject: Adoption of Commercial Design Guidelines and Standards

As enabled by and consistent with Village Ordinance 2006-31 (attached) which amended Article 2 (Administration) of the Village Zoning Resolution, adding Section 15.2.6.6 to existing Duties of Planning Commission; at their meeting on October 9, 2012 following a line-by-line presentation, analysis, consideration and discussion; following prior consideration and discussion on this matter at their April 16, 2012 and July 30, 2012 meetings; the Village Planning Commission unanimously adopted Commercial Design Guidelines and Standards (also attached), originally drafted by McKenna Associates (consultant), to guide future commercial development through review of site plan, conditional use permit, and planned unit development applications. The Planning Commission, in support of the adoption of these guidelines and standards, found them to be user-friendly, containing desired flexibility, with the intent of encouraging orderly and logical development that enhances the livability of South Lebanon.

attachments

ORDINANCE NO. 2006-31

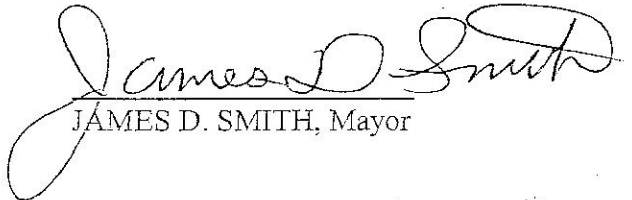
AN ORDINANCE AMENDING THE ZONING CODE TO ADOPT COMMERCIAL
DESIGN STANDARDS

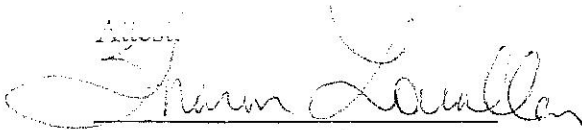
NOW, THEREFORE, BE IT ORDAINED, by the Council of the Village of South
Lebanon, Ohio at least two-thirds of all members elected thereto concurring:

SECTION I: amending Article 2, Administration, by adding Section 15.2.6.6
PERMITTING PLANNING COMMISSION TO ADOPT COMMERCIAL SITE AND
ARCHITECTUAL DESIGN STANDARDS TO GUIDE COMMERCIAL DEVELOPMENT
PROPOSED IN THE VILLAGE OF SOUTH LEBANON AS PART OF A SITE PLAN,
CONDITIONAL USE, AND/OR PLANNED UNIT DEVELOPMENT APPLICATION.

SECTION II: This Ordinance shall become law at the earliest time permitted by law.

Dated: October 19, 2006


JAMES D. SMITH, Mayor

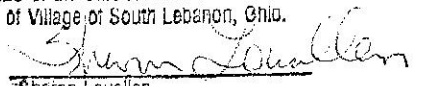


SHARON LOUALLEN, FISCAL OFFICER

CERTIFICATE OF POSTING

I, Sharon Louallen, Fiscal Officer of the Village
of South Lebanon, Ohio do hereby certify I posted
a true and accurate copy of this ordinance or
resolution, summary of ordinance or resolution,
or statement, order, proclamation, notice or report at
five public places within the Village as authorized
by Section 731.25 of the Ohio Revised Code and
Ordinance 98-08 of Village of South Lebanon, Ohio.

10-20-06
Date


Sharon Louallen
Fiscal Officer
Village of South Lebanon,
Ohio

Commercial Design Guidelines and Standards

Village of South Lebanon, Ohio

I. GENERAL PROVISIONS

A. GENERAL INTENT

The intent of these Commercial Design Guidelines and Standards is to improve the overall quality of commercial development in South Lebanon, ensure the compatibility of commercial development with surrounding land uses, prescribe the location of commercial development in the village, enhance pedestrian safety and walkability, and creating a user-friendly document and review process.

B. APPLICABILITY

These Commercial Design Guidelines and Standards shall apply to all new commercial development within the Village of South Lebanon that involves a rezoning request, site plan approval, conditional use request or preliminary PUD plan approval. The Commercial Design Guidelines and Standards shall be applied, as applicable, in the normal review processes for variances, rezonings, site plans, and PUD plans as required by the Zoning Regulations of South Lebanon.

C. VARIANCES AND MODIFICATIONS ALLOWED

1. Variances

The Board of Zoning Appeals may grant variances from the standards contained in these Commercial Design Guidelines and Standards according to Section 15.5.4 of the Zoning Regulations (*Variances*).

2. Modifications to Allow Alternative Compliance

In addition, Planning Commission may waive or modify any design standard contained in these Commercial Design Guidelines and Standards to encourage the implementation of alternative or innovative practices that implement the intent of the modified standard(s) and provide equivalent public benefits without significant adverse impacts on surrounding development.

3. Conditions of Approval

In granting a variance, deviation, or modification, the Board of Zoning Appeals, the Village Council or Planning Commission may require conditions that will substantially secure the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties, including but not limited to additional landscaping or buffering.

E. CONFLICTING PROVISIONS

If the provisions of these Commercial Design Guidelines and Standards are inconsistent with one another, or if they conflict with provisions found in other adopted codes, ordinances, or regulations of the Village of South Lebanon, the more restrictive provision will control unless otherwise expressly provided.

II. COMMERCIAL DESIGN GUIDELINES AND STANDARDS

A. PURPOSE

These guidelines and standards are intended to encourage an orderly and logical pattern of commercial development that is easily recognized by local residents, and that enhances the convenience and livability of South Lebanon. It is also the intent that these guidelines and standards encourage forethought and consideration of both a development's external relationships as well as its internal organization.

B. LAND DISTURBANCE (GRADING AND RETAINING WALLS)

1. **Intent.** The natural rolling and vegetated topography is a key element in distinguishing South Lebanon and defining its character. Wherever possible, new development should respect and maintain the natural topography on a site through sensitive site organization and minimizing land disturbance. Extensive grading or unusual site improvements (e.g., large retaining walls) to force a preconceived design onto a particular piece of property is strongly discouraged. Modifying the design of a commercial development to fit the site generally results in a reduced potential for environmental problems and an improved level of visual interest and variety.
2. **Preliminary Grading Plan.** Where significant topographical issues are identified (for example, substantial differences in grade on site), the Village may require the applicant to submit a preliminary grading plan. As applicable, no grading, excavation, or tree/vegetation removal shall occur on a site, whether to provide for a building site, for on-site utilities or services, or for any roads or driveways, before the village's approval of such preliminary grading plan.
3. **Respect the Natural Topography.** To the maximum extent feasible, the layout of commercial developments shall follow and respect the natural topography of the site. Berms, channels, swales, and similar man-made changes to the landscape shall be designed and graded to be an integral part of the natural landscape and to provide a smooth transition in changes of slope.
 - a. Limits on Graded or Filled Man-Made Slopes. The maximum slope of any man-made slope shall be 3:1. Retaining walls shall comply with the requirements for retaining walls set forth in this subsection.
 - b. Site Drainage Patterns. Site drainage patterns shall be designed to prevent concentrated surface drainage from collecting on, and flowing across pedestrian paths, walks, and sidewalks.
 - c. Retaining Walls.
 - i. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and to provide planting pockets or terraces for revegetation and landscaping.
 - ii. Retaining walls may be permitted to support steep slopes but shall not

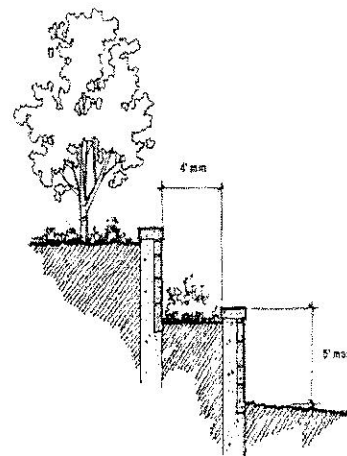


Figure 1—The width of the terrace between any two 5-foot retaining walls shall be a minimum of 4 feet with a maximum slope of 3:1.

