

EXHIBIT A

# Design Review Standards

(Pages 1-29 Inclusive)



## City of Red Bank, Tennessee

Ordinance No. 20-1163

Adopted by the Board of Commissioners on February 4<sup>th</sup>, 2020

Approved and recommended by the Red Bank  
Planning Commission December 19, 2019

# Red Bank Design Review Standards

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# I. GENERAL PROVISIONS

## A. General Intent

The intent of the Red Bank Design Review Standard is to:

1. Improve the overall quality of development in Red Bank,
2. Enhance pedestrian safety and walkability in the city's commercial corridor,
3. Ensure the compatibility of new and revitalized developments with surrounding land uses, and
4. Ensure that the design review process is accessible and easy to understand.

## B. Applicability

Unless exempt under section **D. Exemptions** below, the Red Bank Design Review Ordinance **shall** apply to all development in all present or future commercial zoning districts, and any other development on property abutting Dayton Boulevard within the corporate limits of the City of Red Bank (See Figure 1).

The Design Review Ordinance **shall** be applied to development activities that involve:

1. New construction of a primary structure
2. A major renovation or addition to any existing or then existing commercial structure;
3. All new parking lots or parking structures, or existing and/or then existing parking lots that exceed 50 spaces
4. An exterior renovation or addition involving a building facade, signage, fencing, landscaping, or other structures visible from the public right-of-way.

Major renovation **shall** mean any renovation, restoration, modification, addition, or retrofit of a structure that exceeds thirty percent (60%) of the current appraised value of the structure as established by the Hamilton County Property Assessor office. Major renovation **shall not** include routine maintenance and repair of an existing structure.

The following sections of the Design Review Ordinance will apply to all commercial renovations regardless of the value of the renovation, as defined above, and new development in **all commercial zones** within the corporate limits of Red Bank:

1. Part V. Section C. Parking Zone: Parking Lot Landscaping
2. Part V. Section F. Parking Zone: Service and Equipment Areas
3. Part V. Section G. Parking Zone: Fences, Walls, and Screening

## C. Authorization

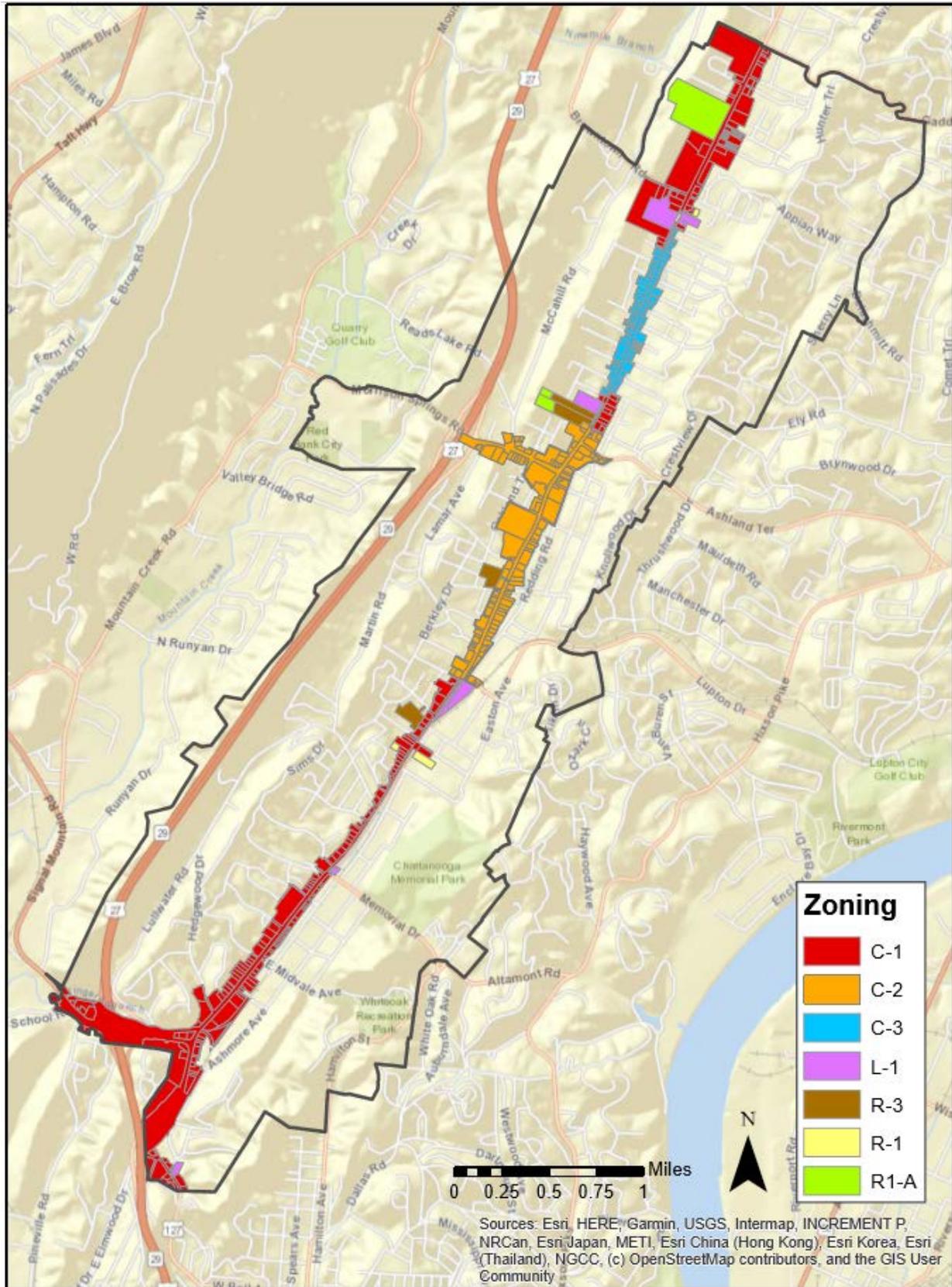
TCA §6-54-133 enables municipalities to create and develop general guidelines for the exterior appearance of nonresidential property, multiple family residential properties, and any entrance to a nonresidential development within the municipality. The Red Bank Planning Commission or City Manager shall be designated as the Design Review Commission, as permitted in TCA §6-54-133.

## **D. Exemptions**

Any development or project under construction or previously approved before the adoption of the Design Review Ordinance is exempt from the requirements contained within this ordinance.

All residential development, except for multi-family dwellings and mixed use developments, are exempt from the Design Review Ordinance.

Figure 1. Map of Area Subject to Full Design Review



## E. Review Process

Design Review **shall** follow the process outlined below.

### STEP 1: Applicant submits application and fee

Property owners planning any of the development activities described under section **B. Applicability** will receive a Design Review application from City staff to be completed and submitted with the required fee. Design review applications **shall** include the following information:

- a. Address and parcel number where the project is located;
- b. The owner of the property and the applicant if different from the owner;
- c. The zoning of the property;
- d. The existing or proposed use of the property;
- e. The type of project (e.g. new construction, addition, major renovation, new parking area, exterior alteration);
- f. A brief description of the proposed project; and
- g. An estimated cost range of the project.

