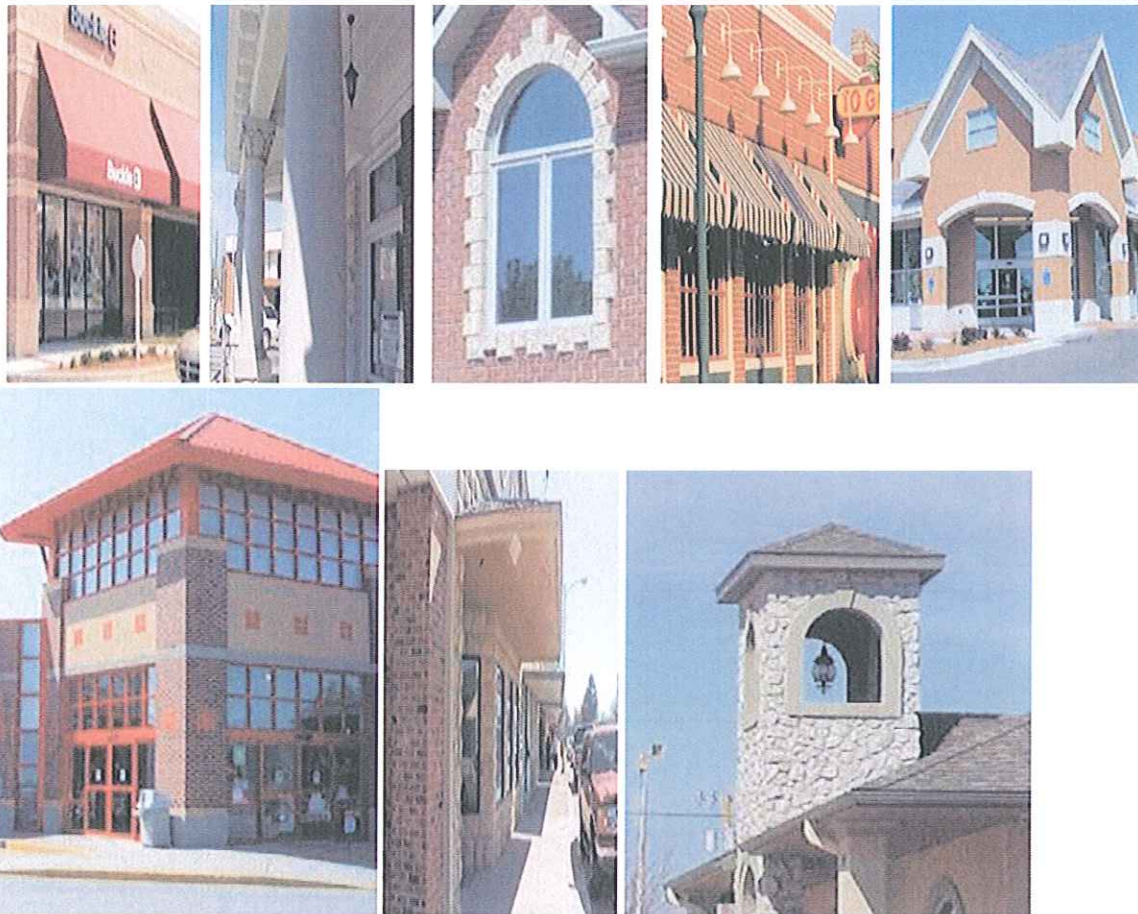




City of Byram, Mississippi

Architectural Design Standards



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Architectural Design Standards

The City of Byram strongly encourages interesting, articulated and high quality structures.

Applicability

The provisions of these regulations apply to all commercial developments, defined as any development in an R4, C1, C2, C3, C4, C5, MR, and PUD zoning districts that meet one or more of the following conditions:

1. New commercial construction.
2. Reconstruction, change in exterior appearance, exterior alteration, or additions to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.
3. Construction, reconstruction, alteration or expansion of a parking area for automobiles, trucks, trailers, recreational vehicles, mobile homes, manufactured homes or other vehicles, whether for customer parking, sales or temporary or long-term storage.
4. Mechanical, electrical, and plumbing equipment located on the exterior of the building

Compatibility / **S**cale and **B**ulk

COMPATIBILITY. Commercial structures shall be designed in a manner compatible with other structures in the surrounding vicinity. The exterior building design, including roof style, color, materials, architectural form and detailing, shall be consistent among all buildings in a common commercial development and on all elevations of each building to achieve design harmony and continuity within itself.

SCALE AND BULK. The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings. Special care, however shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include limited size, building articulation, and show patterns. The scale of the building shall also consider building setback, lot size and relationship to street width.

Review Process

Developments meeting the applicability requirements above will be reviewed for consistency with the regulations of the Zoning Ordinance, the Development Ordinance, and the Architectural Design Standards through the normal review process and shall be approved by the Zoning and Planning Commission. *Should there be a conflict between the Architectural Design Standards and the Zoning Ordinance requirements, the Zoning Ordinance shall control.*

Requirements for Submission for Architectural Commercial Design

- Site Plan (see Section 5.600.20 of the Zoning Ordinance for requirements.)
- Landscape Plan
- Color Rendering of Building
- Building Style
- Building Color
- Building Materials and Textures
- Building Scale
- Building Design Concept and Thematic Continuity
- Lighting
- Signage

Materials and Colors

The exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

MATERIAL. The primary material shall constitute at least 75 percent of the wall area, excluding glass and door areas. The primary exterior material shall consist of brick, stone, cementitious stucco, split-face block or similar designer block, architectural concrete panels. Hardy Plank or wood may be used as primary material provided the siding is on a horizontal line. The standard shall apply to all sides of any building. The use of flat-faced concrete block, mirrored glass curtain wall, metal veneer, or vinyl as predominate material is strictly prohibited. The remaining exterior material shall be considered building trim. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, and ledgement. No masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, vinyl, E.I.F.S (Exterior Insulation and Finish Systems) shall constitute a portion of any building except trim.