- exceed five feet (5') in height from the finished grade.
- iii Terracing shall be limited to four tiers. The width of the terrace between any two 5-foot retaining walls shall be a minimum of four feet (4') with a maximum slope of 3:1. Terraces created between retaining walls shall be permanently landscaped or revegetated.
- iv Retaining walls shall be stacked natural stone or faced with stone or earth-colored materials, or a material compatible with the primary building materials. Railroad ties, timber, and gabion-type retaining walls are prohibited.

C. SITE LAYOUT/DEVELOPMENT PATTERN (INCLUDING BUILDING ORIENTATION)

1. **Intent.** Site layout and building orientation often define the focus of activity that occurs at the front door or along the street. These standards are intended to use site planning and building orientation in order to:

- a. Create a sense of place for users and passers-by;
- b. Ensure that buildings relate appropriately to surrounding developments and streets and create a cohesive visual identity and attractive street scene;
- c. Ensure that site circulation promotes contiguous pedestrian and vehicle circulation patterns;
- d. Ensure that parking areas provide safe and efficient access to buildings; and
- e. Create a unique and identifiable image for development in South Lebanon.

2. **Location of Parking.** In order to reduce the scale of the paved surfaces and to shorten the walking distance between the parked car and the building, off-street parking for all commercial developments shall be located according to one of the following options:

- a. A minimum of thirty percent (30%) of the off-street surface parking spaces provided for all uses contained in the development's primary building shall be located other than between the front façade of the primary building and the primary abutting street; or
- b. More than seventy percent (70%) of the off-street surface parking spaces provided for all uses contained in the development's primary building may be located between the front façade of the primary building(s) and the primary abutting street, provided the amount of interior and perimeter parking lot landscaping required by Section 15.17.10 (*Interior Parking Lot Landscaping*) is increased by fifty percent (50%).

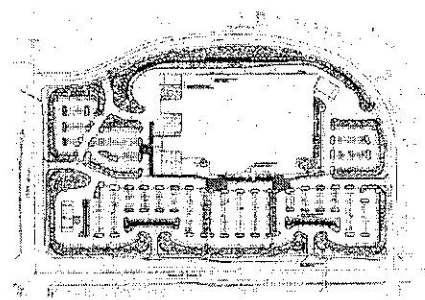


Figure 2—A minimum of 30% of the off-street surface parking spaces provided for all uses contained in the development's primary building shall be located other than between the front façade of the primary building and the primary abutting street (e.g., to the rear or side of the primary building(s)).

3. Multiple-Building Developments.

- a. **Applicability.** When there is more than one (1) building in a commercial development, the development shall comply with the following standards, except that multiple building developments located at the intersection of two thoroughfare streets shall comply instead with the standards

stated in subsection II.B.5.

- b. Site Layout and Building Orientation. All buildings shall be arranged and grouped so that their primary orientation complements adjacent, existing development and either:
 - i. Frames the corner of an adjacent street intersection;
 - ii. Frames and encloses a "main street" pedestrian and/or vehicle access corridor within the development site;
 - iii. Frames and encloses on at least three sides parking areas, public spaces, or other site amenities.
 - iv. An applicant may submit an alternative development pattern, provided such pattern achieves the intent of the above standards and this section. Strictly linear or "strip commercial" development patterns shall be avoided.

4. Single-Building Developments

- a. Applicability. Unless part of a larger planned development or commercial center, when there is only one (1) building in a proposed commercial development, the development shall comply with the following standards, except that single building developments located at the intersection of two thoroughfare streets shall comply instead with the standards stated in subsection II.C.5.
- b. Single-Tenant Building. Unless part of a larger planned development or commercial center, when there is only one (1) building in a proposed commercial development that will be occupied by a single tenant, such building shall be oriented toward the primary abutting thoroughfare and shall otherwise comply with standard C.2. (Location of Parking) above. Deep setbacks behind large expanses of parking areas or vacant land shall be avoided.

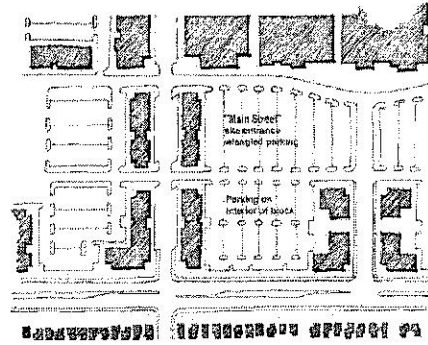


Figure 3—In this development pattern, a side "main street" off the primary abutting street is the core and focus of the center. Buildings are closely spaced and front directly on this "main street." The majority of parking is typically on the interior of the block behind the buildings, although parallel or angled parking could be allowed along the "main street." The "main street" could be intersected by smaller side streets providing access to other uses on the parcel.

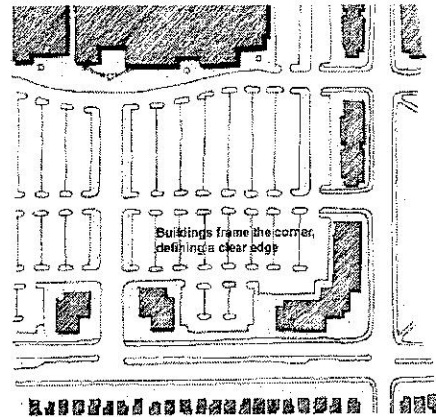


Figure 4—In this development pattern, most buildings front directly on the street and define a clear edge. The outlet on the corner makes a strong architectural statement and announces the center. Parking is typically on the interior of the block.

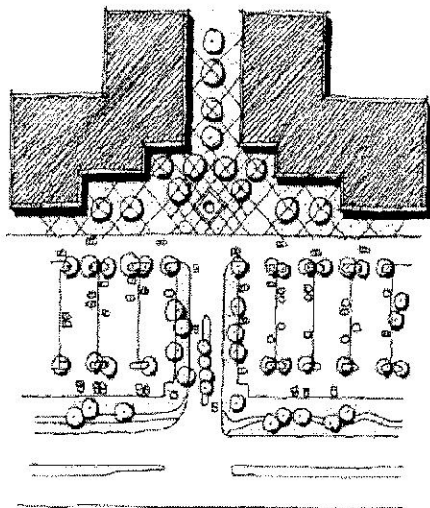


Figure 5—This development pattern uses buildings to frame an internal open space or plaza to give the center focus. Primary buildings orient to the plaza.

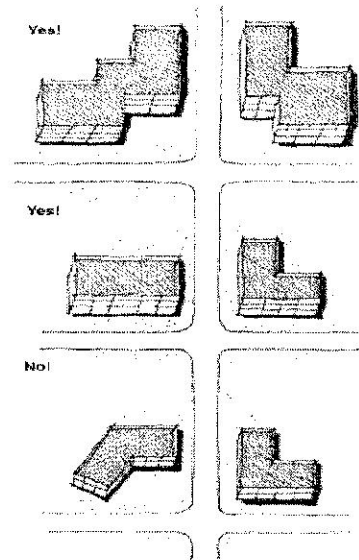


Figure 7— Within each intersection quadrant, new buildings shall be organized to align with existing buildings located across the intersecting thoroughfare streets.

- c. Multi-Tenant Building. Unless part of a larger planned development or commercial center, when there is only one (1) building in a proposed commercial development that will be occupied by multiple tenants, at least fifty percent (50%) of the building's "active" wall shall be oriented toward the primary abutting thoroughfare and shall otherwise comply with standard C.2. (Location of Parking) above. Deep setbacks behind large expanses of parking areas or vacant land shall be avoided. For purposes of this standard, the "active" wall shall be the side of the building containing the majority of storefronts, customer entrances, and windows.

