

Design Standards for the Lancaster Campus District

City of Lancaster, Texas



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I. INTRODUCTION

Successful communities leverage their land use, open space, and transportation plans in a manner which creates a clear sense of scale, transition, and activity towards a hierarchy in strong and memorable community experiences. The foundation for such a hierarchy is the creation of development Sub-Districts, or neighborhoods, that form a positive collective identity when viewed in total. To achieve such a positive end result, each Sub-District should display a unique character defined through its land use mix and physical design.

Recognizing a significant opportunity from the development of the new University of North Texas Campus just beyond their north-most boundary, the City of Lancaster initiated a master planning process for a Campus District centered on the I-20 corridor and Houston School Road. The Lancaster Campus District Plan was prepared with public input and with recognition that this area has the potential to support a higher residential density and greater mix of uses than is currently feasible in other parts of the City. The City of Lancaster envisions a vibrant and active District with active pedestrian circulation between the DART station, the UNT Campus and associated South Dallas development, and the residential, retail and business uses of the Lancaster Campus District.

The Design Standards are intended to be consistent with the Vision for the Campus District. To accomplish this goal, the Campus District has been subdivided into a series of development Sub-Districts and the development guidelines necessary to achieve their collective individuality.

The Campus District Vision Plan



Design Standards for the Lancaster Campus District

Design Standards Outline

The standards described in this document address three key aspects of land development that will control the quality of the future built environment in this area of Lancaster. These aspects are:

1. Sub-District Creation – Boundaries, descriptions and identity for the various planning Sub-Districts in which the land use categories and development restrictions are applied.
2. Development Standard – These establish the density and dimensional standards for the various residential and non-residential building types in each planning Sub-District.
3. Street Framework Design Standards– These establish design standards for the proposed hierarchy of public and private streets serving all planning Sub-Districts within the Campus District.

These standards reflect the public policy agenda of the City of Lancaster to prepare a new, compelling type of development for this area. It calls for the creation of contained, lively mixed-use neighborhoods that are not wholly dependent on the automobile.



The plan for the Campus District addresses this by encouraging and permitting a wider range of integrated land uses within a framework of streets designed at a scale more conducive to pedestrian activity. In essence, this framework is the rediscovery of the “small town” grid of simple city blocks. The land area within the Campus District, because of its unique marketplace qualities, is particularly suited for categories of quality mixed-use development including innovative mid-density residential and commercial patterns of development that create a special sense of “place.” The development pattern is intended to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The key to the success of such a mixed land use area is the control over the scale and urban form of each building regardless of use. It is for this reason that the following development guidelines focus heavily on building setback, size, density, as well as the relationship to the street, street landscaping, and other design characteristics that create a pleasant user-friendly village-like environment.

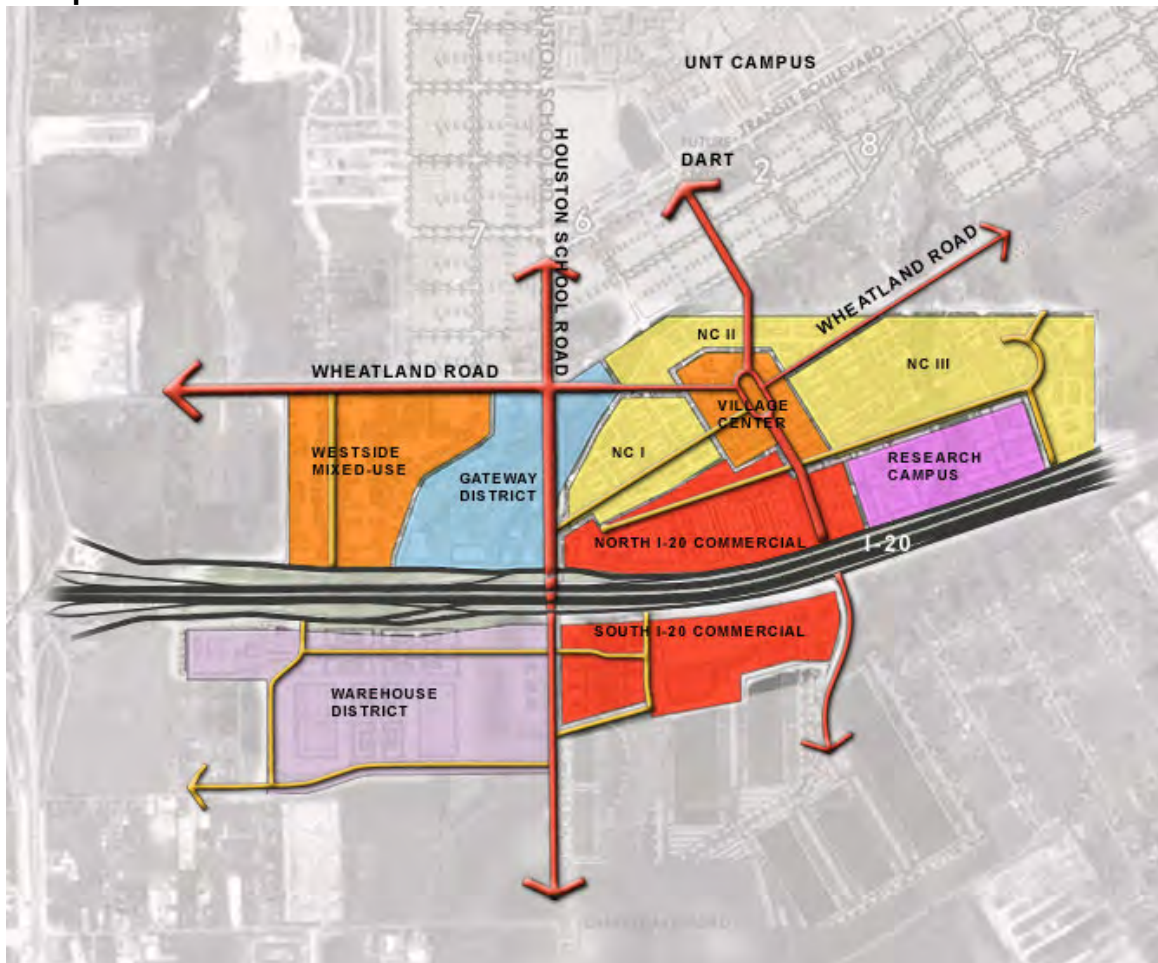
II. CREATION OF SUB-DISTRICTS

In order to implement the built form presented in the Vision for the Campus District, the area has been subdivided into a series of planning Sub-Districts within an overall Planned Development District. These Sub-Districts have been designed to successfully interact with each other and with other existing and planned development in the area. The Sub-Districts are as follows:

- Mixed-Use Village Center (MVC)
- North I-20 Commercial Corridor (NCC)
- South I-20 Commercial Corridor (SCC)
- Neighborhood Centers (I, II and III) (NCI, NCII, NCIII)
- Research Campus (RC)
- Westside Mixed-Use Sub-District (WMU)
- Gateway Special-Use Sub-District (GSU)
- South I-20 Warehouse District (SW)

The description, intent, and guidelines behind these Sub-Districts are detailed in the following section.