Warehouse or manufacturing areas of industrial buildings may utilize metal veneer surface or other metal surfaces. The use of these materials as a major exterior design element shall be subject to the review and approval of the Design Review Committee.

COLOR. Exterior color scheme shall utilize primarily muted, neutral, earth tone type colors. White, Off-White Earthtones, Creams, pastels of Earthtones (including rose, peach and terra cotta), Dark, Subdued Green, Pastel colors of non-earthtone hues (yellows, greens and grayish greens), flat matte finish of primary colors. No more than three (3) painted or applied colors may be used on the exterior of the building. The primary use of bright, intense, or extreme colors shall not be permitted. The use of uncolored pre-cast concrete panels "tilt-up" slabs are strictly prohibited.

Wall Articulation

The maximum, unbroken façade plane shall be fifty (50) feet for residential uses and sixty (60) feet for commercial and office uses. The wall of any such building shall be interrupted through the use of projections or recesses, portals, courtyards, plazas or other appropriate architectural elements. The design of off-setting wall plane projections or recesses shall have a minimum depth of two (2) feet. Multi-story buildings with over twenty-thousand (20,000) square feet of gross floor area shall be designed with either off-setting wall planes or upper story setbacks of at least six (6) feet in depth.

Roofs

Variations in roof lines should be used to add visual interest to, and reduce the massive scale of, large buildings. Roof design should be appropriate for the architectural style of the building. There should be a change in height every 100 linear feet in building length. Roof features should complement the character of adjoining neighborhoods. Roof designs must incorporate no few than two of the following features:

- Parapets , gable roofs, high roofs or dormers screening flat roofs and rooftop equipment
- Overhanging eaves
- Sloped roofs (minimum roof pitch 5/12)
- Three or more roof slope planes
- Repeating pattern of change in color, texture, and material modules.
- Asphalt shingles shall be Architectural grade or better. Three-tab shingles and roll roofing will not be allowed.

Where pitched roofs are used slope must be sufficient to provide positive drainage and architectural design appropriate for the use and location.

Facades

Structures shall be architecturally finished on all sides with the same materials, detailing, and features when visible from the public realm or adjacent residential areas. The building must have a clearly defined, visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters. Building facades of an individual structure on a single lot should generally be oriented parallel to the streets they face, such that their main entrances are visible as a means of creating continuous streetscapes. Within office or commercial complexes, buildings shall be clustered so as to create plaza or pedestrian mall areas. Where the clustering of buildings cannot be achieved due to size or shape of the lot, link the building pads together with pedestrian walkways that are defined by separate paving textures and accented by landscape areas.

Entrances/Architectural Detail

Entrances. Structures must have clearly defined, highly visible customer entrances featuring at least two (2) architectural elements.

Architectural Details. All buildings shall be designed to incorporate no less than three (3) architectural elements in addition to regulations regarding the design of entrances above. Buildings over fifty thousand (50,000) square feet shall include a minimum of five (5) architectural elements. Buildings over one hundred thousand (100,000) square feet shall include a minimum of six (6) architectural elements.

Architectural Elements

Arches
Arcades
Accent materials
Display windows
Peaked roof forms
Varied roof heights
Recesses/projections
Articulated cornice line
Canopies, awnings, or porticos
Other approved architectural details
Articulated ground floor levels or base

Doors / Windows

An essential characteristic of architecture is a traditional appearance of buildings, walls and openings. Walls define the overall form of buildings, while openings give them a human scale and the appearance of being occupied. Treatment of the doors, windows, and glazed surfaces, with the exception of steel fire doors on the rear elevation of the building and doors, windows, and glazed surfaces which are located under portals or canopies with a depth of six (6) inches or more, have one or more of the following:

- Frames recessed a minimum of four (4) inches
- Encased with trim
- Have divided lites
- Have exposed or otherwise articulated lintels
- All glazing is clear, tinted neutral gray, leaded, frosted, or decorative glass. *The use of mirrored glazing is strictly prohibited.*
- Architectural Features -- Consideration is granted for the appropriateness of each feature. Use of decorative trim around the roof perimeter, all doors and windows, and signs. Decorative wrought iron used as gates, fencing, windows, and railings. Decorative use of brick, stucco, or stone accents around walls, columns, rooflines, doors and windows, including crown molding.