5. Site Layout and Building Orientation at Two Intersecting Thoroughfare Streets

- a. Applicability. All new office, and commercial developments located at the intersection of two thoroughfare (arterial) streets shall comply with this subsection's site layout and building orientation standards.
- b. Site Layout and Building Orientation. To the maximum extent practicable, within each intersection quadrant, primary buildings and/or outlot buildings shall be arranged to orient to the thoroughfare streets and to frame the corner at the intersection of the two thoroughfares. Deep building setbacks behind large expanses of parking areas or vacant land shall be avoided.
 - i. A minimum of sixty percent (60%) of all thoroughfare street frontages shall be occupied by:
 - (a) building frontage;
 - (b) decorative architectural walls (no higher than three feet (3'));

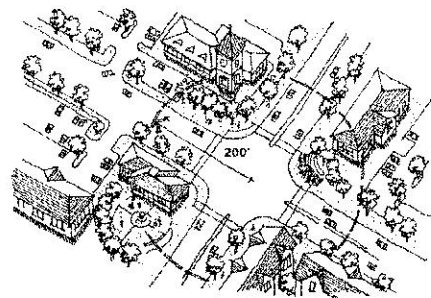


Figure 6— On four corners of a thoroughfare/thoroughfare street intersection, developments shall provide a "focal point" within a 200-foot radius from the intersection of the centerlines of the two intersecting thoroughfare streets.

- (c) landscaped entryway signage or features;
- (d) required focal point; and/or
- (e) site amenities.

See subsections C.5.c (Focal Point Required) and C.7. (Site Amenities) below. The remaining forty percent (40%) of thoroughfare street frontage may be occupied by parking areas as limited by subsections C.6.c. and B.6.d. below and subsection C.2.a. (Location of Parking) above, or by breaks for vehicle or pedestrian access.

- c. Focal Point Required. On each of the four corners of a thoroughfare/ thoroughfare street intersection, developments shall provide a "focal point" within a 200-foot radius from the intersection of the centerlines of the two thoroughfare streets. A "focal point" shall be visible from the intersecting thoroughfare streets and may be either:
 - i. A distinctively-designed building, which may include a outlot building, preferably with a vertical element; but shall not include drive-through facilities and automobile service stations;
 - ii. An architectural feature that is a minimum of twenty-five feet (25') tall and a maximum forty-five feet (45') tall (e.g., a clock tower, spire, or interesting roof form);
 - iii. Public art or sculpture;
 - iv. Fountains or other water feature;
 - v. Public plazas or other open space; or
 - vi. Landscape feature.
- d. Organization. Within each intersection quadrant, new buildings shall be organized to align with existing buildings located across the intersecting thoroughfare streets in a way that "completes" the space around the corner and unites the adjacent developments.

6. Outlot and Pad Sites

- a. Intent. The siting and design of smaller retail stores, or "pad sites" and "outlots," can create a more inviting appearance in a larger development by visibly reducing the project's scale and by expanding the range of activities and businesses found within a single development. The location, orientation of the entry, and architecture of pad site and outlot buildings also provide opportunities to frame entries into larger developments and contribute to the development's visual interest by placing storefront spaces closer to the street and creating a street scene.

Accordingly, pad site and outlot structures shall be compatible or enhance the main buildings on a commercial site. The layout of pad site and outlot buildings shall relate coherently to the public street and surroundings (outward) as well as to the main center (inward), and specific siting decisions shall further the general intent of creating a "sense of place," focal points, site amenities, and arrival into the commercial center.

- b. General Guideline. Outlot buildings shall frame larger developments or pronounce the entrance

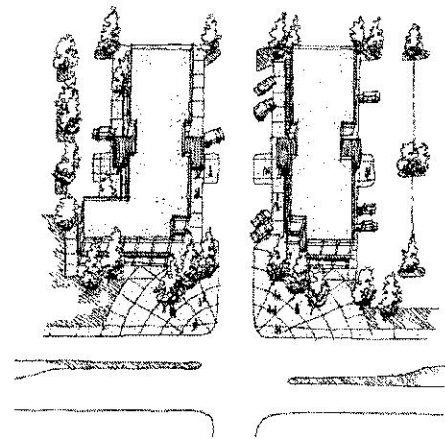


Figure 8— To the maximum extent practicable, outlots shall be clustered together to define street edges and entry points or to enclose and create interesting places between buildings.

into larger developments and increase the overall desirability, identity and function of a commercial development, especially in Large Commercial Centers.

- c. Clustering of Outlot Sites. Outlots shall be clustered together to define street edges and entry points or to enclose and create interesting places between buildings. Even dispersal of outlots in a widely-spaced pattern within the development, even if along the street edge(s), is discouraged.
- d. Parking Orientation. Pad site and outlot parking located adjacent to collector and arterial roads shall be located in side and rear yards only. Shared parking with reciprocal access easements are strongly encouraged.

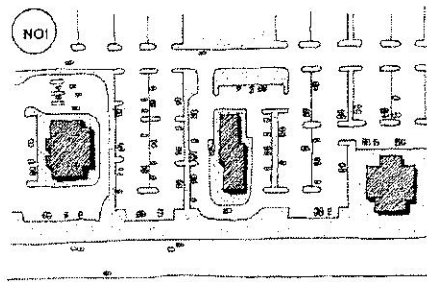
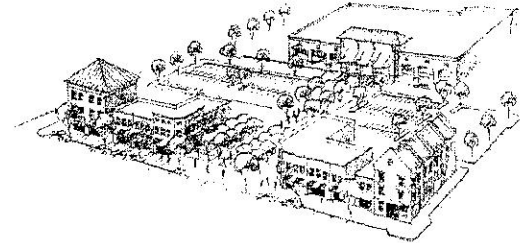
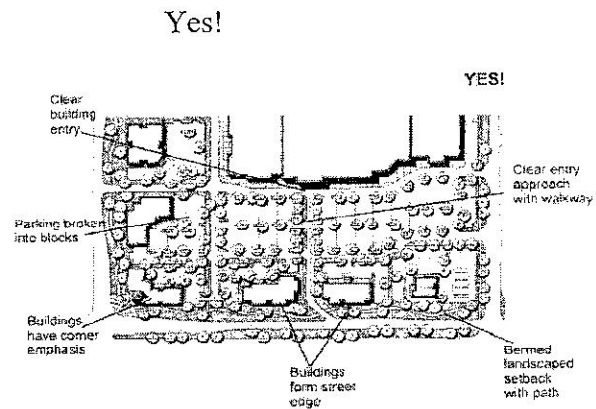
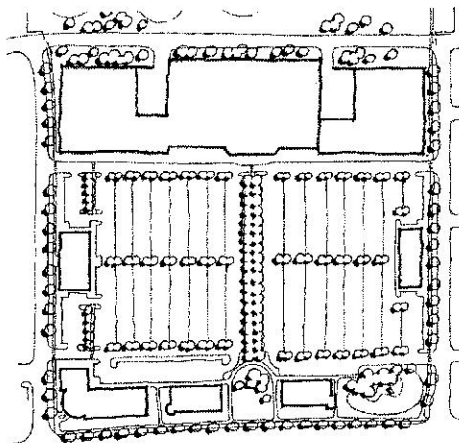


Figure 9— Even dispersal of outlots in a widely-spaced pattern within the development, even if along the street edge(s), is discouraged.



