

7.6.5 - USO URBAN STANDARDS OVERLAY DISTRICT

The Urban Standards Overlay (USO) district contains a number of design and subdivision standards that apply solely to non-residential uses on properties located in USO district (except where otherwise indicated):

A. Parking Lot Connections.

(NOTE: These requirements shall also apply in the CH Overlay district)

(NOTE: The following provisions regarding parking lot connections shall NOT be applicable to lots in the CBD, I-1, I-2, I-3 or I-U zoning districts, irrespective of whether they are in the USO or CH Overlay Districts.)

Parking lots for commercial or office uses (but not for industrial uses) that lie in a Commercial or Office or TMU zoning district and which contain more than thirty-five (35) off-street parking spaces shall be designed to inter-connect with adjoining lots in such zoning districts. At least one future access point to such parking lot from an undeveloped adjoining lot shall be provided. The Administrator may require additional access points, when in his opinion, such additional access point would serve to benefit traffic flow and the safety of pedestrians and motorists using the street. The location of the access point shall be determined by the developer of the property in question and shall be subject to the Administrator's approval. The total number of required off-street parking spaces for all parking lots meeting the requirements of this section shall be reduced by three (3) parking spaces per access point for the lot being developed. The Administrator shall have the authority to waive or modify the requirements of this section upon finding that there is no practical way to create a shared driveway with an adjoining lot. Figure 7.6.5-1 below illustrates how this requirement is to be implemented.

Figure 7.6.5-1

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B. Building Materials.

(NOTE: These regulations are also applicable in the CH and SH Overlay districts.)

(NOTE: For existing structures that do not meet these standards, these regulations shall only apply when the square footage is increased by more than one hundred (100) percent.)

1. At least seventy-five (75) percent of the area below the fascia of any non-residential building face (excluding industrial uses) including doors and windows shall be finished with one (1) or more of the materials designated as primary as listed below, with the remaining percentage consisting of any materials listed below subject to applicable building code requirements. This shall apply to all building facades. **(NOTE:** The Administrator shall have the authority to approve building materials not specifically listed but similar in appearance and texture to those herein listed.)

a. Brick, brick veneer or polystyrene faced with real brick veneers and field applied

jointing. (Primary)

b. Decorative CMU (concrete masonry unit) concrete block.

c. Pre-cast or field-poured tilt concrete panels with texture (such as exposed aggregate) and/or architectural detailing. (Primary)

d. Stone, stone veneer, lath applied stone and cultured stone. (Primary)

e. Flush architectural metal panels or other metal panels with architectural detailing, but not including sheet metal panels of "R" or similar corrugated and/or ribbed configuration or appearance.

f. Stucco with architectural detailing or artificial stucco (EPS/expanded polystyrene/"Drivet®") with architectural detailing. (Primary)

g. Reserved.

h. Glass. (Primary)

i. Doors, windows and other fenestration along with their casings.

j. Wood and wood materials designed and intended for use as exterior finish material. (Primary)

2. Trim and similar architectural detailing shall be composed of any code-approved materials (any material may be painted; however, paint and similar coatings themselves are not considered a finish material for the purpose of this list.)

3. Reserved.

4. Regardless of visibility from a public street or adjoining residential property, all facades of a building shall use materials consistent with those used on the front of the building and should be designed with similar detailing and be comparable in quality.

C. Location of Off-Street Loading Areas.

(NOTE: These regulations are also applicable in the SH and CH Overlay Districts)

To the maximum extent feasible, all off-street loading berths shall be located between the building and rear lot line of the property, and/or shall be screened from the view of an adjacent public street and abutting properties. The Administrator shall have the authority to waive or modify this provision upon making a determination that (1) location of the berths in such location would impede pedestrian safety; and (2) that due to the location of the building and the lot size and shape, the location of the berths in such location would be impractical.

D. Building Colors.

1. In addition to the building material standards contained in Subsection B, buildings within the Urban Standards Overlay District shall meet the following standards regarding building façade colors. Facade colors shall be of low reflectance earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity or metallic colors shall not be allowed except for accent purposes. The use of fluorescent, day glow,

or neon colors shall be prohibited as a predominate wall color. Variations in color schemes are encouraged in order to articulate entryways and public amenities so as to give greater recognition to these features. Color samples shall be provided to the Administrator at the time of site plan review and prior to any renovations, remodelings, facelifts, and repainting, along with a description of how and where each color will be used. Colored renderings are encouraged, but shall not be a substitute for this requirement.

2. This prohibition shall not apply to any wall or freestanding signage for the use.

E. Building Articulation.

(NOTE: These provisions do not apply to industrial uses.)

(NOTE: For existing structures that do not meet these standards, these regulations shall only apply when the square footage is increased by more than one hundred (100) percent.)

1. All building facades shall incorporate a clearly evident architectural base, middle and top in order to break the vertical massing into smaller units.

2. Building facades that are visible from public streets shall incorporate at least two (2) of the following design features:

a. Display windows covering at least twenty-five (25) percent of the wall area.

b. Distinctive architectural features such as a repeating pattern of wall offsets, pilasters, projections, columns or recesses varying from the plane of the wall by a minimum of one (1) foot.

c. At least three (3) different parapet heights which vary in appropriate proportions to the building wall and/or roof(s).

d. Repetitive ornamentation including decorative applied features such as, but not limited to, wall mounted light fixtures or faux windows. Repetitive ornamentations shall be located with a maximum spacing of fifty (50) feet.

e. Other elements that may be approved by the administrator.

3. Where visible from a public street, roofs shall reflect a variation in planes, slope and/or features.

a. Overhanging eaves shall extend past supporting walls.

b. Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment.

c. Roofs shall not have a shiny surface appearance similar to aluminized or galvanized metal; however, anodized or baked-on paint metal roofs shall be allowed.

F. Entrance Orientation.

(NOTE: These provisions do not apply to industrial uses.)

(NOTE: The following provisions regarding entrance orientation shall be applicable ONLY within

the UMU, TMU and CBD zoning districts.)

(**NOTE:** These provisions apply only to principal buildings constructed after the effective date of this Ordinance.)

Any new principal building whose exterior facades face a public street, and constructed after the effective date of this Ordinance, shall install a pedestrian entryway opening onto at least one adjoining public street. Corner entrances shall comply with this requirement. Access from the adjoining public sidewalk, street right-of-way or driveway to the principal structure shall be provided through an improved surface.

G. Rooftop and HVAC Equipment.

A parapet or an enclosure consisting of materials that meet the building material requirements of Subsection B herein shall conceal rooftop and HVAC equipment on all buildings visible from a public road, except I-85. This requirement shall not apply to any equipment required by to be located on the roof by either the State Building Code or the County Health Department. The Administrator shall have the authority to waive or modify this requirements based on site-specific conditions, including but not limited to: topography, lot size or site configuration that would make adherence to this requirement impractical.

H. Sidewalks.

Refer to Section 9.18.1.

I. Off-Street Parking in the Front Yard.

No greater than two (2) rows of off-street parking shall be provided in the front yard of the lot except for single- and two-family dwellings. Refer to Figure 7.6.5-3 below for an illustration of this requirement. This requirement does not apply to industrial uses or to any use located in an Industrial zone. Notwithstanding, for uses located within the TND Center component of a TND, no off-street parking shall be allowed within the front yard.

Figure 7.6.5-3

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Outparcels which are situated at the periphery of any shopping center or similar planned multi-tenant development shall also adhere to this rule.

J. Street Trees.

Refer to Section 11.4.

(Ord. No. 11-593, § 2, 8-2-11; Ord. No. 11-596, § 1, 10-4-11)