Exterior Lighting

All exterior lighting, such as that used in and around buildings, recreation areas, parking lots, and signs, shall be designed to protect against the spill over of light to adjacent properties which contain dwellings and other uses providing sleeping quarters. All exterior lighting shall be shielded from the adjacent residential and institutional uses by thick evergreen vegetated buffers, berms, walls, or fences, and/or the use of directional lighting, special fixtures, timing devices, appropriate light intensities, luminaries, and mountings at appropriate heights. All outdoor lighting shall conform to the following standards:

1. Exterior light sources may not be exposed and must be shielded from view, down cast and parallel with the ground. All luminaries (the complete lighting unit, consisting of the light source and all necessary mechanical, electrical and decorative parts) shall be "cut-off type" luminaries with elements such as shields, reflectors, or refractor panels which direct and cut off the emitted light at an angle of ninety degrees or less.
2. No exterior lighting fixture of any kind shall be so placed or directed such that the direct or reflected light therefrom shall interfere with the operation of automotive vehicles on any adjacent street.
3. Outdoor lighting shall be designed, located and mounted at heights no greater than:
 - Twenty-five (25) feet above grade for cut-off lights
4. No exterior light shall have any blinking, flashing, or fluttering light, or other illuminating device which has a changing light intensity of brightness or color. (Message boards are addressed in the Sign section of the Zoning Ordinance.)
5. Raised light pole bases are to be attractively designed and detailed to be compatible with the overall project. Bases must be in a neutral color and not traffic yellow.
6. Building mounted artificial lighting sources are to be shielded from public view, except for low intensity decorative lighting not exceeding forty-five (45) watts per bulb.
7. Use of low, bollard-type lighting and landscape accent lighting is encouraged.

Parking Areas Landscaping

Landscaping is used in parking areas to reduce heat radiated from paving, improve auto circulation and safety, and to screen parked automobiles from public view.

Landscaped area should dominate the frontage of any site where entries are the only interruption. Although the type and nature of the landscaping between individual properties may vary, the design and depth of landscaped areas shall be consistent as they transition from one property to another.

A consistent landscape treatment along public streets enhances the appearance of the public domain, and provides an attractive, unified setting for variations among individual developments. Landscaped areas should dominate the frontage of any site where entries are the only interruption. Although the

type and nature of the landscaping between individual properties may vary, the design and depth of landscape areas shall be consistent as they transition from one property to another.

A minimum of one (1) large deciduous shade tree for every thirty-five (35) feet of lineal street frontage or portion thereof shall be planted upon the subject property within the area five (5) feet behind the street ROW line up to said street ROW line. The size of the trees at planting is to be 3 1/2 " caliper as measured six (6) inches above the ground. Landscaping underneath overhead utilities shall be in accordance with Appendix "B".

Parking areas shall be organized as a series of small parking bays with landscape islands separating them. A landscape island shall be placed for every 10 parking spaces as follows:

- a. Single-loaded Parking Rows – An island, curbs not less than six (6) inches in height, five (5) feet wide by twenty (20) feet in length shall be located at both ends of every single loaded parking row and for every 10 parking spaces. The island shall contain a minimum of one (1) medium deciduous shade tree, two (2) to two and one half (2 ½) inches in caliper, as measured six (6) inches above the ground and low shrubs at least eighteen (18) inches high.
- b. Double-loaded Parking Rows – An island, curbs not less than six (6) inches in height, ten (10) feet wide by forty (40) feet in length shall be located at both ends of every single- loaded parking row and for every ten (10) parking spaces. The island shall contain a minimum of two (2) medium deciduous tree, two (2) to two and one half (2 ½) inches in caliper, as measured six (6) inches above the ground and low shrubs at least eighteen (18) inches high.
- c. Striping shall be white, excluding ADA requirements.

The parking area should be graded as to direct the flow of storm water runoff to the landscaped islands. The curbs should have "V" notches as to allow infiltration of the storm water runoff.

Where parking areas adjoin public streets, an opaque barrier, a minimum of 2 ½ feet and a maximum of three (3) feet above the elevation of the adjacent parking areas shall be provided between the parking area and the street ROW line, for the length of the parking area, to obscure parked vehicles within these areas from public view, and to prevent the lights from parked vehicles encroaching upon the public street. The barrier may take the form of a decorative masonry wall with plantings on the street frontage, an earthen berm with established ground cover, or dense shrubbery of sufficient density to present an uninterrupted vegetative wall.

Whenever possible, healthy existing trees should be maintained, as they are an amenity that increases the value of property and requires many years to replace. All existing trees eight (8) inches or larger in diameter or significant tree canopy, must be identified on the site plan. Tree height shall be measured 48 inches above ground level.

The trees, shrubs, and other landscaping materials depicted upon the approved Development Plan shall be considered as elements of the project. The applicant and his successors, assign, and/or subsequent owners and their agents shall be responsible for the continued maintenance of all landscaping materials. Plant material which exhibits evidence of insects, disease or damage shall be appropriately treated.

Dead plants shall be removed and replaced; debris and litter shall be cleaned up; and berms, fences, and walls shall be maintained at all times. Failure to do so is a violation of this Ordinance.

A planted bufferyard of at least twenty (20) feet is required between any commercial, industrial, multiple-family residential, or institutional use and any single-family use. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel line, along side and rear property lines. Bufferyards shall not be located on any portion of a public or private street ROW.

A decorative masonry wall of brick, cementitious stucco, or natural stone, six feet in height, with support columns no further apart than ten (10) feet maybe used instead of the planted area, or in conjunction with the planted material.

Decorative wrought iron may be used in conjunction with the fencing materials and with landscaping of sufficient density to maintain the integrity of the wall as an effective barrier. The use of wood or chain link fencing as an opaque barrier is strictly prohibited. Bufferyards shall contain one (1) large deciduous tree (ultimate height of 50+ feet), three medium (ultimate height of 25') evergreen trees (planted on a twenty-five foot triangular staggered spacing), and one small ornamental tree for every seventy-five (75) lineal feet of bufferyard.