- e. Spaces Between Adjacent Outlots. Wherever practical, spaces between adjacent outlot and/or pad site buildings should be improved to provide small pockets (preferably heavily-landscaped) of customer parking, pedestrian connections, small-scale project amenities, or focal points. Examples include, without limitation:
 - i A landscaped pedestrian walkway linking customer entrances between two or more outlot buildings;
 - ii A public seating or outdoor eating area;
 - iii An area landscaped with a variety of living materials emphasizing four-season colors, textures, and varieties; or
 - iv Sculptures or fountains.



f. Outlot Building Design.

- i Outlot buildings shall incorporate high-quality building materials and architecture.
- ii Significant departures from "off-the-shelf" standardized building design may be required to meet this standard.
- iii Outlot entrances are appropriate locations to express individual building character or identity. Customer entrances shall be emphasized through incorporation of a building recess, projection, canopy, or similar design element.

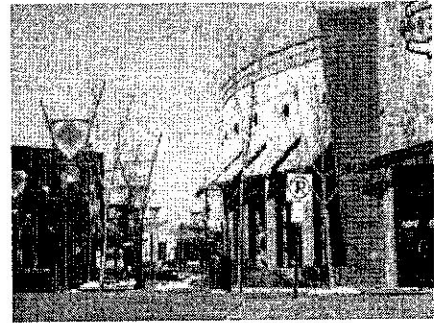


Figure 10— This figure illustrates a significant departure from "off-the-shelf" standardized building design on pad sites.

7. Site Amenities

- a. Intent. Site amenities and pedestrian-scale features (e.g., outdoor plazas, street furniture, playgrounds, statuary, sidewalk cafes) in commercial developments offer attractive spaces for customer and visitor interaction and create an inviting image for both customers and employees. The use of site amenities can also provide pedestrian spaces at the entry to buildings, can break up expanses of parking, enhance the overall development quality, and contribute to the character of an area.
- b. General Guideline. Site amenities and gathering places can vary widely in size, in type, and in degree of amenity. Buildings, trees, walls, topography, and other site features within a commercial development should be oriented and arranged to enclose such gathering places and lend a human scale.
- c. Standards for Site Amenities.

- i New commercial developments shall provide a minimum of 10 square feet of site amenities, open areas, and public gathering places for each 10 parking spaces.
- ii Site amenities may consist of any of the following:
 - (a) Patio or plaza with seating area;
 - (b) Mini-parks, squares, or greens;
 - (c) Customer walkways or pass-throughs containing window displays;
 - (d) Water feature;
 - (e) Clock tower; and/or
 - (f) Public art;
 - (g) Any other similar, deliberately shaped area and/or focal feature that, in the Village's judgment, adequately enhances such development and serves as a gathering place.
- iii. Aggregation Allowed. In commercial developments containing more than one building, the required area may be aggregated into one larger space, provided such space is within easy walking distance of the major tenant(s) in the development.

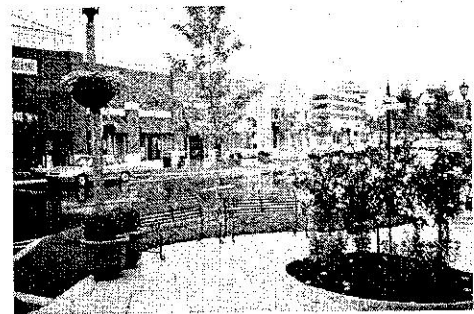


Figure 11— This illustration of a plaza within a commercial development provides a public gathering place and a significant site amenity.

iv. Design Requirements.

- (a) All site amenities within a commercial development shall be an integral part of the overall design and within easy walking distance of major buildings, major tenants, and any transit stops.
- (b) Any such amenity/area shall have direct access to the public sidewalk network.
- (c) The amenity/area shall be constructed of materials that are similar in quality to the principal materials of the primary buildings and landscape.

D. RELATIONSHIP TO SURROUNDING DEVELOPMENT

1. **Intent.** Typical tools for making the transition between commercial development and other, less intensive land uses have included back-to-back building orientation, large distances between uses, and heavily-landscaped buffer areas, often with fences and walls. However, some of the unintended results of this include excessive land consumption and lack of pedestrian and vehicle connections. Accordingly, the following design guidelines and standards ensure that new commercial development, where practicable, provides convenient pedestrian and vehicle access and connections to adjacent uses. In addition, they urge the use of alternative transitions, including architectural transitions such as reducing the scale of commercial building mass next to residential uses and at least some front-to-front building orientations, and development of less intense land uses between commercial and single-family residential areas, such as lower-intensity office, civic/open space, or multi-family land uses.
2. **Transitions Between Land Uses.** Transitions may be required in the following situations:
 - a. Changes in use between adjoining properties, especially from commercial to residential;
 - b. Changes in intensity of use between adjoining properties, such as from Large Commercial Centers to multi-family residential; and
 - c. Views, uses, or activities on the commercial development site that could be a nuisance for neighbors, such as commercial loading and service areas.
3. **General Guideline/Standard.** An applicant shall incorporate Architectural Transitions and Green/Open Space Transitions and Lesser Intensive Uses as Transitions to the maximum extent practicable before employing more traditional Landscaping and Screening Transitions.
4. **Preferred Techniques.** When a transition is required, an applicant shall incorporate, to the maximum extent practicable, the architectural and green/open space transition techniques tools in subsections 4.a. and 4.b. below:

- a. Architectural Transitions. To the maximum extent practicable, commercial development shall employ a minimum of three (3) of the following techniques to ensure compatibility with surrounding development, including adjacent residential development:
 - i Use similar building setback.
 - ii Use similar building height.
 - iii Use similar roof form.

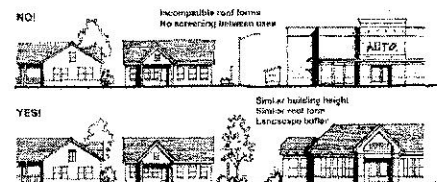


Figure 12— To the maximum extent practicable, commercial development shall employ transition techniques to ensure compatibility with surrounding development, including adjacent residential development.

- iv Mitigate the larger mass of commercial buildings with façade articulation (see section II.F.2., Building Massing and Façade Treatment, below).
 - vi Use front-to-front building orientations, especially with commercial uses that are pedestrian-intensive (e.g., restaurants, banks). Other building-to-building orientations may be utilized except that a back-to-front building orientation is not an acceptable transition tool.
- b. Green/Open Space Transitions. Commercial development may employ the following technique to provide transitions and ensure compatibility between the commercial development and surrounding development:
- i Use small green spaces, courts, squares, parks, plazas, and similar spaces that can also function as community gathering places.
 - ii Use existing natural features as transitions, including natural differences in topography (not retaining walls), streams, existing stands of trees, and similar features. When existing natural features are used as transitions, the village may still require that adequate pedestrian connections to adjacent land uses be accommodated (see section II.D. below).
- c. Community-Serving Uses as Transitions. When office, small-scale retail, pedestrian-intensive retail, civic, or public uses are planned as part of the same development containing more intensive commercial uses, the applicant may site the lesser-intensive uses or more community-serving uses as transitions to lower-intensity, adjacent uses. For example, post offices, banks, and restaurants--all of which are pedestrian-intensive, community-serving uses--can be sited next to adjacent medium-density residential uses.
- d. Landscaping and Screening Transitions. Where other transition tools are not possible, or where the village determines other transition tools by themselves do not create an adequate transition to, or buffer for, less intensive land uses, the landscaping and screening requirements of Article 17 of the Zoning Regulations shall apply (*Landscaping and Screening Requirements*).