### STEP 2: Staff classifies the project and schedules Plan Review Meeting with applicant

- h. The application will first be used by Staff to classify the project for Planning Commission review or Staff approval. Classifications shall be determined as follows:

#### Planning Commission Review

The Commission must review all applications for:

- i. Projects on sites with more than 175 feet of frontage on Dayton Boulevard, Morrison Springs Road or Ashland Terrace,
- ii. Any applications referred by Staff that do not clearly meet the Design Review requirements.
- iii. Applications requesting variances modifications and exemptions explicitly mentioned in this ordinance can be granted by Planning Commission.

#### Staff Approval

- iv. Staff approval may be provided for all projects on sites with 175 feet or less of frontage on Dayton Boulevard, Morrison Springs Road or Ashland Terrace.
  - v. Staff may impose conditions as long as they meet the intent of this ordinance. Modifications and exemptions explicitly mentioned in this ordinance can be granted by Staff.
- i. Staff will schedule a Plan Review Meeting with the applicant and provide the applicant with a Plan Review Checklist for use at the meeting.

### STEP 3: Plan Review Meeting, Plan Review Checklist and Submittal Requirements

- j. The applicant shall attend the Plan Review Meeting with City Staff. Failure of the Applicant to attend will most likely result in Denial of the Application. Applicants are encouraged to bring any preliminary sketch plans, site plans, drawings or other visual renderings that may aide the information provided in the Plan Review Checklist.
- k. Staff shall use information provided in the Plan Review Checklist to provide general feedback, identify potential issues with the project, and propose modifications or conditions for Staff Review projects.
- l. Information in Plan Review Checklist may be modified based on the agreements and clarifications made during the Plan Review Meeting. Modifications, conditions or variances recorded at the Plan Review Meeting are preliminary. New modifications or conditions could be proposed upon formal review by Staff or the Planning Commission. The requirements, modifications and conditions recorded in the Plan Review Checklist are not binding until the document is formally executed by both parties after the application has been approved.
- m. Staff shall provide the applicant with a list of submittal requirements for the project. The plans, drawings and other information to be submitted by the applicant shall be determined based on the review classification and the type of project

### STEP 4: Applicant submits required plans, drawings, and information

- n. Planning Commission Review

The following information **shall** be submitted to Staff for design review. Projects will not be reviewed by Staff or placed on the Planning Commission agenda until all required plans and drawings have been submitted. All site plans, building elevations, and site and building sections should be drawn to scale by a licensed engineer or architect. Failure to submit the required information will most likely result in Denial of the Application.

#### The Plan Review Checklist

- 1. A **Site Plan** that shows vehicular access, parking (including the number of spaces), service areas and dumpsters, conceptual landscaping, property lines, building footprints. If land is to be disturbed, topography lines at a minimum 10-foot contour interval for finished grade, and any proposed areas of cut and fill, must be included on the site plan
- 2. **Drawings** of the front, sides, and rear of each building where construction activity will take place. Drawings should include all openings (windows and doors), texture, color and materials shown by illustrations or annotation, and any other architectural features of each building.
- 3. **Landscaping Plan** showing location, number and type of plant materials.
- 4. When applicable, a **Lighting Plan** showing fixture locations, specifications and lighting levels.
  - i. Based on the type of project proposed, Staff **may** require all or some of the following

information.

5. **Site and Building Section Drawings** illustrating how the proposed building or addition and the site would appear in cross-section.
6. **Signage Plan** showing the location of all signs, dimensions, text and graphics. For commercial buildings with multiple tenants, a signage plan for the entire structure is required. This plan **shall** allocate signage for all potential tenant space. See Red Bank Sign Ordinance for Regulations.
7. Physical samples of **Materials** and **Photographs** of the project site.
8. **Floor Plans, Perspectives, and Interior Drawings** are encouraged, but not required.
9. A **Storm water Management Plan** with information on proposed drainage systems, storm water Best Management Practices (BMPs) and other green infrastructure proposed on the site may be required.

### Staff Approval

All applicants must submit a **Plan Review Checklist** to City Staff. Staff **shall** determine what additional plans, drawings or other information are required for projects that are classified for Staff Approval. Failure of the Applicant to submit any requested additional documents will most likely result in Denial of the Application.

### STEP 5: Review by Staff or Planning Commission

- a. Staff Approval  
Within fifteen (15) working days of receiving the submittal requirements for design review, Staff will contact the applicant with an approval as submitted, an approval with changes, an approval with conditions, or a denial. If an applicant is dissatisfied with Staff's decision, the applicant may request to have the application considered by the Red Bank Planning Commission within thirty (30) days of the Staff decision.
- b. Planning Commission Review  
If Planning Commission review is required, the applicant must still contact Staff to ensure that the appropriate information has been submitted to enable the Planning Commission to make an informed decision. This information must be submitted at least thirty (30) days prior to the Planning Commission monthly meeting to allow the staff adequate time to prepare your case.
- c. Public Notice  
By law, reasonable notice must be given to the general public of all Red Bank Planning Commission meetings and projects to be considered. Staff will post a large public notice sign on the project site at least two weeks prior to the Planning Commission meeting date that will be visible from the public street. The applicant or his or her representative is required to attend the Planning Commission meeting to answer any questions about the project.

Staff will send written notice of the application's status, including any conditions placed on the

project by the Planning Commission or City Manager, or his/her designee to the applicant after a decision has been rendered.

## **STEP 6: Project Development Contract and Building Permit**

The Plan Review Checklist incorporating, among other elements, any conditions or requirements imposed on the applicant pursuant to this chapter, must be executed by and between the applicant and the Planning Commission or City Manager, or his designee for the projects eligible for staff review. If an application is appealed to the City Commission and approved, the City Commission will sign the final Plan Review Checklist.

The executed Plan Review Checklist must be attached to the building permit before it can be issued. The Plan Review Checklist shall function as a project development contract for the development, outlining the design review requirements in writing. Design review requirements shall be visually represented in approved plans, drawings and other submittals attached to the project development contract.

Copies of the project development contract to be executed after Planning Commission, City Manager or his/her designee or the City Commission. The approval of the project will be made available from the City Manager or his/her designee.

## **F. Appeals**

If any application or appeal of a Design Review application is denied by the Planning Commission, the applicant may then appeal to the City Commission to review the decision of the Planning Commission at a regular meeting of the City Commission not more than 30 days after such appeal. The City Commission, at such hearing, shall listen to all parties who desire to be heard and after such hearing shall approve or disapprove the application. Upon City Commission approval of the appeal, the City building inspector may issue the building, occupancy and/or demolition permit forthwith, provided that the applicant has complied with all other codes, ordinances, regulations and procedures regarding such permits. The City Commission reserves the right to postpone any such appeals hearing in order to receive additional information for up to fifteen (15) days beyond the initial thirty (30) day period.

## **G. Variances, Modifications and Conditions**

### **1. Variances**

The Planning Commission or, when the project is eligible for staff approval, the City Manager may grant variances from regulations in the Design Review Ordinance in cases where the Planning Commission or City Manager determines:

- a. That unusual physical or other conditions exist which would cause practical difficulty or unnecessary hardship if these regulations are strictly adhered to; and
- b. That the granting of a variance will not be detrimental to the public interest; and
- c. That the variance will not be in conflict with the intent and purpose of these regulations.