All landscaping shall be in accordance with the approved plant list in Appendix "A".

Screening

Chain link fencing, including chain link fencing with slats or any other type of insert, is prohibited.

In highly visible public areas where fencing is needed, decorative fencing is required. Decorative fencing is defined as black wrought iron fencing or masonry fencing, or a combination thereof.

All exterior trash and storage areas, loading docks and ramps, and service areas are to be screened from view in a manner that is compatible with the building and site design. Screening materials should be the same as the primary building materials. The location of such services should be sited with limited visibility to public view and/or adjacent properties. Trash dumpsters and trash receptacle areas are to be screened with a masonry enclosure on three sides and gated.

Garbage collection areas shall be located at the rear of buildings. The following criteria shall also apply:

- Dumpster enclosures shall be located on a concrete pad, of such size as recommended by the disposal company.
- The approach to the dumpster area shall be paved of a hard surface Portland cement or asphaltic concrete, of a specification sufficient to support the weight and continual use of the garbage collection vehicle as stated in the City of Byram Zoning Ordinance.
- The screening on all enclosed dumpsters shall be a minimum of at least two (2) feet taller than the dumpster.
- For compaction units, a floor drain shall be provided which ties to the sanitary sewer.
- Any dumpster pad where there is a potential for grease should have either a separate grease trap or be connected to the main grease trap.

- Either the dumpster enclosure must be constructed of sufficient size to accommodate all refuse materials to be recycled, such as grease barrels for restaurants and used oil barrels for automotive uses, or a separate enclosed pad of the same specification provided.
- The use of wooden fences or chain-link fences with slats as a screening device for garbage collection areas is strictly prohibited.

Mechanical, communications, and service equipment, including satellite dishes and vent pipes, are to be totally screened from public view by parapets or walls. All building mounted equipment is to be screened by parapets or walls from ALL public views.

Sidewalks

Where the subject property does not already provide a public sidewalk, a five (5) foot wide sidewalk shall be constructed along the entire street frontage of the property. The sidewalk shall be constructed to align with existing sidewalks on adjacent properties.

Where sidewalks are not yet present on adjacent properties, the sidewalk shall be constructed at least five (5) feet back from the curb to allow for green space and street trees. In the instance of a corner lot, the sidewalk will be constructed along both street frontages, with handicap access ramps constructed at the street corner.

Crosswalks

Crosswalks shall be provided both internally and externally to the development. Public crosswalks shall be striped in conformance with the latest edition of the Manual on Uniform Traffic Control Devices.

Private crosswalks, internal to the site, shall be delineated by materials of a different color and texture from the surrounding parking lot (brick, cobblestone, etc. preferred) or by white, reflectorized pavement striping.

Street Signs/ Traffic Control Devices

When, as the result of the proposed project, street signs, traffic signals, or traffic regulatory signs are required, the applicant shall be responsible for the installation of such devices and signs, the design of which shall be integrated into the overall site design.

Retaining Walls

The height and length of retaining walls should be minimized with appropriate landscaping. Retaining walls should be designed to incorporate elements of other architectural features or natural features of the project.

Materials utilized for the retaining walls should match the primary building material.

Plantable walls allowing for the growth of vegetation are encouraged.

Architectural Review Board

The Architectural Review Board is hereby created and established. Membership shall consist of the members of the city's zoning and planning commission and shall operate under the present policies, rules, and regulations governing the zoning and planning commission. The Architectural Review Board shall be responsible for implementing the Design Review Standards for the City of Byram.

Architectural Review Board Action. In addition to such further elements that may be required by other sections of these standards, the Committee shall approve the development plan if it finds that:

- i. The exterior design features of the development will not be detrimental to the harmonious and orderly growth of the City.
- ii. The plan for the proposed development indicates that it will reasonably protect against external and internal noise, vibrations, and other conditions which detract from the desirability of the surrounding environment. Loading and storage areas are located away from street views, and are screened by landscaping and screening walls consistent with the building design and materials.
- iii. The exterior materials and design features do not reflect excessive similarity to or difference from existing development upon adjacent properties and within the neighborhood. The plan for the proposed development reflects that the architectural features are adequate and appropriate for the style of building. In those instances where the subject property adjoins residentially zoned land, the proposed development is designed to be compatible with the character of single-family residential structures within the community, reflecting a continuity of size, scale, design, materials, and roof form with residential structures.
- iv. The plan for the proposed development is of an appropriate and acceptable quality. The proposed development may be considered of an inferior quality in its design and appearance if the Committee finds that:
 - (1) The detailing and building materials do not convey a quality of craftsmanship and permanence, and do not include use of the highest quality materials available.
 - (2) Uninterrupted and unarticulated monochromatic expanses of wall plane are proposed.
 - (3) Texture of materials is not used to add interest to the building or articulate the design.
 - (4) Imitation materials are used rather than natural materials.
 - (5) All sides of the building do not reflect the same level of detailing and/or quality of materials. The design elements of the building are not consistently applied throughout the project.
 - (6) On buildings with exposed, pitched roofs, the roof form does not periodically change height, orientation, or shape as part of the building's overall design. The slope of the pitched roof is less than 5/12.

(7) On parapet roofs, long, uninterrupted horizontal lines of parapet are proposed, without being broken by vertical or horizontal off-sets or the changing of roof forms. The reverse side of the parapet is visible to the public.