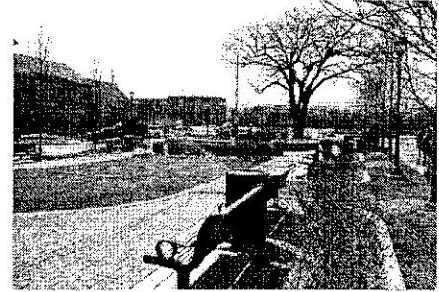


Figure 13— Commercial developments may use small green spaces, courts, squares, parks, plazas, and similar spaces that can also function as community gathering places to provide transitions and ensure compatibility with surrounding non-commercial uses.

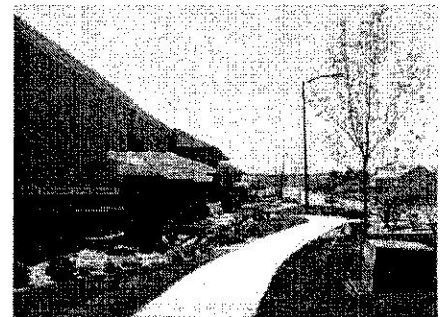


Figure 14— Each boundary to be screened between the commercial development and the adjacent use shall be landscaped with at least 4 trees and 20 shrubs per 100 linear feet of edge

E. VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION

1. **Intent.** Provide safe, efficient, and convenient vehicular and pedestrian access and circulation patterns within and between developments. A pedestrian network that offers clear circulation paths

from the parking areas to building entries creates a friendlier, more inviting image.

2. Vehicle Access and Circulation.

- a. Primary access to Large Commercial Centers shall be from the thoroughfare street system.
- b. Large Commercial Centers should be located that commercial traffic is separated from the residential street system.
- c. If a Large Commercial Center is proposed at a location or density that will have a significant effect on current traffic patterns, a traffic impact study may be required to ensure that the street network can accommodate the anticipated traffic demands and to define required street improvements.
- d. The number and location of vehicle entrances to a commercial development shall be consistent with the existing or anticipated design of adjacent streets. The specific location of primary vehicle entrances are subject to the approval of the Planning Commission and Village Engineer

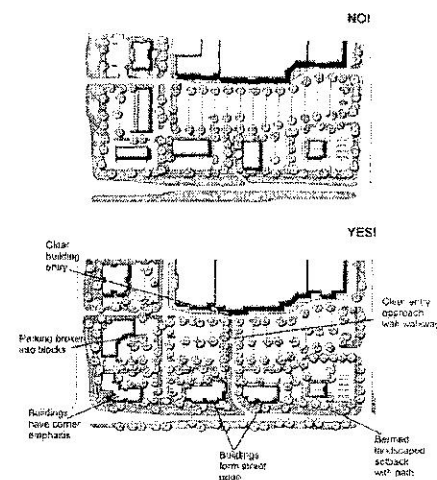


Figure 15— Provide safe, efficient, and convenient vehicular and pedestrian access and circulation patterns within and between developments.

3. Internal Vehicle Circulation

- a. Internal vehicle circulation patterns shall provide a clear and direct path to the principal customer entrance of the primary building, to outlying outlots, and to each parking area.
- b. In Large Commercial Centers, a clear system of main circulation drives (containing few or no parking spaces that directly access the main drives) shall be established to carry the highest volumes of traffic within the site.
 - i. In order to reduce pedestrian and vehicular conflicts, to the maximum extent feasible, those main circulation drives shall not be located along the façades of buildings that contain primary customer entrances.
 - ii. To the maximum extent feasible, the intersection of two main circulation drives shall be designed as a “t” intersection, rather than a four-legged intersection, to minimize vehicular conflicts.

4. On-Site Truck Traffic/Loading and Circulation

- a. Every shopping center will be required to provide appropriately sized loading and delivery facilities separate from customer parking and pedestrian areas.
- b. As the size of the development and the volume of trucks increase, internal circulation patterns should reflect an increasing separation between automobile and truck traffic in order to minimize accidents and congestion.

5. Vehicle Connections with Adjacent Properties

- a. To the maximum extent feasible, connections between adjacent nonresidential development parcels shall be provided by siting a logical array of access points continuous to the adjacent development.

- b. To the maximum extent feasible, common or shared service and delivery access shall be provided between adjacent parcels and/or buildings.
- c. The village may require access easements to ensure that outlots or adjacent parcels have adequate access if ownership patterns change.
- d. Commercial drives or on-site streets shall not align with access to adjacent residential developments. Exceptions may be made in cases where physical constraints dictate that no other option is possible.
- e. All commercial developments shall be reviewed and approved by the Fire Chief.

6. Pedestrian Access and Circulation

- a. An on-site system of pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - i. The primary development entrance or entrances to each commercial building, including outlot buildings;
 - ii. Any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the commercial development;
 - iii. Any public sidewalk system along the perimeter streets adjacent to the commercial development (see subsection 3.c., Pedestrian Connections to Perimeter Public Sidewalks, below);
 - iv. Where practicable and appropriate, adjacent land uses and developments, including but not limited to adjacent residential developments, retail shopping centers, office buildings, or restaurants; and
 - v. Where practicable and appropriate, any adjacent public park, greenway, or other public or civic use including but not limited to schools, places of worship, public recreational facilities, or government offices.
- b. Pedestrian Connections from Buildings to Parking Areas, Outlots, and Site Amenities
 - i. In addition to the connections required above, on-site pedestrian walkways shall connect each primary entrance of a commercial building to a pedestrian network serving:
 - (a) All parking areas or parking structures that serve such primary building; and
 - (b) Site amenities or gathering places as required above.
 - c. Connections between the on-site (internal) pedestrian walkway network and any public sidewalk system located along adjacent perimeter streets shall be provided at regular intervals along the perimeter street

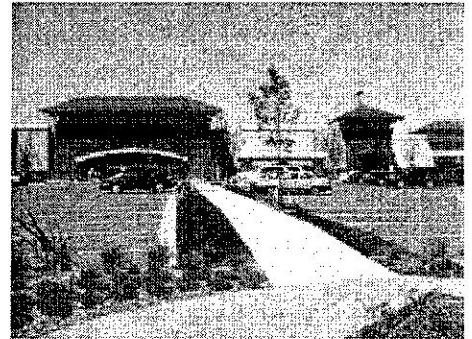


Figure 17—On-site pedestrian walkways shall connect each primary entrance of a commercial building to the adjacent parking blocks, structures, or site amenities.



Figure 18— Continuous pedestrian walkways no less than 8 feet wide shall be provided along the full length of a primary building along any façade featuring a customer entrance and along any façade-abutting customer parking areas.

as appropriate to provide easy access from the public sidewalk to the interior walkway network.

- d. All site walkways connecting parking areas to buildings shall include a 5-foot minimum walkway with planting areas. This area shall be a minimum of fifteen feet (15') wide to accommodate car overhangs.
- e. Walkways Along Buildings
 - i. Walkways Along Primary Buildings. Continuous pedestrian walkways no less than eight feet (8') wide shall be provided along the full length of a primary building along any façade featuring a customer entrance and along any façade abutting customer parking areas. Such walkways shall be located at least six feet (6') from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade.
 - ii. Walkways Along Outlot Buildings. Continuous pedestrian walkways no less than five feet (5') wide shall be provided along the full length of a outlot building along any façade featuring a customer entrance and along any façade abutting customer parking areas. Such walkways shall be located at least three feet (3') from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade.
- f. Walkways Through Vehicle Areas. At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height.