Any variance that is granted, and the justification for granting the variance, shall be in writing and entered in the minutes of the Planning Commission. In the event that a variance is denied, the reason(s) for denial shall be stated in writing and entered in the minutes of the Planning

Commission.

## **2. Modifications to Allow Alternative Compliance**

The Red Bank Planning Commission or City Manager or his/her designee may modify specific requirements contained in this Design Review Ordinance for which Planning Commission or City Manager discretion is explicitly provided. Modifications to these requirements shall encourage the implementation of alternative or innovative practices that implement the intent of the Design Review Ordinance, support the goals of the Land Use Plan, and provide equivalent public benefits without significant adverse impacts on surrounding development.

## **3. Conditions on Variances and Modifications to Design Review Standards**

In granting a variance or modification to a requirement in the Design Review Ordinance, the Red Bank Planning Commission may require conditions for approval 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.

The City Manager or his/her designee may require conditions for approval of staff review applications for proposed developments that request modifications outside the specific standards in the Design Review Standards Ordinance.

## **H. Conflicting Provisions**

If the provisions of this Red Bank Design Review Ordinance are determined to be inconsistent with one another, or if they conflict with provisions found in other adopted codes, ordinances, or regulations of the City of Red Bank, the more restrictive provision will prevail, unless otherwise expressly provided by the Applicable Ordinance.

## **I. Maintenance**

Maintenance of the improvements required in the Red Bank Design Review Ordinance shall be the responsibility of the property owner, unless otherwise expressly specified by the City of Red Bank.

## II. DEFINITIONS

**Accessory Building:** A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.

**Adjacent or Abutting:** To physically touch or border upon, or to share a common property line or border. “Adjacent” or “abutting” **shall not** include properties or uses that are separated by a drive, street, or other public dedicated right-of-way.

**Amenity:** Aesthetic or other features of a development that increase its marketability or usability to the public.

**Arcade:** A series of arches supported on piers or columns.

**Articulation:** Shifts in the plane of walls, setbacks, step-backs, overhangs, and details in order to create variation in a building façade and divide large buildings into smaller identifiable pieces (See Figure 4).

**Attached Sign:** An on premise sign painted onto or attached to a building, canopy, awning or marquee, which does not project more than 18 inches (See Figure 9).

**Awning:** An adjustable, roof-like covering fitted over windows, doors, etc. to provide shelter from the sun, rain and wind, and for its decorative and advertising potential (See Figure 3).

**Bay:** A vertical division of a façade or a structure division of a building, marked by column spacing, roof compartments, windows or similar measures.

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

**Blank Walls:** Walls without windows, plantings or architectural elements, such as modulation features.

**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, un-subdivided land, watercourse or city 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 height, width and depth of a building structure.

**Building Scale:** The size and proportion of a building relative to surrounding buildings and environment, adjacent streets, and pedestrians.

**Building Zone:** The Building Zone is the location of the primary structure on a property, and is located between the Pedestrian Zone and the Parking Zone. Building Zone standards regulate the placement, orientation and design of buildings fronting the public right-of-way (See Figure 2).

**Canopy:** A permanent fixture designed to shelter pedestrians and display goods from adverse weather conditions; a fixed awning.

**Compatibility:** The characteristics of different designs which, despite their differences allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

**Cornice:** The horizontal projection, molded or otherwise decorated that crowns the top of the building (See Figure 3).

**City Manager:** A person appointed by the governing body to be the chief administrative official of the City or his or her designated representative.

**Diameter at Breast Height (DBH):** the tree diameter measured at 4.5 feet above the ground

**Exterior Renovation:** A renovation or addition involving a building façade, sign, parking area, fencing, or landscaping visible from the public right-of-way.

**Façade:** The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

**Freestanding Sign:** A permanently affixed single or multi-faced on premise sign which constructed independent of any building. See the Red Bank Sign Ordinance for design standards.

**Gable:** Any basically triangular-shaped, upper part of a building wall, usually under a pitched roof; sometimes upper walls topped with stepped parapets are referred to as gables or stepped gables.

**Green Infrastructure:** Green Infrastructure manages storm water on site through vegetated treatments, as opposed to pits and pipes. The goal of green infrastructure is to mimic nature's hydrologic cycles by using techniques that infiltrate, filter, store, and evaporate storm water runoff close to its source. These techniques can be incorporated throughout a development site to include pervious paving, green roofs, rain gardens, bio swales along the sidewalk or in parking lots, landscaped planters, and rainwater harvesting with rain barrels or cisterns.

**Landmarks:** Buildings, structures and spaces which create distinct visual orientation points that provide a sense of location to the observer within the neighborhood or district, such as that created by a significant natural feature or by an architectural form which is highly distinctive relative to its surrounding environment.

**Major Renovation:** Any renovation, restoration, modification, addition, or retrofit of a structure that exceeds Sixty percent (60%) of the current appraised value of the primary structure as established by the Hamilton County Property Assessor office. Major renovation **shall not** include routine maintenance and repair of a structure such as a roof replacement or general repairs to a parking area or other site feature or other features on the surrounding site.

**Marquee:** A permanent roof-like structure projecting from and beyond a building entrance that provides

protection from the weather for pedestrians.

**Massing:** The grouping of three dimensional building forms to achieve variation.

**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.

**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-use 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.

**Modulation:** Variation in the building mass through the use of step-backs, setbacks, diminishing upper floors areas, and/or projecting roof overhangs.

**Monument Sign:** A sign that is ground mounted and is constructed in accordance with the Sign Ordinance (See Figure 8).

**Multi-family Development:** A building or portion thereof designed for occupancy by three or more families living independently in which they may or may not share common entrances or other spaces.

**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.

**New Development:** Newly built structures and **major renovations** of existing buildings as defined above.

**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.’

**Off-Premise Sign:** A sign which directs attention to a business, profession, commodity or entertainment which is not conducted, sold or offered upon the same premises on which the sign is located and shall include any sign which is not an on-premises sign. See the Sign Ordinance for design standards and regulations.

**Parapet:** the vertical extension of the main walls of a building above the roofline (See Figure 3).

**Parking Zone:** The Parking Zone is located to the rear of the Building Zone for all new development (See Figure 2) and to the side of the Building Zone where permitted by the Planning Commission or City Manager. Existing parking between the Building Zone and the Public Right-of-Way is only permitted if the reuse of a preexisting building precludes parking to the rear or side of the building unless approved by the Planning

Commission or City Manager. Any existing parking zone having 50 or more spaces fronting the public right-of-way **shall** be screened from the Pedestrian Zone if applicable. (See Figure 5).

**Pedestrian Scale:** Used to describe the quality of a building or streetscape that includes structural or architectural components of size and proportions that relate to the human form and/or that exhibits through its structural or architectural components the human functions contained within.

**Pedestrian Zone:** The Pedestrian Zone is located between the Building Zone and the Public Right-of-Way. The Pedestrian Zone **shall** include Sidewalks, and may also include a Storefront Area (See Figure 2).