(8) Mechanical and electrical equipment is not screened or incorporated into the building design.

(9) The plan for the proposed development includes:

- (a) Arresting and spectacular effects
- (b) Violent contrast of materials and/or colors
- (c) A multiplicity or incongruity of details resulting in a disturbing appearance
- (d) The absence of unity or coherence in composition
- (e) Lack of consonance with the present structure in the case of remodeling or Enlargement

In its deliberations concerning the factors listed above, the Architectural Review Board shall consider, but shall not be limited to consideration of the following design elements of the proposed plan:

- (1) Building Style
- (2) Building Color
- (3) Building Materials and Textures
- (4) Building Scale
- (5) Building Design Concept and Thematic Continuity
- (6) Historic Resources, Preservation, and Conservation of Resources
- (7) Lighting
- (8) Signage

Site Plan Review Committee

The Site Plan Review Committee is hereby created and established. Membership of the Site Plan Review Committee shall include the Director of Public Works, Director of Planning and Zoning, Zoning Administrator, Building Official, Fire Chief, and City Engineer. The Site Plan Review Committee is charged with reviewing and approving site plan developments as required in the City of Byram Development Ordinance and Sections 5.600.17-20 of the City of Byram Zoning Ordinance

Appeals and Variances

Appeals. Any person or persons aggrieved by any decision of the Site Plan Review Committee, where it is alleged there is an error in such order, requirement, decision, or determination made by the Site Plan Review Committee in the administration or implementation of these standards as applicable, may appeal such decision to the Zoning and Planning Commission for the City of Byram by filing a "Notice of Appeal," in writing, with the Administrative Official within ten (10) days of the date of the final action on the Development Plan. The Zoning and Planning Commission may affirm, reverse, remand, or modify the decision of the Administrative Official as may be appropriate.

Variances. The City Zoning and Planning Commission may, following a request by the applicant, hear requests for such variances from the terms of these standards where, owing to special conditions, a literal enforcement of the provisions of these standards would result in unnecessary hardship.

Variance Approval Criteria. A variance from the terms of these standards shall not be granted unless and until a written application for a variance is submitted demonstrating all of the following:

- i. That the special conditions and circumstances that exist are peculiar to the land, structures, or buildings involved, and **are not** generally applicable to other lands, structures or buildings in the same district.
- ii. That the literal enforcement of the provisions of these standards would deprive the applicant of rights commonly enjoyed by other properties within the same district, and **would not** confer on the applicant any special privilege that is otherwise denied to other properties in the same district.
- iii. That the special conditions and circumstances do not result from the actions of the applicant, and are not based upon economic considerations.
- iv. That the proposed modification upholds the intent and spirit of the Ordinance by providing an equal or better standard of protection and aesthetic value than the strict requirement of the Ordinance from which the variance is sought.

Variance Application and Materials: Requests for a variance from the requirements of these standards shall be submitted upon an application form provided by the Planning and Zoning Department. Variance applications shall be accompanied by the following information:

- i. Fifteen (15) copies of the required Development Plan conforming to the requirements of the Ordinance.
- ii. Fifteen (15) copies of the required Development Plan reflecting the proposed modification.
- iii. One (1) full color rendering of the proposed project in conformance with the requirements of the Ordinance.
- iv. One (1) full color rendering of the proposed project reflecting the proposed modification.
- v. Paint color chips, roofing material samples, catalog cut-sheets, and such other information that the Commission may require to fully and adequately evaluate the effect of the proposed variance. The potential for economic loss or gain on the part of the applicant resulting from the action of the Commission shall not be considered a sufficient basis for the approval of any variance. An affirmative vote of a majority of the total membership of the Zoning and Planning Commission present shall be required to grant any variance from the requirements of these standards.

Appeal to the Board of Aldermen: Any person or persons aggrieved by any decision of the Zoning and Planning Commission may appeal such decision to the Board of Aldermen by filing a "Notice of Appeal," in writing, with the City Clerk within ten (10) days from the date of the regularly scheduled meeting of the Zoning and Planning Commission at which the action was taken. The Board of Aldermen may affirm, reverse, remand, or modify the decision of the Commission as may be appropriate.

Appeal to the Circuit Court: Any person or persons, jointly or severally aggrieved by any decision of the Board of Aldermen, may present to the Hinds County Circuit Court a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of illegality. Such petition shall be presented to the Court within ten (10) days from the date of the regularly scheduled meeting of the Board at which the action was taken.

Contractual Agreement, Violations, and Penalties

The filing of a proposed Development Plan for approval constitutes an agreement by the owner and applicant, their successors and assigns, that if the Development Plan is approved, permits issued for the improvement of the property(ies), and the activities subsequent thereto, shall be in conformance with the approved Development Plan.

An approved Development Plan authorizes only the arrangement and construction set forth in such approved plan and application. Arrangement and construction different from the approved Development Plan, or any approved modifications thereto, shall constitute a violation of these standards.

The approved Development Plan shall have the full force and effect of City Ordinance. Any person, firm, or corporation violating any of the terms, conditions, or provisions of these standards shall, upon conviction thereof, be subject to a fine of not more than one hundred dollars (\$100.00). Each day that a violation continues shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of these standards.

In addition to the penalties hereinabove authorized and established, any violation shall be sufficient grounds for the Administrative Official to issue stop work orders, withhold further permits, and void current permits. The City Attorney is also authorized to take such other actions in law or in equity as may be required to halt, terminate, remove, or otherwise eliminate any violations of these standards.