F. PARKING

1. **Intent.** While recognizing the paramount role of cars in everyday life and the need to provide adequate and convenient space for them, these guidelines and standards move away from the typical suburban pattern of predominant and highly-visible parking areas within commercial developments. These standards are intended to reduce the scale of parking areas, siting a portion of the parking lot out of view, providing clear pedestrian circulation paths and amenity areas with parking areas, and using landscaping within parking lots to screen spaces and reduce the overall visual impact of large parking areas.
2. **Parking Amount.** Article 12 of the Zoning Regulations (*Off-Street Parking and Loading Facilities*) specifies the minimum amount of parking spaces to be provided in all commercial development.
3. **Accessible Parking.** Accessible parking spaces for the disabled shall be provided according to village standards and specifications.
4. **Parking Layout and Design**
 - a. General Guideline. Parking areas should be designed for a safe and orderly flow of traffic throughout the site. Major circulation patterns within parking areas should be well-defined with curbs and landscaped islands (see Section 15.17.10 of the Zoning Ordinance (*Interior Parking Lot Landscaping*) for parking lot landscaping requirements),

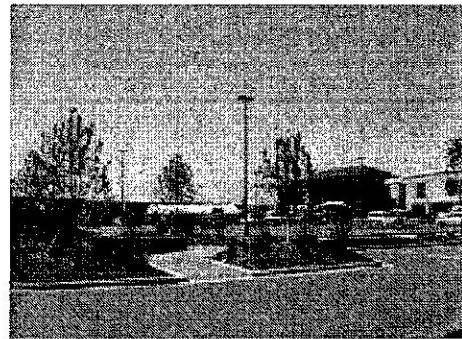


Figure 19—Walkways through vehicle areas.

and parking spaces along main circulation drives should be avoided. To the maximum extent practicable, dead-end parking lots shall be avoided.

- b. Parking Blocks Required. In order to reduce the scale of parking areas, the total amount of parking provided shall be broken up into parking blocks containing no more than 40 spaces.
 - i. Parking blocks shall be separated from each other by access drives or public streets, pedestrian walkways, buildings, or landscaping per Article 17 of the Zoning Regulations (*Landscaping and Screening Requirements*).
 - ii. Each parking block shall have consistent design angles for all parking within the block.
 - iii. Parking blocks should be oriented to buildings to allow pedestrian movement down and not across rows (typically with parking drive aisles perpendicular to customer entrances).
- c. Parking Lot Landscaping. See Article 17 of the Zoning Regulations.
- d. Shopping Cart Return Areas. As applicable, shopping cart return stations shall be evenly distributed within and between separate parking blocks. Shopping cart return stations shall be identified on the final plan.

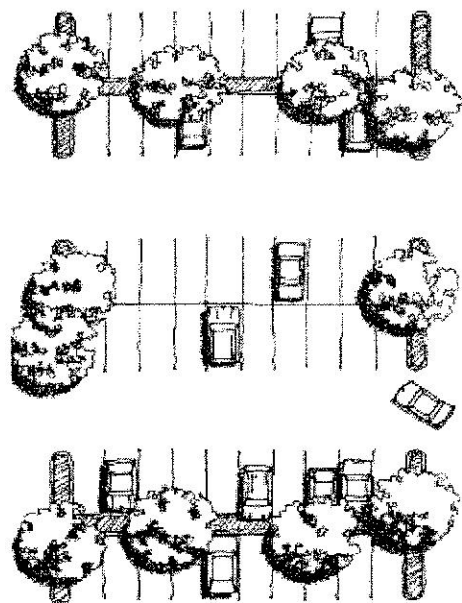


Figure 20— Parking blocks shall be separated from each other by

NO

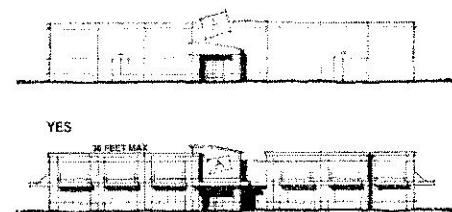


Figure 21— No wall that faces a street or connecting pedestrian walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including architectural features such as columns, ribs, pilasters or piers, changes in plane, changes in texture or masonry pattern, or an equivalent element that subdivides the wall into human scale proportions.

G. BUILDING DESIGN

1. **Intent.** Create commercial developments with a recognizable image as a distinct place; vary massing to provide visual interest; as applicable, ensure compatibility with surrounding developments; and use building height and massing to emphasize important corners, designate points of entry, and create a visible skyline to differentiate South Lebanon's new commercial areas from other activity nodes.
2. **Building Massing and Façade Treatment.** Except where noted, all new commercial development shall comply with the following standards.
 - a. Building Façade Treatment. All building walls shall have architectural interest and variety to avoid the effect of a single, long or massive wall with no relation to human scale. The building design shall be consistent with the following standards:
 - i. Minimum Wall Articulation. There shall be no blank, unarticulated building walls exceeding 30 feet in length. All building walls shall be designed to meet all the following standards:

- (a) All buildings walls shall consist of a building bay or structural building system that is a maximum of thirty feet (30') in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers, changes in wall planes, changes in texture or materials, and fenestration pattern no less than twelve inches (12") in width.
 - (b) Any wall exceeding 50 feet in length shall include at least one change in wall plane, such as projections or recesses, having a depth of at least three percent (3%) of the entire length of the façade and extending at least twenty percent (20%) of the entire length of the façade.
 - (c) All building walls shall include materials and design characteristics consistent with those on the front.
- ii. Building walls facing public areas. In addition to 2.a.i above, building walls that face public streets, connecting walkways, or adjacent development shall meet the following standards:
 - (a) Facades shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, or alternate architectural detail that defines human scale, along no less than sixty percent (60%) of the façade.
 - (b) False windows and/or entrances shall be permitted.
- iii. Awnings.
 - (a) Awnings shall be no longer than a single storefront.
 - (b) Fabric awnings are encouraged; canvas awnings with a matte finish are preferred. Awnings with high gloss finish are discouraged. Illuminated, plastic awnings are prohibited.
 - (c) Rigid frame awnings are allowed, but shall stop at the top section and shall not be included in the valence.
 - (d) Awning colors shall be compatible with the overall color scheme of the façade from which it projects. Solid colors or subtle striped patterns are preferred.
- v. Downspouts. All downspouts shall be concealed. No exposed downspouts shall be used. The view through scuppers shall be screened.
- b. Multi-Story Buildings. The following standards shall apply to all commercial buildings, including hotels and motels, with two or more stories:
 - 1. The composition of the building shall present a clearly recognizable base, middle, and top, or a clearly-defined alternative building composition.
 - 2. A recognizable "base" may consist of, but is not limited to:
 - (a) Thicker walls, ledges, or sills;
 - (b) Integrally-textured materials such as stone or other masonry;
 - (c) Integrally-colored and patterned materials such as smooth-finished stone or tile;
 - (d) Lighter or darker colored materials, mullions, or panels; or
 - (e) Planters.
 - 3. A recognizable "top" may consist of, but is not limited to:
 - (a) Cornice treatments, other than just colored "stripes" or "bands," with integrally-textured materials such as stone



Figure 22—Facades that face public streets or adjacent development shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, trellises with vines, along no less than 60% of the façade.

- or other masonry or differently colored materials;
- (b) Sloping roof with overhangs and brackets;
- (c) Stepped parapets; or
- (d) Horizontal rhythms, such as openings and articulations, shall logically align between levels.

3. Building Materials/Colors. All commercial development shall comply with the following design guidelines and standards.