**Pedestrian-oriented:** An environment designed to make movement by pedestrians fast, attractive and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.

**Pergola:** A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters.

**Primary Street:** the Street abutting a development that carries the most traffic volume. If a 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.”

**Projecting Sign:** An on premise sign attached to a building, canopy, awning or marquee that projects more than 18 inches (See Figure 9).

**Proportion:** The ratio of building elements, their height, mass and depth. Good proportion is a harmonious arrangement or relation of parts or elements within a whole.

**Public Right-of-Way:** Any public road or street. The Public Right-of-Way runs parallel to the Pedestrian Zone. The public right-of-way may contain driving lanes, bike lanes, parallel parking, medians, and cross walks. See Figure 2.

**Retail:** The sale of goods or commodities in small quantities directly to final consumers

**Riparian:** The interface between land and a stream (a “creek bank.”) which can occur in many forms, such as, grassland, woodland, wetland, etc.

**Roofline:** The outer edge of the roof that provides visual terminus to the tops of buildings.

**Site Plan:** A plan prepared to scale, showing accurately with dimensions the boundaries of the site and the location of all buildings, structures, natural features, uses and principal site design features proposed for a parcel of land.

**Specimen Tree:** Specimen trees are defined in the Design Review Ordinance as

- a. Deciduous trees with twenty inch (20”) minimum diameter at breast height (DBH)
- b. Evergreen trees with twenty inch (20”) minimum DBH;
- c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6”).

**Staff:** Planner or other city staff designated by the City Manager to review development plans or otherwise act as the designated representative of the City Manager.

**Streetscape:** The visual and functional character of an entire street including: buildings, paving material, plantings and street amenities such as lamps and benches. Also, the environment created for human activity and interaction.

**Steep Slopes:** Any portion of a development site where the natural grade of the land has a slope of thirty percent (30%) or greater.

**Storefront Area:** A Storefront Area may be permitted in the Pedestrian Zone between the back of the Sidewalk and the Building Zone. Storefront areas shall include outdoor dining, public space with seating, and or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone (See Figure 2).

**Storm water Best Management Practices:** schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of storm water runoff. BMPs also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

**Storm water Management Plan:** The set of drawings and other documents that comprise all the information and specifications for the programs, drainage systems, structures, BMPs, concepts and techniques intended to maintain or restore quality and quantity of storm water runoff to pre-development levels.

**Transom:** A small, often hinged, window or multi-paned window opening above a door or another window, usually capping the street-level of a commercial building.

**Trellis:** A frame of latticework used as a screen or support for climbing plants; a construction chiefly of latticework.

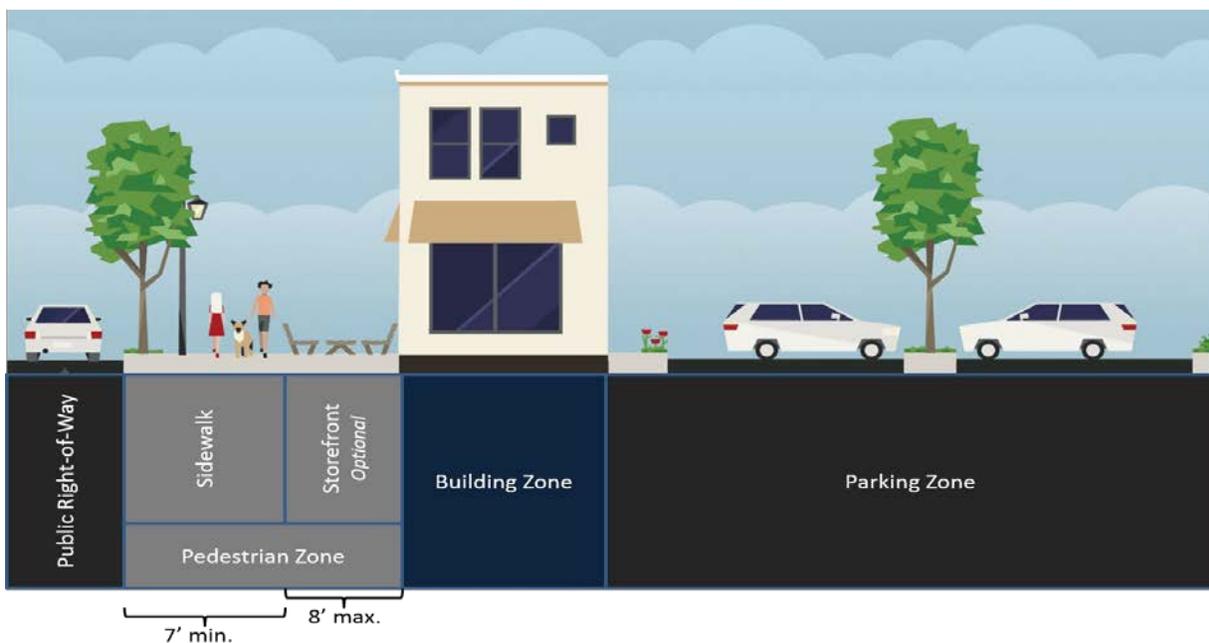
**Wall Mural:** A painted scene, figure or design that is used to decorate a blank building facade, and which does not include written trade names, advertising or commercial messages unless otherwise permitted by the then applicable Red Bank Sign Ordinance.

### III. PEDESTRIAN ZONE

#### A. Sidewalks

1. The Pedestrian Zone is located between the Public Right-of-Way and the Building Zone.
2. The Pedestrian Zone **shall** include sidewalks and may also include a Storefront Area.
3. The Pedestrian Zone **shall** include street trees planting strips and lighting to create an attractive walking environment.
4. Transit stops are permitted in the Pedestrian Zone.
5. The applicant or contractor will be responsible for the installation of sidewalks and related pedestrian infrastructure in all new development and **shall** be designed to meet current ADA accessibility requirements and those listed below.
6. Sidewalks **shall** meet the minimum width required by ADA and other ADA requirements. Existing sidewalks 5-feet wide or more do not have to be altered in width.
7. All intrusions into the sidewalk, such as benches or landscaping, **shall** maintain a pedestrian lane measuring at least five (5) feet in width.
8. Unless otherwise required or where larger plaza areas are provided, sidewalk dimensions and paving material **shall** be consistent with street frontage improvements of adjacent developments.
9. **Deviations from the standards** listed may be approved by the Planning Commission or City Manager or his/her designee if necessary for sites with steep slopes or other limiting physical characteristics, and for alternative designs that are judged to meet the intent of the Design Review Ordinance.

*Figure 2. New Development Cross-Section.*



## B. Street Trees

1. The applicant or contractor will be responsible for installation of Street Trees. Street Trees will be installed in front of all new development, if applicable, on Dayton Boulevard, Ashland Terrace and Morrison Springs Drive to the maximum extent practicable.
2. Street trees **shall** be planted along the right-of-way and Pedestrian Zone between the property lines at least every thirty- five (35) linear feet to the maximum extent practicable.
3. Street trees within the Pedestrian Zone **may** be located in tree pits with grates or in a continuous planting strip with other plant material.
4. Tree pits, where permitted, **shall** be five (5) feet in width and five (5) feet in length, if applicable.
5. Street tree locations **shall** be coordinated with the street lighting and utility plans to minimize interference.
6. Street trees planted along Dayton Boulevard, Ashland Terrace, and Morrison Springs should be Yoshino Cherry. All others shall be of a type and size prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved by the Planning Commission or City Manager based on compatibility with the urban street system.