Campus District: Sub-District Plan



III. DEVELOPMENT STANDARDS

A. PURPOSE AND INTENT

These standards define the character of new development within each Sub-District in the Campus District at Lancaster. The goals behind these standards are two-fold. First, they are intended to help create new development patterns that are consistent with the Campus District Master Plan and recommendations of the City of Lancaster's development codes and Lancaster Streetscape Master Plan. Second, they have been written to define specific standards necessary towards the creation of a mixed-use, streetscape-oriented, new community that takes full advantage of the area's amenities. They have been carefully designed so as to allow enough flexibility for creative building solutions, while being prescriptive in those areas necessary to preserve the consistency the envisioned community requires. Local building codes, life safety codes, and all applicable Federal and State regulations take precedence where any standard requires or recommends actions that are in conflict with such codes and regulations.

B. DEFINITIONS

For the purposes of these standards, the following terms, phrases, words and their derivations shall have the meaning ascribed to them in this section. When not inconsistent with the context, words used in the present tense include the future, words used in the singular number include the plural, and words used in the plural number include the singular. Definitions not expressly prescribed herein or in the Lancaster Development Code are to be determined according to customary usage.

Apartment: Any building or portion thereof containing either three or more dwelling units or two dwelling units and at least one separate space occupied by a non residential primary use.

Articulation: Off-sets, projections, recessed walls, windows, doors, etc. that provide variation to a building façade and its roofline.

Block: Blocks are defined as development parcels between two streets

Building Envelope: The exterior surface of a building's construction - the walls, windows, roof and floor. Also referred to as "building shell" and indicating its maximum volume.

Building Massing: The aggregate size of a building; or the total height, width, and depth of all its parts.

Build-to-Line: The line on which the front building elevation shall be set.

Detailed Site Plan: A plan that is prepared to scale, showing accurately and with complete dimensioning the manner of development proposed for a specific parcel of land, relationship to adjacent uses and compatibility with the Campus District Master Plan.

Façade: The building elevation facing or oriented toward a street or roadway, excluding alleyways.

Floor Area Ratio: A multiplier to determine the total amount of allowable building square footage on a site. This amount is calculated by multiplying the gross site square footage by the multiplier.

Greenbelt: A series of connected open spaces that follow natural features such as ravines, creeks or streams. A greenbelt is usually a combination of natural vegetation and landscaped or regularly maintained areas. Ideally, a greenbelt will provide pedestrian and bicycle connections to other open spaces in a larger open space system or to destinations such as schools, libraries, and neighborhood commercial areas.

Design Standards for the Lancaster Campus District

Human Scale: The proportional relationship of a particular building structure, or streetscape element to the human form and function. Human scale relates the size and/ or height of a structure to the height and mass of a pedestrian traveling along the sidewalk or street adjacent to that structure or elements.

Landscaping: Any of the following: plants, including, but not limited to, grass, vines, ground cover, trees, shrubs, flowers, mulch and bulbs, rocks, landscape edging, hardscape, water features, berms, irrigation systems and related improvements and materials.

Live-Work Unit: A dwelling unit also used for work purposes, provided the work component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses.

Loft: A residential unit designed with high ceilings, open plans, and large windows located above street level commercial space.

Loggia: An arcaded or colonnaded porch or gallery attached to a larger structure

Masonry: Materials including brick; natural or manufactured stone; structural clay tile; indented, hammered or split face concrete masonry unit or combination of these materials that are laid up unit by unit and set in mortar and that are at least two (2) inches in thickness.

Masonry-Like: Materials including stucco in accordance with ASTM standards, EIFS if properly installed and where permitted by the Campus District standards; poured-in-place concrete walls; pre-cast walls that are profiled, sculptured, fluted, exposed-aggregated or have another non-smooth architectural finish.

Mixed-Use Building or Structure: A building or structure in which at least one of the upper floors of the building or structure has residential uses (live-work units or lofts) with retail or office uses on other levels.

Mixed-Use Development: Any development that proposes either mixed-use buildings or mixed-use land uses in the same development of one or multiple buildings.

Owner: Each and every person or entity who is a record owner of a fee simple interest or an undivided fee simple interest in a parcel of land within The Campus District. If such parcel is subject to a condominium or other multi-ownership regime, the owners' association representing such multi-ownership regime, and not individual unit owners, shall be deemed the owner thereof.

Pedestrian Paseo: A pedestrian-only mid-block connection between public streets.

Plaza: An open space usually at the intersection of important streets or an extra-wide sidewalk, set aside for civic purposes and commercial activity, its landscape consisting of durable pavement and formal tree plantings. A plaza is usually bordered by civic or private buildings. Plazas may range from very active places with adjacent complimentary uses such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings, and amenities such as fountains or public art.

Pocket Park: Small open spaces serving a public purpose within more dense village-like development.

Preserve: Open space that preserves or protects endangered species, a critical environmental feature, or other natural feature. Access to a preserve may be controlled to limit impacts on the environment. Development in a preserve is generally limited to trails, educational signs, and similar improvements.

Primary Entrance: The entrance to a building that most pedestrians are expected to use and the principal architectural entrance. Generally, each building has one primary entrance.

Design Standards for the Lancaster Campus District

Public or Civic Building: Buildings used for active government or related functions, including public administration, libraries, community centers, and public safety functions.

Setback Area: Area within the streetscape from the street right-of-way line to the build-to-line.

Shared Parking: One or more parking facilities shared by multiple uses.

Site Massing: Site massing is defined as the allowable three-dimensional placement and volume of buildings on a site.

Square: Open space set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and civic buildings. A square is bordered by streets and buildings and is intended as a central place for the community that accommodates a wide variety of formal and informal small gatherings.

Street Frontage: The length of property along a street.

Streetscape: The area between the building and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include a range of provisions such as paving materials, street/ pedestrian/ wayfinding signs, media boxes, parking meters, utility boxes, public art, water features, bollards, informational signage and other elements.

Street Tree: Trees planted within the streetscape within tree wells at the back of curb.

The Campus District at Lancaster (The Campus District): A mixed-use community of various development Sub-Districts designed to facilitate quality development and livability.

The Campus District Boundary and Sub-District Plan: The geographic plan for The Campus District that establishes and delineates the boundaries as well as land use Sub-Districts. The Campus District Boundary and Sub-District Plan is referenced as Exhibit One.

C. MIXED-USE VILLAGE CENTER

Capitalizing on the nearby development of the University of North Texas campus to the north, and a desire to directly connect Wheatland Road across Houston School road, the plan for the Campus District proposes the creation of a District hub, the Mixed-Use Village Center. This sub-district is centered on a traffic esplanade connecting the two sides of Wheatland Road and a new north-south connector or Campus corridor between the I-20 commercial corridor on the south and the DART station/UNT campus to the north. This Sub-District houses a range of uses including medium density residential housing, service retail, eateries, and other neighborhood support uses. These uses all congregate together around an Esplanade Park and the primary north-south District spine (Campus corridor). Structured parking is encouraged in this sub-district.

Sites in the Mixed-Use Village Center may be developed for multiple land uses as defined below. It is encouraged that developments be mixed-use in nature, incorporating any of these permitted land uses in either a horizontal or vertical manner.