Period of Validity

Expiration: Architectural Design Standards Plan Approval expires under the following conditions:

- i. If a Building Permit is not applied for within one hundred eighty (180) days following the date of Development Plan Approval (where not applied for concurrently).
- ii. If work on the project is not commenced within one hundred eighty (180) days following the date of issuance of the Building Permit.
- iii. If work on the project is not completed within two (2) years following the date of issuance of the Building Permit.

Effect of Additional Approvals: In the event that some additional approval is required by another governmental authority or agency (i.e., Mississippi Department of Transportation, County Health Department, City Zoning and Planning Commission, etc.), approval of the Development Plan will not become effective until written notice of that approval is received by the Planning and Zoning Department.

Extensions: Upon request of the applicant, and after good cause is shown, the Administrative Official may grant one (1) extension of the initial thirty (30) day period within which a Building Permit must be issued for an additional thirty (30) day period. Any further extensions will require the review and approval of the City Zoning and Planning Commission.

Effect of Expiration: If the period of validity expires, the Administrative Official shall file with the records of the Department a certificate of noncompliance, and no Building Permit or Use and Occupancy Permit shall be issued until a new application for a Development Plan is approved.

Modifications to an Approved Architectural Design Standards Plan

An approved development plan may be amended upon written application to the Planning and Zoning Department.

The Administrative Official shall review the proposed modifications to certify that they comply with all applicable City standards and requirements, determine if the proposed modifications do not alter the project's compliance with these standards.

If, as a result of the proposed modification, the requested modification shall not be approved by the Administrative Official, and the original approved development plan shall remain in effect.

If the Administrative Official finds that the proposed modification complies with all of the City's standards and requirements, he shall approve the modification, and it shall supersede the original development plan approval.

In the instance of a development plan approved through the Site Plan Review Committee, the proposed amendment shall be submitted to the Site Plan Review Committee at their next available meeting for their review. In no instance shall any change be made in a development plan approved by the Site Plan Review Committee unless and until approval of the proposed change is secured from that Committee.

The approval of any requested modification shall not take effect, nor work proceed, until the applicant has submitted to the Planning and Zoning Department a complete set of revised plans, incorporating all approved modifications, to replace the previously approved plans currently on file.

Amendments

The Board of Aldermen shall have the authority to amend, supplement, change, modify, or repeal by Ordinance the text of the Architectural Design Standards, in accordance with the provisions of this Section.

INITIATION. A proposal to change the text of the Architectural Design Standards Ordinance may be initiated by the Mayor, the Board of Aldermen, the Architectural Review Committee, Site Plan Review Committee or the Planning and Zoning Administrative Official.

PROCEDURE.

- 1) Any proposed amendment shall be first submitted to the Site Plan Review Committee for its recommendation and report.
- 2) The Site Plan Review Committee shall review the proposed amendment and shall forward to the Board of Aldermen its recommendation on such request.
- 3) Upon receipt of the report and recommendation of the Site Plan Review Committee on the proposed amendment, the Board of Aldermen shall proceed to hold a public hearing in relation thereto. An advertisement giving fifteen (15) days notice of the hearing shall be placed in an official newspaper specifying the time and place of the hearing.

- 4) Following the conclusion of the public hearing, the Board of Aldermen may approve, deny, or remand the proposed amendment to the Design Review Committee for further consideration. If the proposed amendment is remanded to the Site Plan Review Committee for further consideration, no notice other than for the first public hearing need be given.

DEFINITIONS

Arcade – A series of arches, raised on columns that are represented in relief as decoration of a solid wall

Articulation – Shapes and surfaces having joints or segments which subdivide the area or elements and which add scale and rhythm to an otherwise plain surface

Balcony – A projecting platform usually on the exterior of a building, sometimes supported from below by brackets, wood, metal, or masonry

Baluster – One of a number of short vertical members used to support a stair railing

Band – A flat horizontal fascia, or a continuous member or series of moldings projecting slightly from the wall plane, encircling a building or along a wall, that makes a division in the wall

Bond – an arrangement of masonry units laid in a particular pattern that provides a contrasting stringcourse to the primary buildings masonry pattern

Border – a margin, rim, or edge around or along an element; a design or a decorative strip on the edge of an element

Brackets – Decorative, weight bearing structural unit with two sides in which form a right angle. One leg placed against the side of a wall; the other against the projection

Building material – any material used in the construction of buildings, such as steel, concrete, brick, masonry, glass, wood, among others

Canopy – a covered area which extends from the wall of a building, protecting an enclosure such as a door or window

Cap – the top member of any vertical architectural element that project such as the cornice or a wall or the transom of a door

Cementitious stucco - exterior cement plaster wall covering. It is usually a mix of sand, Portland cement, lime and water, but may also consist of a proprietary mix of additives including fibers and synthetic acrylics that add strength and flexibility

Coping – a protective covering over the top of a wall or parapet, either flat or sloping and sometimes extending beyond the front wall

Corbel – a series of graduated projections, beginning at the face of the wall and progressing outward and upward, that serves as a support for a top cornice

Cornices – A horizontal molding projection that crowns a building or a wall. Used to conceal and rods, hooks, and other devices

Concave – Forms that are curved like the inner surface of a hollow circle

Convex – Forms that have a surface or boundary that curves outward as in the exterior or outer surface of a circle