## C. Lighting

1. The applicant or contractor will be responsible for installation of street lighting. Street lighting will be installed in front of all **new development** on Dayton Boulevard to the maximum extent practicable.
2. Street lights along or within the Pedestrian Zone **shall** be of the same design, type, spacing and mounting height and **shall** consist of lamp top post lighting matching the existing lamps.
3. New lighting in the Pedestrian Zone **shall** be aligned with the street trees and parallel to the edge of the public right-of-way.
4. Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.

## D. Curb Cuts

1. The consolidation of multiple existing curb cuts may be required by the City of Red Bank.
2. Property owners should consolidate existing curb cuts.
3. Curb cut permits are required with engineered stamped plans.

## E. Storefront Area

1. A Storefront Area may be permitted in the Pedestrian Zone between the back of the sidewalk and the Building Zone.
2. The Storefront area **shall** include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.
3. The Storefront Area **shall** be a maximum of eight (8) feet in width. Larger storefront areas may be approved by the Planning Commission or City Manager or his/her designee for renovations that are permitted to exceed the maximum building setback requirements in **Chapter IV, Section B** of the Design Review Ordinance.
4. The edge of the Storefront area adjacent to the sidewalk **shall** be framed and defined with planters, landscaping, decorative fencing, hedges, low walls, benches or other architectural elements approved by the Planning Commission or City Manager or his/her designee.
5. Where an existing sidewalk is adjacent to the curb, the planting strip may be between the existing sidewalk and the Storefront Area. The edge of the Storefront area adjacent to the planting strip shall be framed and defined with planters, landscaping, decorative fencing, hedges, low walls, benches or other architectural elements approved by the Planning Commission or City Manager or his/her designee.

## F. Elements Not Permitted in Store Front Area.

1. The following are not permitted in this Zone:
    - a. Parking
    - b. Chain link or slat fence
    - c. Drive lanes
    - d. HVAC equipment
    - e. Dumpsters or similar containers
-

## IV. BUILDING ZONE

### A. Zone Description

1. The Building Zone is the location of the primary structure, and located between the Pedestrian Zone and the Parking Zone (See Figure 2). Existing buildings and parking areas may remain in their existing location.
2. Building Zone standards regulate the placement and design of buildings fronting the public right-of-way.

### B. Setbacks and Orientation

1. All new buildings **shall** be setback a minimum of seven (7) feet and a maximum of twenty-five (25) feet from the public right-of-way of any street, unless approved by the Planning Commission or City Manager, or his/her designee.
2. Newly constructed buildings **shall** be set back zero (0) feet from the back of the sidewalk, unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone, unless approved by the Planning Commission or City Manager, or his/her designee.
3. For any building adjacent to a public street, a primary pedestrian entrance **shall** be provided that is easily visible from the public right-of-way. If the building has more than one side adjacent to a street, such as a corner-lot building, only one side of the building facing the street is required to have a pedestrian entrance.
4. Exceptions to setback requirements in the Building Zone can be made under the following circumstances:
  - a. Exceptions due to steep slopes or other challenging physical site characteristics
  - b. A specific design due to the style or development type approved by the Planning Commission or City Manager that meets the intent, objectives and principles of the Design Review Ordinance.
  - c. Exceptions approved by the Planning Commission or City Manager where the reuse of a preexisting building precludes the maximum setback. In these cases additional mitigating landscape area and planting could be required.
  - d. Multi-family developments **shall** be exempt from setback standards listed in this Building Zone section.
5. Front setback requirements in the Red Bank Zoning Ordinance may be increased or reduced by the Planning Commission or City Manager to meet the intent of the Design Review Ordinance.

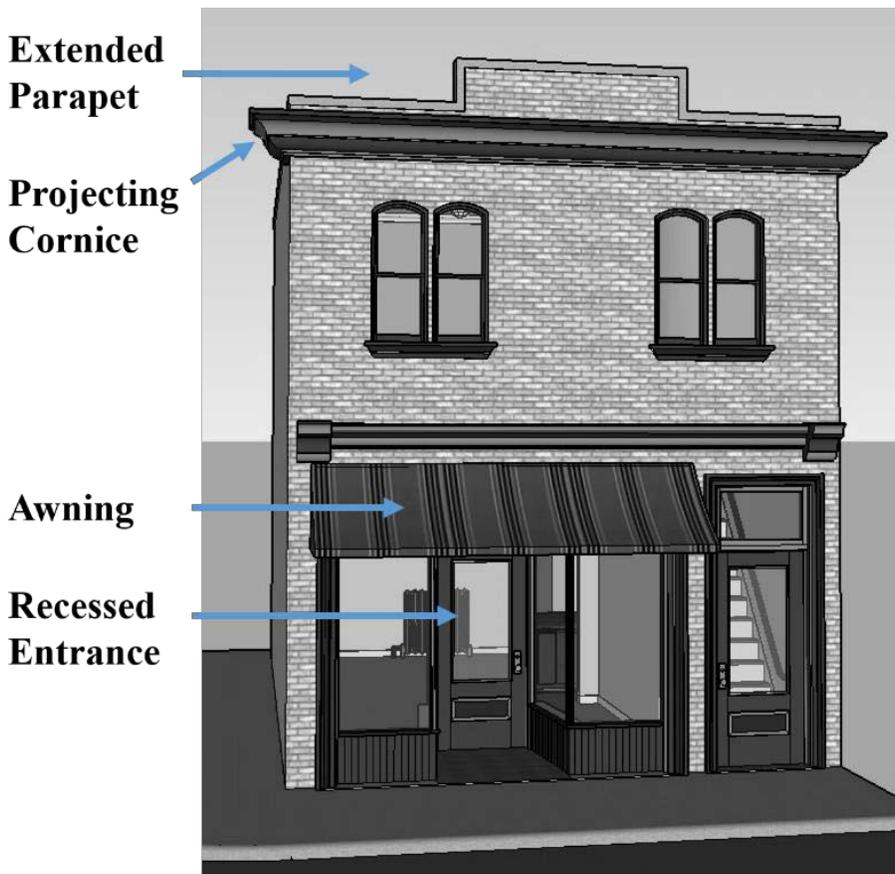
### C. Building Façade

1. Facades visible from the public right-of-way **shall** include **two or more** of the following architectural features:
  - a. awning, canopy or marquee,
  - b. balconies,
  - c. projecting cornices,
  - d. recessed entrances or bays,
  - e. arcades,

- f. wall mural, or
- g. Other architectural elements approved by the Planning Commission or City Manager.

2. No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right- of-way and **shall** be comprised from the following alternative materials: factory-primed fiber-cement lap siding, glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials approved by the Planning Commission or City Manager or his/hers designee that meet the intent of the Design Review Ordinance and support the goals of the Land Use Plan.