I. USE LIMITATIONS

Sites in the Mixed-Use Village Center may be used for the following land uses; medical, office, townhouses, apartments, lofts, live-work units, retail, service and restaurant. It is encouraged that a single development or building be mixed-use in nature, incorporating any or all of these land uses in either a horizontal or vertical manner. The following land uses in the Mixed-Use Village Center are permitted:

- Personal Services 10% maximum of total sf
- Retail Services 10% maximum of total sf
- Medical/Dental Offices 10% maximum of total sf
- Professional/Administrative Office 10% maximum of total sf
- Other uses as approved by the Director who may require approval by Planning and Zoning or City Council.

The Floor area limitations of land uses within the Mixed-Use Village Center are as follows:

- Retail: single tenant space 15,000 sf maximum
 - Restaurants: 10,000 sf maximum
 - Residential:
 - o Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

I.1 Mixed-Use Development Phasing – The development of all blocks which front the north-south spine shall contain at least two land uses (excluding parking). In addition, on lots fronting the Esplanade,

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Mixed-Use Village Center

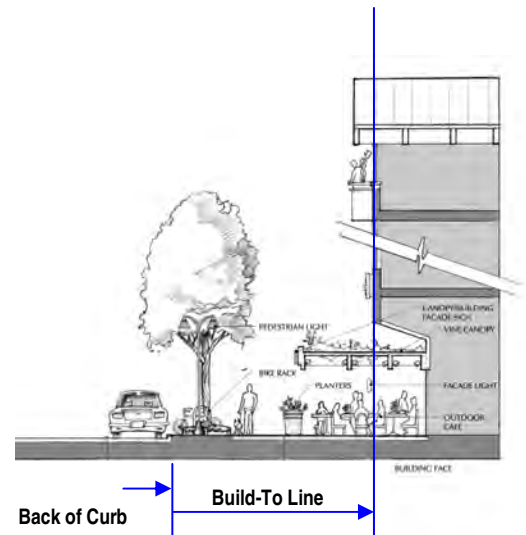
no more than thirty (30%) percent of the floor area may be devoted to residential uses. Such a blend of land uses shall be required to be approved for construction.

2. BUILDING PLACEMENT

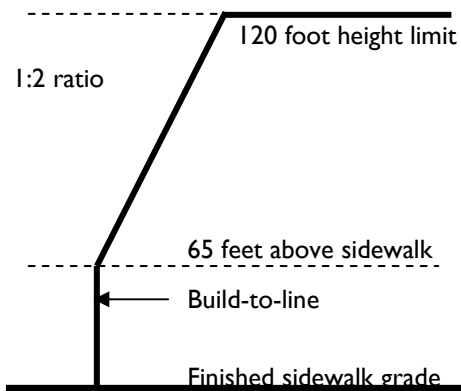
It is intended that buildings along streets within the Mixed-Use Village Center create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of its environment. Consistency must be maintained along the street edge and around corners. The following establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form throughout the Mixed-Use Village Center, buildings shall be constructed on a consistent and defined "build-to-line." This approach ensures consistency throughout the Mixed-Use Village Center and yields an urban environment. The specific build-to-line dimensions are defined as follows:

Wheatland Road	20 feet from the street right-of-way
Campus corridor	20 feet from the street right-of-way
Esplanade	10 feet from the street right-of-way
Secondary Streets	8 feet from the street right-of-way
Local Streets	5 feet from the street right-of-way



2.2 Urban Design Setback – In order to avoid a "canyon effect" along streets within the Mixed-Use Village Center, buildings above four stories shall set back to fall within the envelope defined by an additional one (1) foot horizontally for every two (2) feet vertically beginning at sixty-five (65) feet above finished sidewalk grade at the build-to-line until the height limit is reached.



2.3 Minimum Development Street Frontage – In order to allow some flexibility and variety within the built form of this Sub-District, a minimum of eighty (80%) percent of each development's total building street frontage shall be built on the build-to-lines described above. The remaining twenty (20%) percent may set back further than the build-to-line dimensions.

2.4 Setback Encroachment -- Any building feature or architectural attachment to the primary building facade may encroach up to five (5) feet from the building face into the setback area. These features include, but are not limited to, the following:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows

- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining

2.5 Parking Setback – No parking or parking structure shall be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls affecting how development and streetscape interact. These controls are critical in achieving the desired urban environment.

3.1 Lot Coverage – As the Mixed-Use Village Center has been envisioned to be more dense in built form than conventional suburban areas, the minimum lot coverage shall be forty (40%) percent to ensure a village-like atmosphere. The maximum lot coverage shall be eighty (80%) percent to provide for circulation, setbacks and small open spaces. These lot coverage amounts shall be inclusive of parking facilities, except for parking structures.

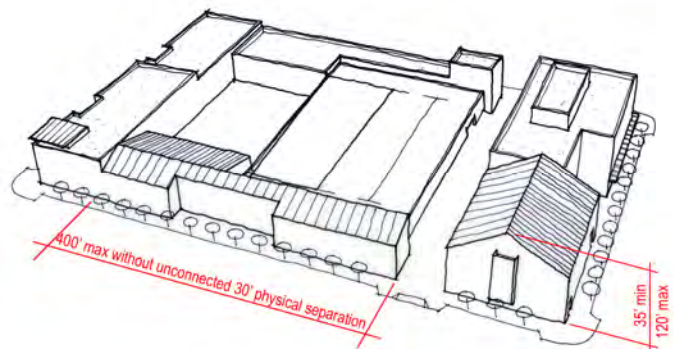
3.2 Block Requirements – In order to present the village-like environment defined by development within a street grid, the Mixed-Use Village Center shall be based on development built on blocks. The maximum block length in one direction shall not be more than four hundred (400) feet. The maximum block length in the other direction shall be more than six hundred (600) feet. All streets and streetscapes defining a particular development block shall be completed to correspond with the completion of said development.

3.3 Site Massing and Floor Area Ratio – By prescribing specific site massing strategies in key areas, a consistent and desired urban form is created. For development in the Mixed-Use Village Center, taller development shall occur along the Esplanade and the north-south spine to reinforce the importance of the Campus corridor. The maximum Floor Area Ratio for all blocks adjacent to the Campus corridor shall be 2.5. The maximum Floor Area Ratio for all remaining blocks shall be 2.0. On blocks adjacent to the Campus corridor, the tallest buildings (excluding parking garages) shall be placed closest to the Campus corridor.

4. BUILDING MASSING AND HEIGHT

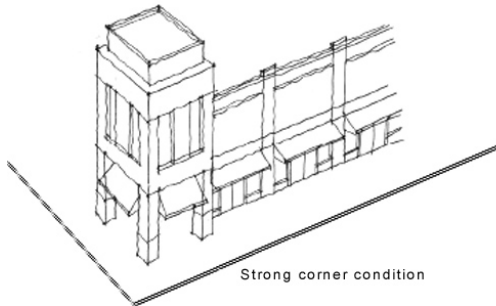
Restrictions on minimum building height are intended to assure a minimum level of urbanity and building intensity within the Mixed-Use Village Center area. Buildings within this Sub-District that would not meet such criteria would dilute the urban intentions envisioned for the Mixed-Use Village Center by eroding the massing and definition of the street.