Cornice – a projecting shelf along the top of a wall supported by a series of brackets; the ornamental exterior trim where the building's roof meets the wall

Crenellation – a pattern or repeated depressed openings in a parapet wall

Cupola – A small structure sitting on top of a dome

Door - A hinged, sliding, tilting, or folding panel for closing openings in a wall or at entrances to buildings

Dressing – masonry and moldings of better quality than the facing materials, used around door and window openings or at corners of buildings

Development Plan – the site plan, architectural renderings, and sign location submitted

Eave – The projecting overhang at the lower edge of a roof that shed rain water

Elevation – A drawing showing the vertical, exterior elements of a building as a direct projection to a vertical plane

Façade – the main exterior face of a building, particularly one of its main sides facing a public space, almost always containing one or more entrances and noted by elaborate exterior stylistic details

Fenestration – The design and placement of windows and other exterior openings in a building

Frieze – An elevated horizontal continuous band or panel that is usually located below the cornice, and often decorated with a repeated pattern

Gable – The entire triangular end of a wall, above the level of the eaves, that conforms to the slope of the roof to which it abuts

Hipped – A roof sloping on all sides, it has sloped ends instead of gabled

Horizontal – operating or in the direction of a plan along the horizon or a base line

Intervening – to occur, disrupt, or come between points

Mansard roof – a roof with a steep lower slope and a flatter upper slope on all sides, either of convex or concave shape

Masonry – a building material that includes all stone products, all brick products and all concrete block units, including decorative and customized blocks

Molding – a decorative profile given o architectural cavities or projections such as cornices, bases, or door and window jambs/heads

Parallel – extending in the same direction and not meeting or intersecting

Parapet – a low protective wall or railing along the edge and above a roof, balcony, or similar structure

Pendant – a suspended ornament attached to the roof

Perimeter – the outer boundary of a closed plane diagram or figure

Plane – the simplest kind of two-dimensional surface, generated by the path of a straight line and defined by its length and width; usually defined by its shape and surface characteristics

Porch – a roofed entrance, either incorporated in a building or as an applied feature to the exterior

Quoin – one of a series of stones or bricks used to mark or visually reinforce the exterior corners of a building and often through a contrast of size, shape, color or material

Rectangular – a plane four-sided parallelogram with four right angles; may be nearly square or stretched out to be nearly a band

Relief – a projecting wall decoration raised above the background plane

Rendering – a drawing of a building that artistically delineates materials, scale, shades and is done for the purpose of presentation

Ridge – the horizontal lines at the junction of the upper edges of two sloping roof structures

Rhythm – any kind of movement characterized by the regular occurrence of elements, lines, shapes and forms

Soffitt – a ceiling or exposed underside surface of a roof overhang, archway, balcony, beam, or column

Soldier Bond – brick, block or stone laid vertically with the longer, narrow face exposed

Veranda – Similar to a balcony but located on the ground level and can extend around one, two or all sides of a building

Vertical – opposite to the plane of the horizon, usually a direction rising straight upward and downward

Window – an opening in an exterior wall of a building to admit light and air

APPENDIX "A"

APPROVED PLANT LIST

LARGE - MATURING TREES

Deciduous

White Ash (Fraxinus Americana)	Resistant to heat and drought; growth rate medium; height range 50' to 80'; do not plant in heavy clay soil.
Bald Cypress (Taxodium Distichum)*	Growth rate fast; height range 50' to 80'; produces small leaves that do not need raking.
River Birch (Betula Nigra)*	Subject to drought problems; may be multi-stem; growth rate fast; height range 40' to 70'.
Lacebark Elm (Ulmus Parvifolia)	Resistant to Dutch Elm disease; growth rate medium; height range 40' to 50'.
Ginko (Ginko Biloba)*	Pest free, tolerates pollution, drought resistant; growth rate slow; height range 50' to 60'.
Laurel Oak (Quercus Laurifolia)	Growth rate medium to fast, height range 60' to 80'; "Darlington" variety recommended.
Pin Oak (Quercus Palustris)	Growth rate medium to fast; height range 60' to 70'; dried foliage persists in winter.
Sawtooth Oak (Quercus Acutissima)	Holds its leaves during winter, drops lots of acorns, toughest of the oaks; growth rate medium to fast; height range 35' to 70'.
Shumard Oak (Quercus Shumardii)*	Growth rate medium to fast; height range 40' to 80'.
Southern Red Oak (Quercus Falcata)*	Natural to area; growth rate medium to fast; height range 70' to 80'.
Water Oak (Quercus Nigra)	Prefers well drained clay, fertile moist soil; growth rate medium to fast; height range 70' to 80'.
White Oak (Quercus Alba)	Very long lived; growth rate slow; height range 70' to 80'.

Willow Oak (Quercus Phellos)	Very common tree in this area, withstands urban conditions; growth rate fast; height range 70' to 80'.
Japanese Pagoda Tree (Sophora Japonica)	May develop cankers which can girdle limbs; growth rate fast; height range 70' -80'.
London Planetree (Plantanus Acerifolia)*	Withstands harsh urban conditions; growth rate fast; height range 60' to 100'.
Tupelo Black Gum (Nyssa Aquatica)	Resistant to disease, urban tree, long life; growth rate medium, height range 50' to 70'.
Tulip Poplar (Kiri dendron Tulipifera)	Needs lots of space, good soils; growth rate fast; height range 60' to 90'.
Japanese Zeikova (Zeikova Serrata)	Form of elm resistant to Dutch Elm disease; growth rate fast, height range 50' to 80'.