*Figure 3. Façade Architectural Features*



3. **Building materials prohibited**, when visible from the public right-of-way or any abutting residential development **shall** include flat metal or corrugated tin or zinc coated siding, vinyl (or similar) siding, and unpainted/untreated concrete block in any commercial zone.
4. Building façades should be a combination of material(s) to add variation in the façade design.
5. Complete metal building exteriors are discouraged unless the specific design is approved by both the Planning Commission and the Board of Commissioners.
6. Building facades should be designed for compatibility with other adjacent structures located close to the street.

## D. Façade Transparency

1. For retail buildings, façades facing the public right-of-way **shall** have at least thirty percent (30%) of the façade area comprised of clear vision glass at the ground level on the facade unless a specific alternative design is approved by the Planning Commission or City Manager or his/her designee.
2. For non-retail buildings, façades facing the public right-of-way **shall** have at least twenty percent (20%) of the façade area comprised of clear vision glass unless a specific alternative design is approved by the Planning Commission or the City Manager or his/her designee.
3. Multi-family developments **shall** be exempt from façade transparency standards. -
4. Tinted or reflecting glass is discouraged at the ground level when it prohibits visual connection between indoor and outdoor environments.

## E. Massing

1. Façades longer than thirty (30) feet and visible from public right-of-way **shall** be broken down into smaller units through the use of articulation (See Figure 4). Articulation may include:
  - a. offsets,
  - b. recesses,
  - c. staggered walls,
  - d. stepped walls,
  - e. pitched or stepped rooflines,
  - f. overhangs, or
  - g. other elements of the building's mass.
2. Building height **shall** be compatible with the height of surrounding buildings that are built close to the street.
3. Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged (See Figure 4).

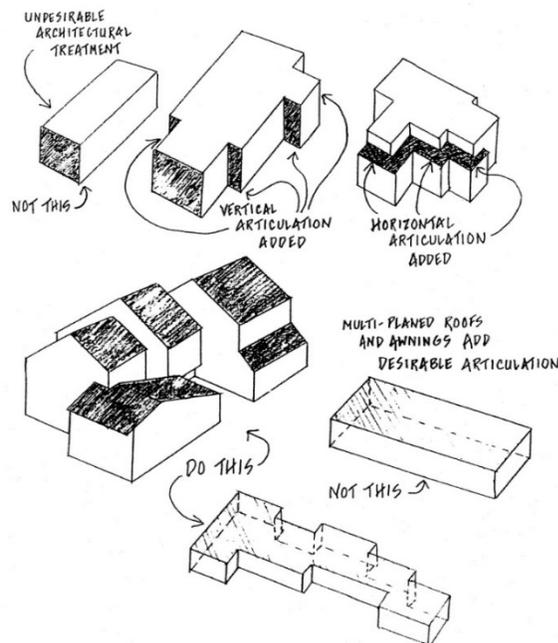
## F. Entrances

1. Primary pedestrian entrances **shall** face public streets, open spaces or plazas to the maximum extent practicable, unless approved by the Planning Commission or City Manager.
2. Primary pedestrian entrances **shall** provide weather protection in the form of awnings, canopies, marquees or recessed entrances, to the maximum extent practicable.
3. Multi-family developments **shall** be exempt from pedestrian entrance standards.
4. Entrances to the building **shall** be made visible and prominent by using large entry doors, porches, protruding, or recessed entrances.
5. Building entrances **shall** meet all ADA requirements.

## G. Roof Expression

1. Buildings should include extended parapets, projecting cornices, or similar features that define the top of the building and create a prominent edge when viewed against the sky.
2. Residential roof styles, including hipped and gabled roofs are discouraged.
3. Mechanical equipment located on roof tops **shall** be screened from the public right-of-way.
4. Active roofs with gardens and outdoor seating are permitted.
5. Parapets should be extended and embellished.
6. Multi-family developments **shall** be exempt from Roof Expression standards.

*Figure 4. Articulation*



## V. PARKING ZONE

### A. Parking Lot Location

1. To the maximum extent practicable, **all new parking shall** be located to the rear of any building with the exception of preexisting buildings, unless the Planning Commission or City Manager (for staff-approved developments) determines that parking on rear or side does not fit the style of the development proposed. (See Figure 2).
2. If **all new parking with 50 or more parking spaces** cannot be accommodated to the rear of the building, parking on the side of the building may be permitted if screened from the public right-of-way, unless approved by the Planning Commission or City Manager.
3. Newly constructed parking spaces **shall not** be permitted between the building and the public right of way, unless the Planning Commission or City Manager determines that parking will not affect the intent of this Ordinance.
4. Parking for new construction **shall not** be located between a building and the street, unless the Planning Commission or City Manager determines that parking on the rear and side of the building is precluded by flood hazard areas, certain development types other exceptional conditions of the lot, or the reuse of a preexisting building.
5. Any existing parking zone with **50 or more parking spaces** fronting the public right-of-way **shall** be screened from the public right-of-way to the maximum possible. Screening that does not meet the requirements in section B. Parking Lot Screening may be approved by the City Planning Commission or City Manager if they find that the proposed screening and development design meets the intent of the Design Review Ordinance. . (see Figure 5)