4.1 Height Limits – In order to ensure a minimum level of vertical consistency and street-wall volume within the Mixed-Use Village Center, all buildings shall have a minimum height of thirty-five (35) feet and a maximum height of one hundred and twenty (120) feet.



Central Height Limits and Building Lengths

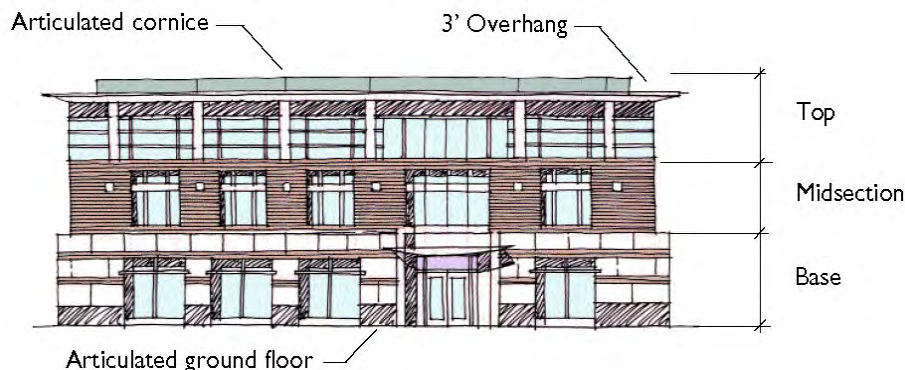
4.2 Building Corner Treatments – Buildings shall reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches that do not form an orthogonal corner shall not be allowed except at intersections identified on the Campus District Open Space Plan as having pocket parks. All buildings shall be designed to accommodate required visibility triangles without compromising the corner design.



Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than four hundred (400) feet along any one street frontage without an unconnected physical separation of at least thirty (30) feet between another building.

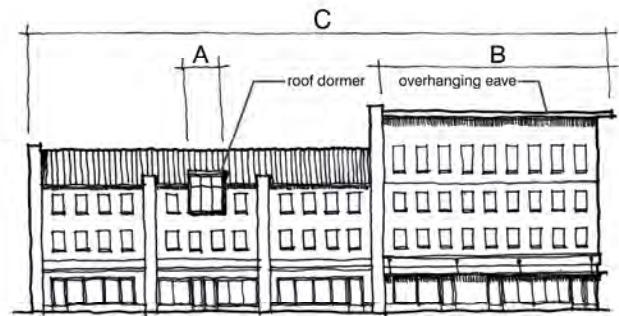
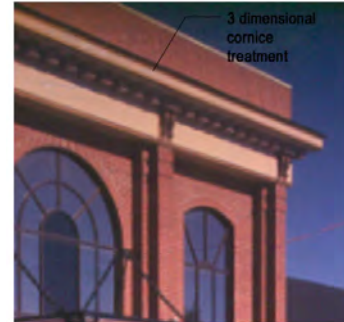
4.4 Building Articulation – Building facades fronting public and private streets and driveways shall have massing changes and architectural articulation to provide visual interest and texture. Buildings within the Mixed-Use Village Center are intended to avoid oversimplified one-dimensional facades that lack a human scale. Design articulation should not apply evenly across the building facade, but should be grouped for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggia, canopies, pediments, and moldings that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awnings, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



Building Articulation

4.5 Roof Line Articulation – Variations in roof lines shall be used to add interest and reduce the scale of large buildings in the Mixed-Use Village Center. In order to provide such variations, forty (40%) percent of the roofline for each building (measured as forty (40%) percent of the linear dimension along a particular building block) shall utilize at least two of the features below:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers designed to interrupt the eave line.



$$A + B = 40\%C \text{ or greater}$$

5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

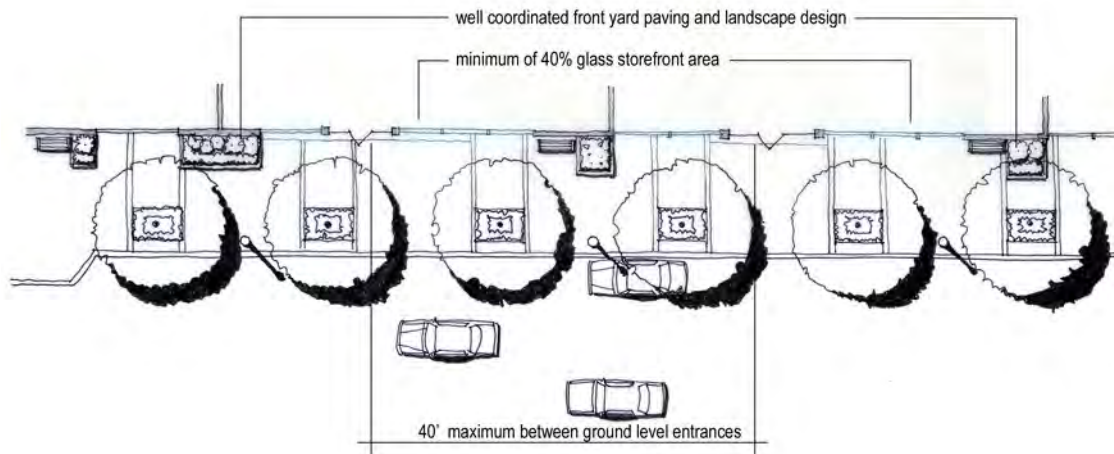
5.1 General Ground Level Elevation (*Residential Uses*) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 General Ground Level Elevation (*Non-Residential Uses*) – For non-residential uses at the ground floor, other than basement mechanical storage and parking levels, the finished floor elevation may not be lower than the finished sidewalk grade.

5.3 Ground Level Programming (*Campus corridor*) – To encourage the active streetscape experience envisioned for the Campus corridor frontage, a minimum of forty (40%) percent of all ground-level spaces fronting the Campus corridor shall contain retail or service office uses with interactive storefront design. This amount shall be calculated as forty (40%) percent of the linear frontage of the Campus corridor-facing blocks.

5.4 Ground Level Programming (*Other than Campus corridor*) – All community-serving uses within mixed-use projects shall be oriented to the street/ sidewalk in store-front conditions. In addition to office and commercial uses, these may include a mixed-use development's fitness center, marketing and management facilities and community halls.

5.5 Ground Level Design (*Campus corridor*) – Building facades that front the Campus corridor shall have ground-level entries no more than forty (40) feet apart, shall have ground-level storefront design characterized by a minimum of forty (40%) percent glass storefront area for uses other than residential, and shall take special care to prepare front yard paving and landscape designs that interface with and enhance the Campus corridor streetscape and sidewalk condition.



Ground Level Design – along the Campus corridor

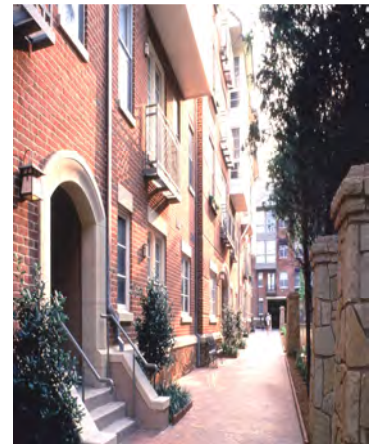
5.6 Ground Level Design (Other than Campus corridor) – Building facades that front streets other than the Campus corridor and Esplanade within the Mixed-Use Village Center shall have ground-level entrances no more than seventy (70) feet apart and shall coordinate the front yard design with streetscape and sidewalk condition of the adjacent street.