- a. Intent. Achieve unity of design through compatible materials and colors throughout commercial developments; select building materials that are durable, attractive, and have low maintenance requirements; and utilize colors that reflect natural tones found in the environment of South Lebanon.
- b. Submittal Requirement. Applicants shall submit a color palette and building materials board as part of their site plan application.
- c. Building Materials.
 - i. All primary buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including, but not limited to, natural or synthetic stone; brick; integrally-colored, textured, or glazed concrete masonry units; high-quality prestressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.
 - ii. Natural wood or wood paneling shall not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be used.
 - (a) Exterior building materials shall not include the following:
 - (1) Split shakes, rough-sawn or board and batten wood;
 - (2) Vinyl siding;
 - (3) Smooth-faced gray concrete block, painted or stained concrete block, tilt-up concrete panels;
 - (4) Field-painted or pre-finished standard corrugated metal siding;
 - (5) Standard single- or double-tee concrete systems; or
 - (6) Barrier-type EIFS.
 - iii. Exterior building material shall be continued down to within nine inches (9") of finished grade on any elevation. Exterior masonry materials shall be continued to the top of grade.
 - iv. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed.
- d. Building Color. Color schemes shall tie building elements together, relate separate (freestanding) buildings within the same development to each other, and shall be used to enhance the architectural form of a building. Intense, bright, black, or fluorescent colors shall be used sparingly and only as accents; such colors shall not be used as the



Figure 23— All primary buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time.

predominant color on any wall or roof of any building. Permitted sign areas shall be excluded from this standard.

4. Customer Entrances. All commercial development shall comply with the following design guidelines and standards:

- a. Number of Entrances Required.
 - i. Each principal commercial building greater than 50,000 square feet (gross floor area) shall provide at least two (2) customer entrances, each of which shall be on separate building façades that are oriented to a public street.
 - ii. Principal commercial buildings smaller than 50,000 square feet (gross floor area) are encouraged to provide multiple customer entrances on sides of the building that face an abutting public street.
 - iii. Where additional stores will be located in the primary building, each such store may have an exterior customer entrance, which shall comply with the prominent entrance requirement below.
- b. Prominent Entrances Required. Each primary building on a site, regardless of size, shall have clearly-defined, highly-visible customer entrances featuring no less than three (3) of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Outdoor patios;
 - ix. Display windows;
 - x. Architectural detail such as tile work and moldings integrated into the building structure and design; or
 - xi. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

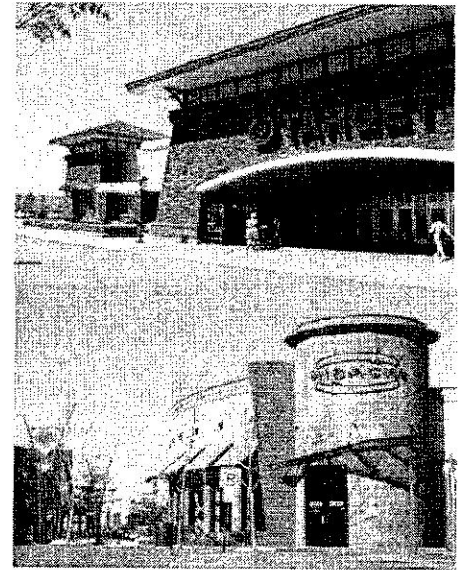


Figure 24— Each primary building on a site, regardless of size, shall have clearly-defined, highly-visible customer entrances.

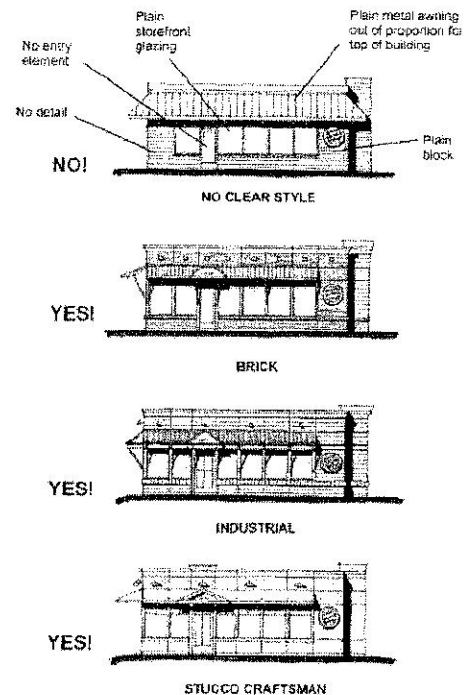


Figure 25—A consistent architectural style or theme should be used throughout a Commercial Center and, in particular, to tie outlying outlot buildings to the primary building.

5. Multiple Buildings in Commercial Centers. All Large and Small Commercial Centers, as defined in Section IV. (Definitions) below, that contain

multiple buildings, including outlots, shall comply with the following design guidelines and standards:

- a. Use of Similar Building Materials in a Commercial Center. In order to achieve unity between all buildings in a Commercial Center, all buildings in the center, including outlot buildings, shall be constructed of building materials from the color and materials palette approved for the center.
 - b. Use of Similar Architectural Styles or Theme in a Commercial Center. A consistent architectural style or theme should be used throughout a Commercial Center, and in particular to tie outlying outlot buildings to the primary building.
6. **Roofs on Commercial Buildings.** All buildings containing shall comply with the following guidelines and standards:
- a. Screening of Roof-Top Equipment. All roof-top equipment must be screened according to Article 17 of the Zoning Regulations (*Landscaping and Screening Requirements*).
 - b. Roof Design and Treatment. Roofs shall have no less than two (2) of the following features:
 - a. Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view area appropriate. The average height of such parapets shall not exceed fifteen percent (15%) of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment;
 - b. Overhanging eaves, extending no less than three feet (3') past the supporting walls;
 - c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot (1') of vertical rise for every three feet (3') of horizontal run and less than or equal to one foot (1') of vertical rise for every one foot (1') of horizontal run; or
 - d. Three (3) or more roof slope planes.

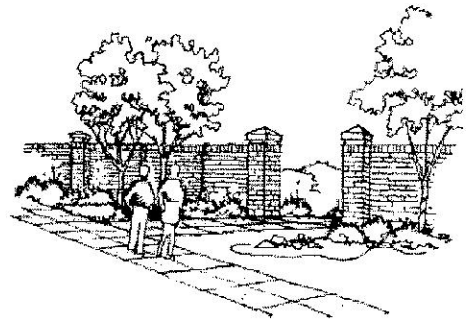


Figure 26— The maximum length of continuous, unbroken, and uninterrupted fence or wall plane shall be 50 feet. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

H. LANDSCAPING AND SCREENING

1. **Intent.** Landscaping is a visible indicator of quality development and must be an integral part of every commercial project, and not merely located in leftover portions of the site. Landscaping is intended to visually tie the entire development together, define major entryways and circulation (both vehicular and pedestrian) and parking patterns, and, where appropriate, help buffer less intensive adjacent land uses.
2. **Landscaping Requirements.** Landscaping requirements for commercial developments are found in Article 17 of the Zoning Regulations (*Landscaping and Screening Requirements*).
3. **Fencing and Walls.** While fences and walls are often necessary to buffer uses, they can create a visually-monotonous streetscape. These standards provide fencing and walls that are visually-appealing, complement the design of the overall development and surrounding

properties, and provide visual interest to pedestrians and motorists. When a commercial development includes a fence or wall, the following guidelines and standards apply:

- a. The maximum height of a fence or wall shall be eight feet (8').
- b. Walls and fences shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, and wrought iron.
- c. Breaks in the length of a fence shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development.
- d. The maximum length of continuous, unbroken, and uninterrupted fence or wall plane shall be fifty feet (50'). Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
- e. Fences and walls shall be set back from the property line to allow a landscape setback area. Such setback area shall be landscaped with a turf, shrubs, and/or trees, using a variety of species to provide seasonal color and plant variety.
- f. Use of landscaping beyond the minimum required in these standards is strongly encouraged to soften the visual impact of fences and walls.

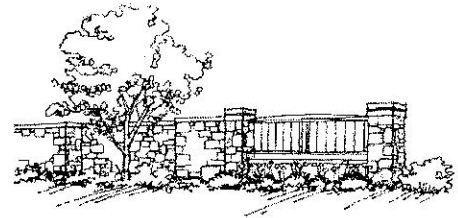


Figure 27— Walls and fences shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, and wrought iron.