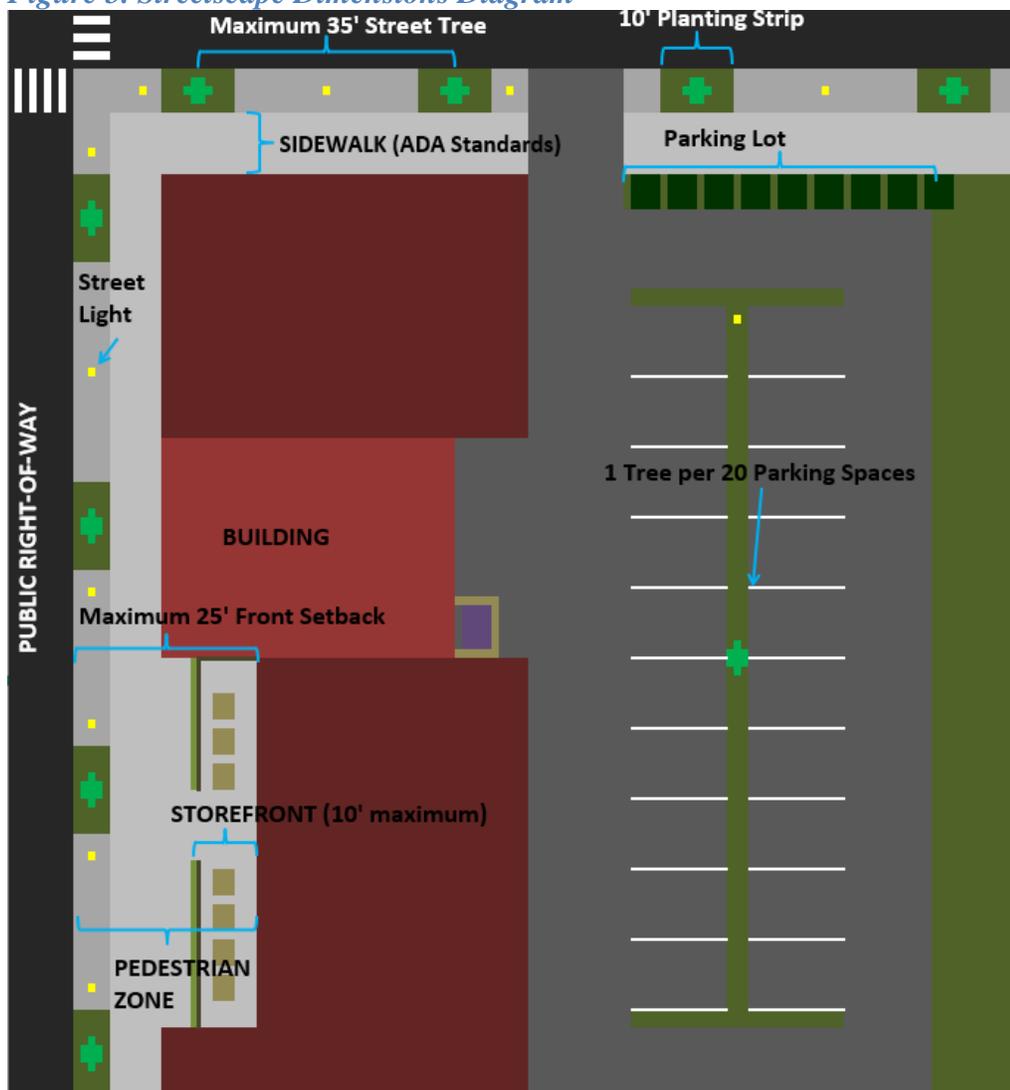
### B. Parking Lot Screening

1. **All new** surface parking lots and **existing parking lots having 50 or more parking spaces fronting the public right of way shall** be screened parallel to the edge of the Pedestrian Zone (See Figure 5), if applicable.
2. Screening **shall** have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.
3. Screening of **new** parking lots and **existing parking lots having 50 or more parking spaces fronting the public right-of-way shall** consist of a decorative masonry wall, landscaping, or a combination of a decorative fence and landscaping.
4. Landscaping used for screening **shall** have a minimum height of three (3) feet.
5. Landscaping **shall** consist of evergreen plantings and/or green screens prescribed in Chapter IX of the Red Bank Zoning Ordinance or permitted by the Planning Commission or City Manager or his/her designee.

## C. Parking Lot Landscaping in all Commercial Zones

1. **All new and existing** surface parking lots with greater than fifty (50) Spaces **shall** include a minimum of one (1) tree for every twenty (20) parking spaces. (See Figure 6), if applicable.
2. Adjacent aisles of new surface parking lots and existing parking lots with 50 or more parking spaces **shall** be divided by landscaped islands that break parking areas into blocks to the extent possible.
3. Parking lot landscaping should incorporate best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate storm water BMPs for their site.

Figure 5. Streetscape Dimensions Diagram



## D. Parking Requirements

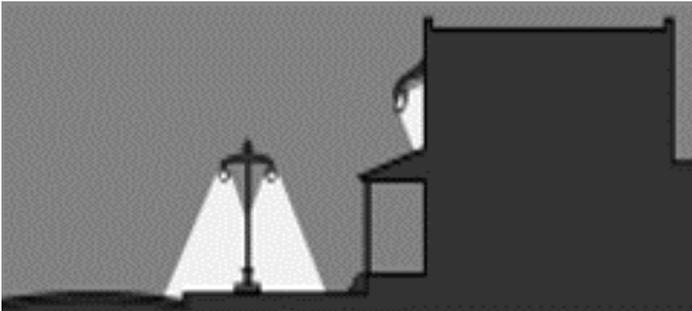
1. Applicable parking requirements are stated in the Red Bank Zoning Ordinance Section 14-406. The Planning Commission or City Manager may review parking lot location and landscaping.
2. Shared parking agreements between adjacent developments are encouraged as a method to meet Red Bank Zoning Ordinance parking requirements.

## E. Parking Lot Lighting

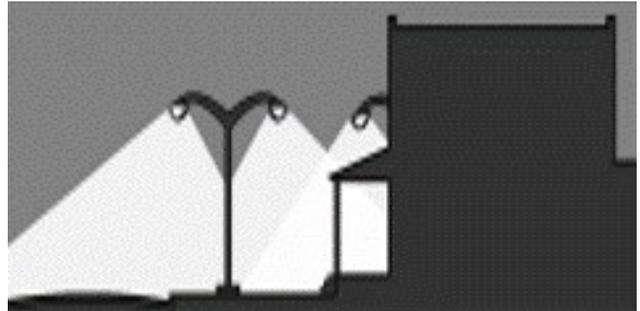
1. All **New** lighting fixtures and bulbs **shall** be LED, shielded if necessary, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.
2. **New** pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development.
3. Parking lot lighting **shall** be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.
4. **New** Parking lot lighting structures **shall not** exceed a height of twenty (20) feet.
5. Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.

*Figure 7. Parking Lot Lighting*

*Reduction of glare and light pollution, increase of even light*



*Too much light causing light pollution*



## F. Service and Equipment Areas in all Commercial Zones

1. Dumpsters, loading areas, mechanical equipment, outdoor storage areas, and other utilities readily visible from the public right-of-way **shall** be screened from public view to the maximum extent practicable. Screening **shall** consist of an opaque wall, fence, or other screening method approved by the Planning Commission or City Manager or his/her designee.
2. The height of the screen **shall** be a minimum of six (6) feet, and of such height adequate to completely conceal a dumpster or equipment.
3. Screen wall and fence materials **shall** consist of masonry, stucco, stone, wood, or decorative architectural metal or other designs and materials approved by the Red Bank Planning Commission or City Manager.
4. Landscaping, including shrubs, trees, perennials, or green screens, **shall** be added to screening to soften the appearance of screening walls or fences if applicable.
5. Dumpsters **shall** be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.
6. Chain link fences or slats of any material **shall not** be permitted.

## G. Fences, Walls and Screening in all Commercial Zones

1. Chain link and slat fencing **shall not** be allowed to screen properties from the public right-of-way.
2. **All new** surface parking lots and existing parking lots that have 50 or more parking spaces that front the public right-of- way **shall** be screened from view (see B. Parking Lot Screening).
3. A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.
4. Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns **shall be** avoided.
5. Walls and fences should be compatible with the architectural style, materials and colors of the principal building.

# VI. SIGNAGE

## A. General Signage Requirements

2. All developments **shall** comply with sign regulations in the Red Bank Sign Ordinance as now enacted or subsequently amended, and all provisions herein which are or may be determined to be in conflict with the now enacted or subsequently amended provision of the Red Bank Sign Ordinance shall yield to the provisions of said Red Bank Sign Ordinance..