5.7 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average. Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries.



Carriage Way



Secondary Entry

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Primary cladding

means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

6.1 Primary Cladding Materials (up to and including the third story) – Primary cladding material on exterior facades facing streets shall be one hundred (100%) percent masonry material on the first three stories.

6.2 Primary Cladding Materials (fourth story and above) – Primary cladding material on exterior facades (excluding private courtyards) shall be consistent with the requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.

6.3 Primary Street Elevation Cladding Materials (Campus Corridor) – Primary cladding materials on exterior facades that face the Campus corridor and Esplanade shall use brick and complimentary natural or manufactured stone as the primary cladding material.

6.4 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.5 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature, such as a tower, corner element, primary entrance articulation, and is limited to one application per building facade.

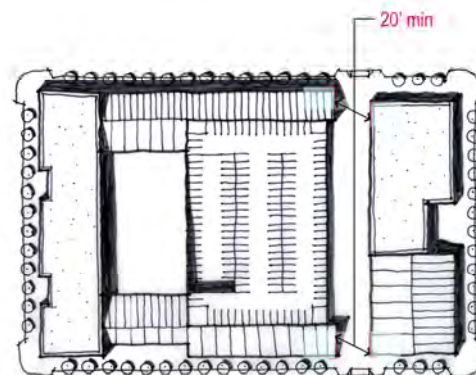
6.6 Prohibited Cladding Material – The following materials are prohibited for use as cladding:

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.7 Windows and Glass – Above the first floor, punched-type window openings shall be used. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block



Material Transition around Corners

6.9 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners, visible from public streets, to the internal areas of a block.

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.12 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as a primary building color, but may be used as an accent color.

6.13 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.



Example of Accent Color Palette

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the street network is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight the Campus corridor and Esplanade as inherently unique.

7.1 Illumination Location – Illumination shall be required on all exterior building walls which face streets and walkways.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

8. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Mixed-Use Village Center. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

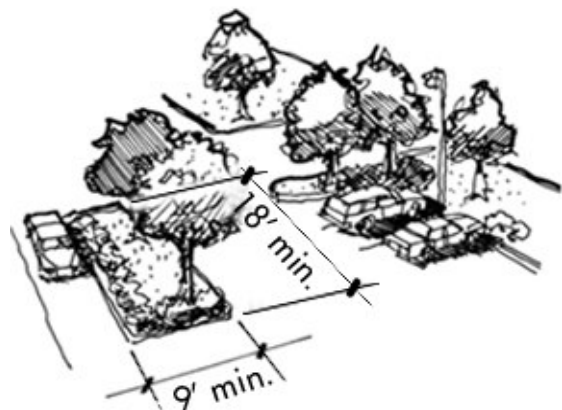
Mixed-Use Village Center

8.1 Parking Supply – Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the Lancaster Development Code.

8.2 Shared Parking – Shared parking is encouraged in the Mixed-Use Village Center. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Parking areas are encouraged to be in a parking structure or below grade with the exception of on-street or visitor parking. Surface parking lots are allowed along the Campus corridor and along other streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Screening for any surface parking lots along the Campus corridor shall meet the minimum build-to-line of ten (10) feet from the right of way. Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

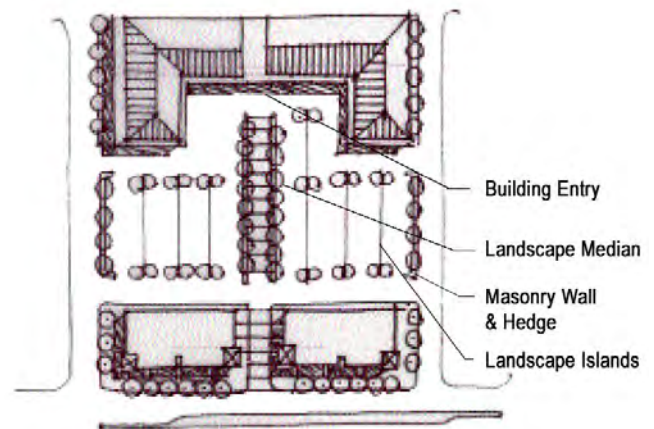


Surface Parking Landscaping

8.4 Surface Parking Landscaping and Pavement – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of four (4) foot high masonry walls designed with a running base and wall cap of complementary stone material. In addition, plantings of dense evergreen hedge material shall be required between the wall and sidewalk designed to provide a three (3) foot high



Surface Parking Lot – showing landscape median and islands

shrub at installation. The wall and hedge edge condition shall be designed to allow articulated and lighted pedestrian entrance features at the corners of the block, or no less than five hundred (500) feet apart. As mentioned above, liner development such as townhouses, offices, live-work units, or lofts may be used to substitute this wall and hedge edge condition. All heights measured as points above the grade of the parking lot.

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every forty (40) linear feet of median.

8.8 Parking Garage Facades -- Where parking garages are within view of streets, openings in parking structures shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding

buildings.



Parking End Caps

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Mixed-Use Village Center. These requirements are intended to promote a pedestrian-oriented experience that is not compromised by vehicles.

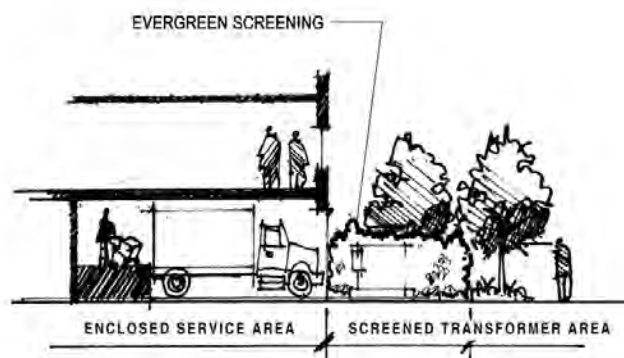
9.1 Allowable Curb Cuts – In order to avoid discontinuity within the streetscape of the Mixed-Use Village Center, no more than two curb cuts shall be allowed per block face.

9.2 Driveway Width -- Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with a corner radius of ten (10) to fifteen (15) feet.

10. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not to be visible from streets or adjacent properties within the Mixed-Use Village Center. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from the Campus corridor or Esplanade. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public



Service Area Screening

right-of-way, unless wholly within an enclosed building.

10.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area shall be enclosed by gates designed to compliment the building they serve. Transformers, switchgear, and other utility functions must be screened from view from the sidewalk or street with evergreen plantings six (6) feet in height at installation.

10.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

11. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Mixed-Use Village Center. Signs must be of high quality of design and materials, carefully designed for their positive aesthetic streetscape appearance, and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, storefront signage, building identification signs, and primary tenant signs.

11.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

11.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

11.3 Non-Permitted Signs -- No sign shall be permitted in the Mixed-Use Village Center except those signs listed below.

11.4 Maximum Signage Allowances – Commercial establishments within the Mixed-Use Village Center are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, with a fade-proof finish, but all support structures must be made of metal.
- Canopy finish colors must be consistent along the same block.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.

- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is



- nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.

12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Mixed-Use Village Center of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Mixed-Use Village Center, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent -- Fencing is intended only to define small private spaces and shall not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

12.3 Fencing Material – All fencing must be wrought iron or masonry.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. STREETScape AND OPEN SPACE

The primary landscape experience within the Mixed-Use Village Center shall be the urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate. Plantings shall promote entrance demarcation and pedestrian interest. Street furniture and sidewalk design shall be based upon creating safe and inviting walking environments through an interconnected network of streets with sidewalks, its street furniture, and amenities. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

13.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

13.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

13.4 Tree Planters – Street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and screened with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen ground cover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.



Street Tree – showing planter leave out, ground cover and ornamental fence

13.5 Tree Wells – Street trees shall be centered within five (5) foot by five (5) foot tree wells as leave-outs within the sidewalk, covered with a durable decorative metal tree grate. The street-facing leading edge tree wells shall be the back-of-curb.

13.6 Tree Lawns – Street trees shall be centered within a minimum three (3) foot wide landscape strip between the back-of-curb and the sidewalk edge. The tree lawn shall utilize durable year-round ground cover plantings of primarily lawn grasses. Organic or stone mulch may be utilized as ground cover at the base of trees.

13.7 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted.

13.8 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Mixed-Use Village Center:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of "front yards" in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.

- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City Council at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.9 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along all block faces. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.10 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.11 Bicycle Racks –Bicycle racks shall be provided on one hundred and fifty (150) foot intervals of all block faces, clustering at street light or building entry locations.

13.12 Litter Containers– Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.



Street Lights

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

D. NORTH I-20 COMMERCIAL CORRIDOR

The North I-20 Commercial Corridor is generally comprised of properties to the north of the I-20 westbound frontage road, south of the Mixed-Use Village Center and Neighborhood Centers, and roughly between or bordering the Campus connector and Houston School Road. It is envisioned as a gateway into the Campus District, and is intended as a highway frontage retail development, with strong connections to the bordering residential, mixed-use and employment sub-districts and to the UNT campus development to the north. Development in this area should compliment the rest of the District and present a strong and unified frontage along Interstate 20.



I. USE LIMITATIONS

Sites in the North I-20 Commercial Corridor shall be used for office, retail, entertainment, restaurant, or any other uses that compliment chosen uses and are in keeping with the standards that help create a stand-out retail development. The following land uses in the North I-20 Commercial Corridor are not permitted:

- Warehouse and manufacturing
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within the North I-20 Commercial Corridor are as follows:

- Retail: single tenant space no limit
 - Restaurants: no limit
 - Residential:
 - Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

2. BUILDING PLACEMENT

Buildings within the North I-20 Commercial Corridor shall be sited along an interior shopping and a grid of interior drives connecting to the loop drive along the I-20 frontage road. The intent of this arrangement is to create a pedestrian-oriented "Main Street" or outdoor mall lined with active retail and restaurant uses; to take advantage of presentation to traffic along I-20, and to maintain a connected street grid with the adjoining Sub-Districts. Buildings along the main shopping street should create a strong "portal experience" to the adjacent community. This is accomplished by using pedestrian-oriented side streets that perforate the frontage development and related parking areas, allowing access to the adjacent

communities through transition development that turns the corner of the retail frontage along the main shopping street.

2.1 Site Planning – The site planning of developments within the North I-20 Commercial Corridor should respect certain relationships with adjacent land areas. Buildings should be sited to take advantage of views afforded by the site or prominent views to the site from I-20 and primary roadways.

2.2 Building Setbacks – There shall be a minimum setback of twenty (20) feet from the Campus corridor right of way, and twenty-five (25) feet from Houston School road.



**“Main Street”
Building Placement**

3. BUILDING MASSING AND HEIGHT

3.1 Building Height – The maximum height for retail structures in the North I-20 Commercial Corridor is forty (40) feet. Focal elements such as towers or structures not meant for occupancy will be allowed at greater heights, subject to review.

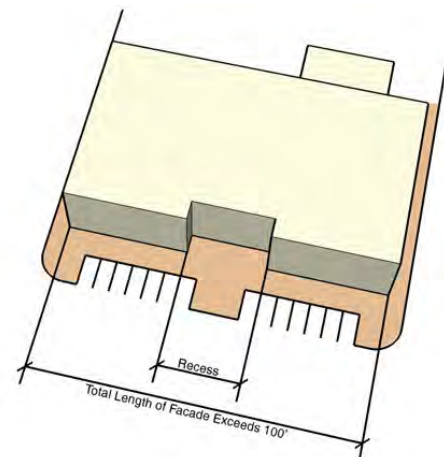
3.2 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line.

In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades reducing the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves. The following standards shall apply to building articulation:



**Expression of base,
midsection and top**

1. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet in length.
2. Ground floor facades that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.



3.3 Fenestration –

1. Above the first floor, punched-type windows, inset to provide shadow lines and visual relief are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief.
2. To control glare and reinforce the traditional image of bearing wall architecture, punch-type windows are encouraged and continuous horizontal ribbon windows are prohibited.
3. Clear glass is required in all retail storefronts; smoked, reflective, or black glass is prohibited.
4. Use of reflective glazing shall be limited to second level uses and above and are subject to review.



Example of ‘punch-type’ windows

3.4 Roof Line Articulation – Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. Parapets must present a continuous appearance where visible from the ground.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

5. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

4.1 Primary Cladding Materials – Primary cladding material on exterior facades shall be of one hundred (100%) percent masonry or masonry-like material. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

4.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques shall be considered in building design: deep inset windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass. Buildings over twenty-four (24) feet high



Changes in Building Massing

shall incorporate such techniques to break up the perceived building mass.

4.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than eighty (80%) percent of a building's facade.

4.4 Primary Cladding Material Combination – No more than two (2) cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

4.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

4.6 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

4.7 Material Transition around Corners – The dominant primary cladding material shall transition around building corners to the sides for a minimum of twenty (20) feet or for the entire distance visible from a public street.

4.8 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication



Material Transition around Corner

4.9 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

5. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key structures.

5.1 Illumination Location – Illumination shall be required on all exterior building walls which face the Campus corridor, the interior shopping street and towards I-20. In general, floodlighting of the façade is not allowable; rather, architectural highlighting of key building features and entryways is encouraged.

5.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

6. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the North I-20 Commercial Corridor. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

6.1 Parking Supply -- Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

6.2 Shared Parking – Shared parking is encouraged in the North I-20 Commercial Corridor. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

6.3 Surface Parking Landscaping and Pavement – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

6.4 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or with structural pavers.

6.5 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) canopy tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every forty (40) linear feet of median.

6.6 Parking Garage Facades -- Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the



Parking End Caps

surrounding buildings.