Evergreen

Leyland Cypress (Cupressocyparis Leylandii)	Maintains good shape, excellent screening; growth rate medium to fast, height range 60' to 70'.
Canadian Hemlock (Taug Canadensis)	Requires partial shade and good soils; growth rate fast; height range 40' to 70'.
Southern Magnolia (Magnolia Grandiflora)	Drops large leaves; growth rate medium to fast; height range 50' to 80'.
Austrian Pine (Pinus Nigra)	Tolerates urban conditions, growth rate medium; height range 50' to 60'.
Loblolly Pine (Pinus Taeda)	Susceptible to pine beetles if not kept healthy; growth rate fast, height range 40' to 60'.
Virginia Pine (Pinus Virgnana)	Susceptible to pine beetles if not kept healthy; growth rate medium; height range 15' to 40'.

MEDIUM TO SMALL MATURING TREES

Flowering

Kwanzan Cherry (Prunus Serrulata)	Good soils preferred; growth rate slow; height 20' to 25'.
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Yoshino Cherry (<i>Prunus Yedoensis</i>)	Good soils preferred; growth rate med.; height 20' to 25'.
Crabapple (<i>Malus Spp.</i>)	Recommended varieties: "Snowdrift," "Zumi," and "Centurion;" growth rate medium to fast; height range 15' to 25'.
Crape Myrtle (<i>Lagerstroemia Indica</i>)*	Must be maintained in tree form; growth rate medium; height range 15' to 45'.
Flowering Dogwood (<i>Cornus Florida</i>)*	Needs partial shade and good soils; growth rate medium to fast; height range 20' to 25'.
Kousa Dogwood (<i>Cornus Kousa</i>)*	More hardy tree than Flowering Dogwood; growth rate slow to medium; height range 15' to 30'.
Hawthorne (<i>Crataegus Viridis</i>)	Prone to insect problems; growth rate slow to medium; height range 20' to 25'.
Saucer Magnolia (<i>Magnolia Souciangeana</i>)	Growth rate medium; height range 20' to 30'.
Aristocrat Pear (<i>Pyrus Calleryana</i>)+	Very tolerant, best limb structure; growth rate fast; height range 30' to 40'.
Bradford Pear (<i>Pyrus Calleryana</i>)	Very tolerant requires regular pruning, growth rate fast; height range 30' to 40'.
Capital Pear (<i>Pyrus Calleryana</i>)	Very tolerant, most columnar; growth rate fast; height range 30' to 40'.
Redspire Pear (<i>Pyrus Calleryana</i>)	Very tolerant, more narrow than the "Bradford;" growth rate fast; height range 30' to 40'.
Purpleleaf Plum (<i>Pyrus Calleryana</i>)	Remains purple, produces fruit; growth rate medium to fast; height range 15' to 30'.

Non-Flowering

Carolina Cherry Laurel (<i>Prunus Caroliniana</i>)	Good soils preferred; growth rate medium; height range 20' to 30'.
Foster Holly #2 (<i>Ilex x Attenuata</i> "Foster")	Multiple uses; growth rate medium to fast; height range 15' to 20'.

Savannah Holly (Ilex x Attenuata)	Multiple uses; growth rate fast; height range 20' to 30'.
American Hornbeam (Carpinus Caroliniana)*	Pest free, tolerates urban conditions; growth rate slow; height range 20' to 30'.
European Hornbeam (Carpinus Betulus)*	Pest free, tolerates urban conditions; growth rate slow; height range 40' to 60'.
Hedge Maple (Acer Palmatum)	Growth rate slow; height range 15' to 35'.
Japanese Maple (Acer Palmatum)	Growth rate slow; height range 15' to 35'.
Bayberry Wax Myrtle (Myrica Cerifera)	Tolerant of lengthy droughts, effective as a screen row tree; growth rate slow to medium; height range 10' to 15'.

Notes:

* Subject to insect problems. Some of the more popular cultivars are subject to freeze damage. Resistant selections are available.

+ Pear trees, "Bradford's" in particular, will require maintenance pruning on an approximate 3- year cycle to prevent crotch splitting and excessive interior clutter, density and abrasion points.

Suggested Shrub Species, 24" to 36" in Height

Red Leaf Photinia Wax Leaf Ligustrum Florida Jasmine
 Varigated Privet Pyracantha Eleagnus
 Golden Euonymus Gold Spot Euonymus Japanese Cleystera
 Burford Holly Dwarf Yaupon Azalea
 Japanese Holly

Suggested Shrub Species, 18" to 24" in Height

Andorra Juniper Pfitzer Juniper Mugho Pine
 Dwarf Japanese Holly Dwarf Chinese Holly Varigated Privet
 Manhattan Euonymus Florida Jasmine

Suggested Groundcovers

Ajuga Cotoneaster Wintercreeper Euonymus
 English Ivy Vinca Shore Juniper
 Creeping Juniper Liriope Monkey Grass
 Jasmine Common Periwinkle

Appendix “B”

Recommended tree types for planting under over head utility lines:

- Crape Myrtle
- Redbud
- Japanese Maple (Bloodgood, Crimson Queen, Sango Kaku)
- Dwarf Magnolia
- Fringetree
- Dogwood
- Small Hollies
- Crabapple