Figure 8. Freestanding Signs

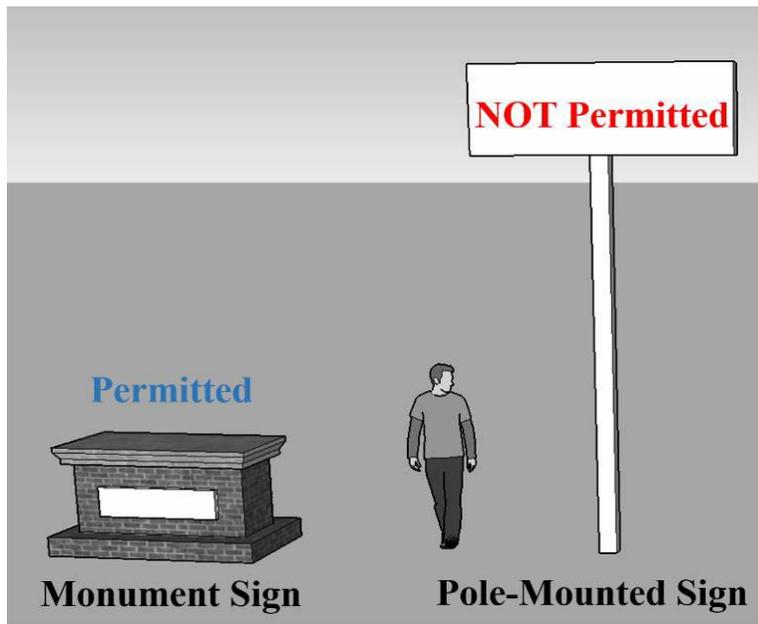
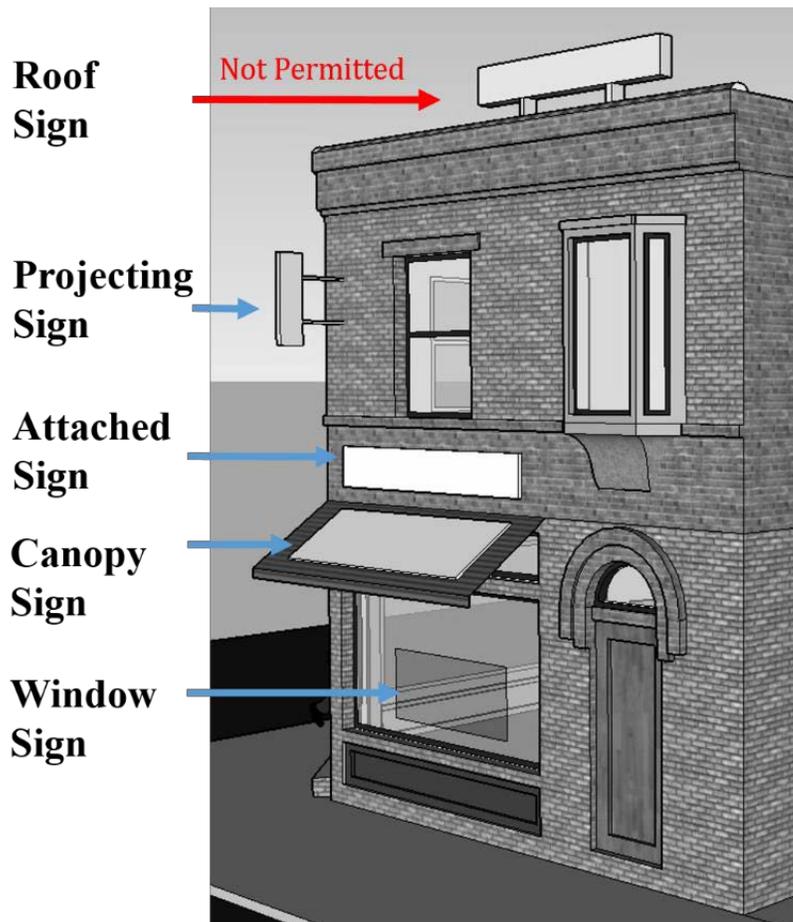


Figure 9. Building Signs

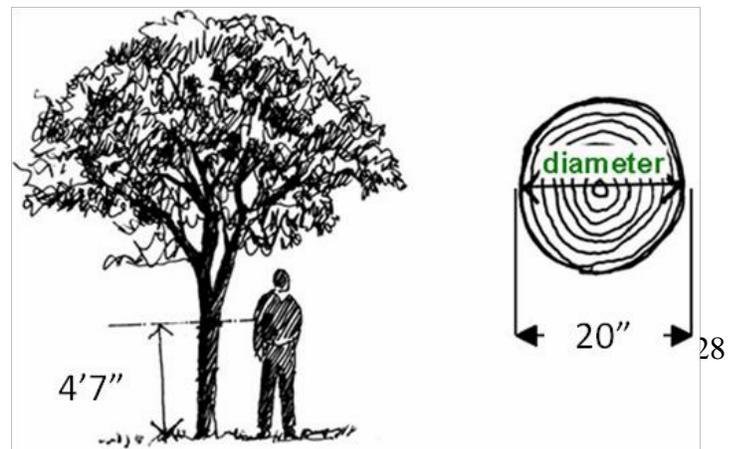


## VII. NATURAL FEATURES

### A. On-Site Tree Retention

1. Tree Survey/Plan Requirement: Developers if applicable, **shall** submit an existing tree survey showing each tree with a diameter at breast height (DBH) of six inches (6") see Figure 10 and a preservation plan to show compliance with these standards. This plan may be incorporated into the site plan approved by the Planning Commission.
2. On sites with existing mature trees, at least a third (33%) of specimen trees **shall** be preserved or transplanted on site, to the maximum extent practicable. For purposes of this section, "**specimen**" trees include the following:
  - a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH)
  - b. Evergreen trees with twenty inch (20") minimum DBH;
  - c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6").
3. Specimen trees in appropriate locations, such as along drainages and along the perimeter of the site may be used to fulfill landscaping or buffering requirements under the Design Review Ordinance.
4. Any existing vegetation or non-specimen trees that are in appropriate locations, in sufficient quantities, and of acceptable quality to be used to fulfill landscaping or screening requirements under the Red Bank Zoning Ordinance, **shall** be preserved to the maximum extent practicable.
5. Tree Protection during Construction:
  - a. Specimen trees **shall** be protected during construction with the erection of barrier fencing.
  - b. Specimen trees **shall** be identified during construction by red flagging or red paint
  - c. Grading **shall** be avoided within the root area or drip line of any existing preserved trees.
6. Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer **shall** replace the removed or damaged tree with a new tree(s). Replacement trees **shall** be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1") of tree caliper removed or damaged, the applicant or developer **shall** install one inch (1") of replacement tree caliper. A list of trees approved by the City of Red Bank can be found in Chapter IX of the Red Bank Zoning Ordinance.
7. Businesses should plant larger tree species according to the City's recommended tree listing.

*Figure 10. Diameter at Breast Height (DBH)*



## B. Protection of Natural Features

1. Site plans **shall** show natural features, including stream corridors and wetlands, steep slopes, and existing trees.
2. Applicants **shall** show evidence of compliance with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.
3. See **On-Site Tree Retention**.
4. Development should be avoided on steep slopes.
5. Development within the floodplain should be avoided.
6. Storm water runoff and pollution should be mitigated with the use of storm water management best practices. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate Storm water BMPs for their site.
7. Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.
8. Perennial streams, wetlands, and their riparian corridors should be incorporated into site plans and site designs as major amenities, with trails, seating, and or supplemental landscaping.
9. Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.