7. PRIVATE STREETS AND DRIVEWAYS

Similar to the Mixed-Use Village Center, the overall experience of the North I-20 Commercial Corridor is to have a village-like atmosphere defined by buildings with smaller setbacks along a grid system of streets and drives. In addition to a clear system of public streets as described in this document, the design of private streets and drives should also convey this atmosphere in which driveways and parking areas do not dominate the streetscape experience. The following requirements are intended to promote a pedestrian-oriented experience that is not compromised by the car through a system of driveways that are spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

7.1 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

7.2 Allowable Curb Cuts – In order to avoid discontinuity within the streetscape, no more than two curb cuts are allowable by block face.

7.3 Driveway Width – Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with a corner radius of ten (10) to fifteen (15) feet.

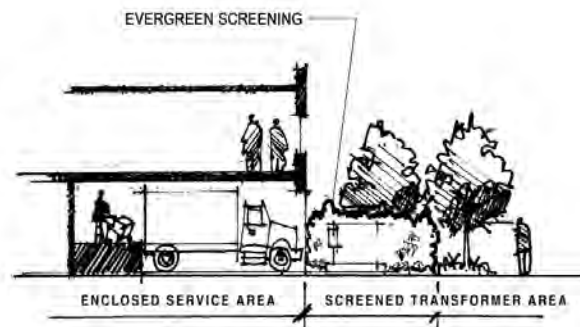
7.4 Property Clearance – Property clearance is the distance between the property line of a parcel and the nearest edge of the nearest driveway. The minimum property clearance distance should be one-half of the driveway spacing requirements to ensure proper spacing. When a property is not of sufficient frontage to provide this distance, joint access with an adjacent property should be considered. Property clearance requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 150 foot minimum spacing |
| ▪ Secondary Street | 100 foot minimum spacing |
| ▪ Local Street | 75 foot minimum spacing |

8. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and shall include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

8.1 Placement of Service Areas – Service areas shall be screened from adjacent property and all street rights of way. Service areas should ideally be provided at the rear (the side opposite of a street or drive) of all buildings. Where it is necessary to locate service areas on the side of buildings perpendicular to the street or drive, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street or drive. All



Service Area Screening

service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than sixty (60) feet to a street or drive.

8.2 Service Area Screening – Loading and service areas must be placed at the side or rear of buildings. When such areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.

8.3 Ground-Mounted Mechanical Equipment – All ground-mounted service equipment (air conditioners, transformers, etc.) shall be consolidated in a single enclosed service area or screened from view in the manner described in Section 6.2 above.

8.4 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from view. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an “add-on” element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

9. SIGNAGE

It is important that the image presented by the signage of the North I-20 Commercial Corridor be appropriately dignified and of a quality level compatible with the architecture. The “look” of the signage shall be traditional in nature, utilizing classic, serif type styles. Colors will be rich but subdued. Materials will include painted aluminum, architectural finish metals, brick, slate, and masonry.

9.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

9.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

9.3 Non-Permitted Signs -- No sign shall be permitted in the Commercial Corridor except those signs listed below.

9.4 Maximum Signage Allowances – Commercial establishments within the Commercial Corridor are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

9.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, with a fade-proof finish, but all support structures must be made of metal.
- Canopy finish colors must be consistent along the same block.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.

- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, which ever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow

either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.

- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the North I-20 Commercial Corridor of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

10. SITE LANDSCAPING

Landscaping is an important element in the image of the North I-20 Commercial Corridor. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas.

10.1 Landscape Requirements – General landscaping within the North I-20 Commercial Corridor may be natural or formal in character. Plant material shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the “Texas SmartScape” program. Certain locations such as primary entrances and aprons around building clusters may use a more formalized landscape aesthetic for design contrast. Except as specified herein, landscaping requirements shall follow those prescribed by the Lancaster Zoning Ordinance.

10.2 Edge Conditions – Along the Campus corridor, buildings and parking lots must setback a minimum of twenty-five (20) feet from the street right-of-way line. Street trees shall be planted along the roadway at thirty (30) feet on-center along the roadway. These trees shall have a minimum caliper of five (5) inches at installation.

10.3 Street Trees – Street trees along the Campus corridor shall be planted at an average of thirty (30) feet on-center across each block face and ten (10) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material shall follow the recommendation of the Landscape

Administrator, and shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

10.4 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

10.5 Open Space Standards – The provisions of adequate and appropriate open space areas should be integral to all development in the Campus District. Open spaces may be in the form of linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. The following criteria shall be used to evaluate the merits of proposed open spaces in the North I-20 Commercial Corridor:

- The extent to which environmental elements preserved are considered “features” or “focal points” and integrated into the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing and future open space.

An application for development shall include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.

Provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

10.6 Common Area Maintenance – All buildings, landscaping, internal roads, parking lots, and service areas shall be maintained in a safe, clean, and orderly condition at all times by the property owners.

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping shall be removed as required and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways shall be kept in good repair. Parking lot striping and other pavement graphics should be repainted as required.

Drainageways shall be kept clean and free of obstructions; appropriate action shall be taken to prevent or repair erosion.

II. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

E. SOUTH I-20 COMMERCIAL CORRIDOR

The South I-20 Commercial Corridor is south of the I-20 eastbound frontage road and East of Houston School Road. It is intended as a highway frontage retail development, sited to be visible from I-20 while being accessible to the rest of the Campus District and Lancaster from Houston School Road, the I-20 frontage, and the Danieldale Road extension. Development in this area should compliment the rest of the District and present a strong and unified frontage along Interstate 20.



I. USE LIMITATIONS

Sites in the South I-20 Commercial Corridor shall be used for retail, office, entertainment, restaurant, or any other uses that compliment chosen uses and are in keeping with the standards that help create a stand-out retail development. The following land uses in the South I-20 Commercial Corridor are not permitted:

- Warehouse and manufacturing
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within the South I-20 Commercial Corridor are as follows:

- Retail: single tenant space no limit
 - Restaurants: no limit
 - Residential:
 - o Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

2. BUILDING PLACEMENT

Buildings within the South I-20 Commercial Corridor shall be sited so that they present a strong visual face to I-20 and the frontage road, and will complement the development in the North I-20 Commercial Corridor. Buildings containing primary uses should form a contiguous face or “street wall” along a primary interior drive. Other uses may occupy individual pad sites along property edges. Where feasible, these individual buildings shall be situated to provide an entry portal to the site, either at actual entry points or to create visual ‘gateways’ along the highway frontage or from adjoining sites.



2. “Street Wall” Building Placement

2.1 Site Planning – The site planning of developments within the South I-20 Commercial Corridor should be sited to take advantage of views afforded by the site or prominent views to the site from I-20 and primary roadways.

2.2 Building Setbacks – There shall be a minimum setback of twenty-five (25) feet from the Houston School Road and Daniieldale road extension right of ways.

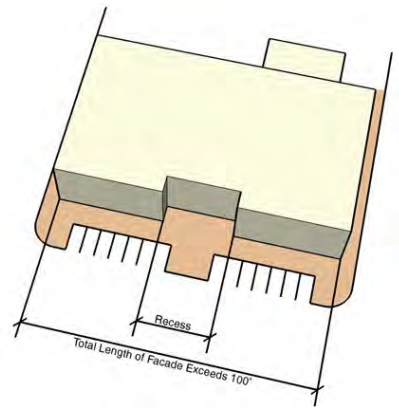
3. BUILDING MASSING AND HEIGHT

3.1 Building Height – The maximum height for retail structures in the South I-20 Commercial Corridor is forty (40) feet. Focal elements such as towers or structures not meant for occupancy will be allowed at greater heights, subject to review.