I. LIGHTING

1. **Intent.** Eliminate adverse impacts of light through spillover; provide attractive lighting fixtures and layout patterns that contribute to unified exterior lighting design of nonresidential developments; and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.
2. **Plan Required.** Applicants shall submit a unified lighting plan with final plan applications for all commercial developments subject to these lighting standards. A point by- point calculation to show compliance with the lighting standards is required. The calculations shall be measured at grade for lighting levels within the development site. A cut sheet of proposed fixtures, including a candlepower distribution curve, shall also be submitted. A vertical plan footcandle calculation shall be submitted for property lines abutting residential properties.
3. **Pedestrian Walkway Lighting.** Pedestrian-level, bollard lighting, groundmounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
4. **Lighting Height.** Bollard-type lighting shall be no more than four feet (4') high.
5. **Lighting for Security.** Accent lighting on buildings is encouraged as a security feature. Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.
6. **Illumination Levels.** Pedestrian areas shall be illuminated to a minimum of one (1) footcandle.

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7. **Design of Fixtures/Prevention of Spillover Glare.** Light fixtures shall use cutoff lenses or hoods to prevent glare and light spill off the project site.
 8. **Color of Light Source.** Lighting fixtures should be color-correct types such as halogen or metal halide to ensure true-color at night and ensure visual comfort for pedestrians.
 9. **Architectural Building-Mounted Lighting.** Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building façades is not permitted. Building-mounted neon lighting is allowed only when recessed, or contained in a cap or architectural reveal.
 10. **Parking Lot Lighting.**
 - a. Luminaire Fixture Height. The mounting height for luminaire fixtures shall not exceed thirty-three feet (33') as measured to the top of the fixture from grade.
 - b. Average Maintained Footcandles. The maximum average maintained footcandles for all parking lot lighting shall be three (3) footcandles, the minimum average maintained footcandles shall be one (1) footcandle. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles.
 - c. The maximum maintained footcandle at adjacent rights-of-way lines and adjoining residential property lines shall be 0.5 footcandles, measured at five feet (5') above grade.
 - d. Uniformity Ratios. Luminaire fixtures shall be arranged in order to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.

J. HOTELS AND MOTELS

1. **Intent.** These standards are intended to ensure that hotel and motel building design, which imparts a strong first impression of the village to visitors, incorporate materials and architectural styles that reasonably relate to South Lebanon's natural and built context. In addition, these standards encourage hotel and motel ground-floor building use and design that contributes to a more active pedestrian streetscape. In addition to all generally applicable building design standards set forth in these Commercial Design Guidelines and Standards, hotel and motel buildings shall comply with the following specific design guidelines and standards. In case of conflict between the following specific standards and a more generally-applicable design standard, the hotel and motel specific standard stated here shall apply.
2. **Building Materials**
 - a. Façade area at least equal to twenty-five percent (25%) of the total exterior surface area of the hotel or motel building shall be surfaced in brick or natural stone. Brick or stone shall be applied to logical places on each of the building's façades, and shall begin and end at logical breaks related to the structure of the building. A single, one-story high, horizontal "banding" of brick or stone is strongly discouraged.
 - c. The remainder of the exterior may be glass, water-managed EIFS, or integrally-dyed decorative concrete or ceramic masonry units. Metal or vinyl siding is prohibited.
3. **Internal Circulation Components.** All stairwells, corridors, and other circulation components of the building shall be completely enclosed within the building envelope.

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4. **Building Form.** When public or semi-public spaces such as the hotel/motel lobby, restaurants, meeting rooms, and banquet-facilities are sited at ground level adjacent to a connecting pedestrian walkway or adjacent to a "main street," these spaces shall be accented with the use of glass and transparent materials between the height of three feet (3') and eight feet (8') above the walkway or street grade.

K. SIGNAGE

1. **Intent.** Signage must be scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to vehicles driving at reduced speeds. The following sign guidelines and standards are intended to create aesthetically pleasing and cohesive sign standards while reinforcing the existing context of the infill or redevelopment area.
2. All commercial developments shall comply with the signage requirements set forth in Article 16 of the Zoning Regulations (*Signs*).
3. On all street frontages, signage material shall be integrated into the overall design of the building.
4. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or other similar feature.

III. DEFINITIONS

As used in this document, the following terms shall mean:

Adjacent or Abutting—To physically touch or border upon, or to share a common property line or border. "Adjacent" or "abutting" shall include properties or uses that are separated by a drive, street, or other public-dedicated right-of-way.

Arcade—A series of arches supported on piers or columns.

Berm—An earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.

Block Face—The properties abutting one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse or village boundary.

Buffer—Open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Form—The shape and structure of a building as distinguished from its substance or material.

Building Mass—The three-dimensional bulk of a building height, width, and depth.

Building Scale—The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Commercial Center, Large—A "large commercial center" contains one or more commercial buildings or establishments with 50,000 square feet or more (gross floor area).

Commercial Center, Small—A "small commercial center" contains one or more commercial buildings or establishments and all the buildings in the center contain less than 50,000 square feet (gross floor area).

Commercial Development—All retail, restaurant, service, hotels, motels, and similar businesses, but shall not include office or industrial uses. However, any office or industrial development or building that includes more than a twenty percent (20%) retail component by square footage shall be subject to these Commercial Design Guidelines and Standards.

Façade—Front or principal face of a building, and any side of a building that faces a street or other open space.

Fence—An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Floor Area Ratio—The relationship of the total gross floor area of a building to the land area of its site, as defined in a ratio in which the numerator is the gross floor area, and the denominator is the site area.

Guidelines—Shall mean advisory regulations. Guidelines are indicated by use of the terms "may" and "should."

Major Tenant—Within a commercial center that does not fit the definition of "Large Commercial Center," any user or tenant containing 15,000 square feet or more of gross floor area. Where more than one user or tenant in such a center contains more than 15,000 square feet, the user or tenant with the largest amount of gross floor area shall be considered the center's "major tenant."

Maximum Extent Feasible—No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent feasible."

Maximum Extent Practicable—Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Mixed-Use Development—A single building containing more than one principal permitted land use or a single development of more than one building containing more than one principal permitted land use. Such land uses may include office, retail, residential, or service uses such as hotels and motels. In a mixed-used development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.

Natural Features—"Natural features" include but are not limited to flood plains and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.

Orient—To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: as in 'to orient a building.'

Outlot—Typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for freestanding commercial uses, each such use containing no more than 15,000 square feet of gross floor area. Typical outlot uses include, by way of illustration only, free-standing restaurants, banks, and auto services.

Primary Abutting or Access Street—The street abutting a commercial development that carries the most traffic volume. If a commercial development abuts two streets that have traffic volumes within twenty percent (20%) of each other, the applicant shall designate which street is the "primary abutting or access street."

Primary or Principal Building—The building or structure on a commercial development site used to accommodate the majority of the principal permitted use(s). When there are multiple buildings on a commercial development site, such as in a shopping center, the primary or principal building shall be the one containing the greatest amount of gross floor area. Buildings sited on outlots or free-standing kiosk/ATM machines cannot be "primary" or "principal" buildings.

Setback Line—A line, parallel to the respective lot line and internal to the lot, that defines the required building setback.

Standards—Shall mean mandatory regulations. Standards are indicated by use of the terms "shall" and "must."

Steep Slopes—Any portion of a development site where the natural grade of the land has a slope of thirty percent (20%) or greater.

Thoroughfare Street—"Thoroughfare street" shall mean streets designated by the village's Master Plan as thoroughfares (arterials).