3.2 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line.

In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades reducing the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves. The following standards shall apply to building articulation:

1. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet in length.
2. Ground floor facades that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.



3.3 Fenestration –

1. Above the first floor, punched-type windows, inset to provide shadow lines and visual relief are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief.
2. To control glare and reinforce the traditional image of bearing wall architecture, punch-type windows are encouraged and continuous horizontal ribbon windows are prohibited.
3. Clear glass is required in all retail storefronts; smoked, reflective, or black glass is prohibited.
4. Use of reflective glazing shall be limited to second level uses and above and are subject to review.



3.3 Example of ‘punch-type’ windows

3.4 Roof Line Articulation – Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment. Parapets must present a continuous appearance where visible from the ground.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

4. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

4.1 Primary Cladding Materials – Primary cladding material on exterior facades shall be of one hundred (100%) percent masonry or masonry-like material. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

4.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques shall be considered in building design: deep inset windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass. Buildings over twenty-four (24) feet high shall incorporate such techniques to break up the perceived building mass.



Changes in Building Massing

4.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than eighty (80%) percent of a building's facade.

4.4 Primary Cladding Material Combination – No more than two (2) cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

4.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS

- Unfired or underfired clay, brick or other masonry product

4.6 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

4.7 Material Transition around Corners – The dominant primary cladding material shall transition around building corners to the sides for a minimum of twenty (20) feet or for the entire distance visible from a public street.

4.8 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication



Material Transition around Corner

4.9 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

5. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key structures.

5.1 Illumination Location – Illumination shall be required on all exterior building walls which face Houston School Road, the Daniel Dale Road extension, primary drives, and towards I-20. In general, floodlighting of the façade is not allowable; rather, architectural highlighting of key building features and entryways is encouraged.

5.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

6. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the South I-20 Commercial Corridor. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

6.1 Parking Supply -- Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf

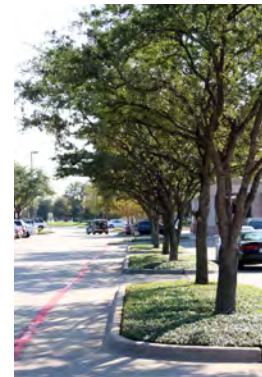
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

6.2 Shared Parking – Shared parking is encouraged in the South I-20 Commercial Corridor. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

6.3 Surface Parking Landscaping and Pavement – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

6.4 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or structural pavers.

6.5 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) canopy tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisles with direct connection to the street or primary retail frontage drives. One tree shall be planted for every forty (40) linear feet of median.



Parking End Caps

7. ENTRANCE DRIVEWAYS, INTERNAL ACCESS DRIVES, AND WALKWAYS

Entrance drives provide direct vehicular access to building entrances and parking facilities. Internal roads will be provided by the developer and are important image-setters for development in the South I-20 Commercial Corridor. Special paving, landscaping and accent lighting are encouraged. All driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

7.1 General Requirements – Entrance drives shall be designed to provide clear and direct access to buildings and parking areas. Parking directly off of entrance drives and internal roads shall be kept to a minimum and restricted to visitor and short-term parking as designated on the approved site plan. Landscaped medians with a minimum width of ten (10) feet are encouraged in parcel and building lot entrances where the pavement width exceeds two lanes. The use of special paving at entrance drives is encouraged to provide visual interest and to help define entrance zones.

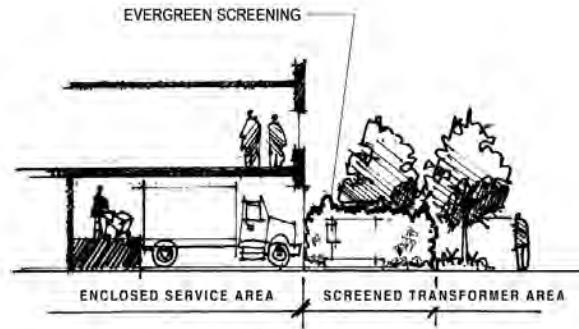
7.2 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- Primary Street 300 foot minimum spacing
- Secondary Street 200 foot minimum spacing
- Local Street 150 foot minimum spacing

8. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and shall include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

8.1 Placement of Service Areas – Service areas shall be screened from adjacent property and all street rights of way. Service areas should ideally be provided at the rear (the side opposite of a street or drive) of all buildings. Where it is necessary to locate service areas on the side of buildings perpendicular to the street or drive, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street or drive. All service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than sixty (60) feet to a street or drive.



Service Area Screening

8.2 Service Area Screening – Loading and service areas must be placed at the side or rear of buildings. When such areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.

8.3 Ground-Mounted Mechanical Equipment – All ground-mounted service equipment (air conditioners, transformers, etc.) shall be consolidated in a single enclosed service area or screened from view in the manner described in Section 8.2 above.

8.4 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from view. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an “add-on” element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

9. SIGNAGE

It is important that the image presented by the signage of the South I-20 Commercial Corridor be of a quality level compatible with the architecture. The “look” of the signage shall be traditional in nature, utilizing classic, serif type styles. Colors will be rich but subdued. Materials will include painted aluminum, architectural finish metals, brick, slate, and masonry. Signage for this Sub-District shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

9.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

9.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape

when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

9.3 Non-Permitted Signs -- No sign shall be permitted in the Commercial Corridor except those signs listed below.

9.4 Maximum Signage Allowances – Commercial establishments within the Commercial Corridor are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

9.5 Allowable Sign Types

I. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, with a fade-proof finish, but all support structures must be made of metal.
- Canopy finish colors must be consistent along the same block.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.

- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.

- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the South I-20 Commercial Corridor of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

10. SITE LANDSCAPING

Landscaping is an important element in the image of the South I-20 Commercial Corridor. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas. Greenbelt floodplain areas in the South I-20 Commercial Corridor should be landscaped and utilized to provide amenity and visual interest as well as functioning as stormwater collectors.

Channelization or sterile functional development of greenbelt floodplains is not allowed anywhere in the Campus District.

10.1 Landscape Requirements – General landscaping within the South I-20 Commercial Corridor may be natural or formal in character. Plant material shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the “Texas SmartScape” program. Certain locations such as primary entrances and aprons around building clusters may use a more formalized landscape aesthetic for design contrast. Except as specified herein, landscaping requirements shall follow those prescribed by the Lancaster Zoning Ordinance.

10.2 Edge Conditions – Along Houston School Road and the Daniieldale Road extension, buildings and parking lots must setback a minimum of twenty-five (25) feet from the street right-of-way line. Trees shall be planted along the roadway at a spacing of thirty (30) feet on-center along the roadway. These trees shall have a minimum caliper of five (5) inches at installation.

10.3 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

10.4 Open Space Standards – The provisions of adequate and appropriate open space areas should be integral to all development in the Campus District. Open spaces may be in the form of linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. The following criteria shall be used to evaluate the merits of proposed open spaces in the South I-20 Commercial Corridor:

- The extent to which environmental elements preserved are considered “features” or “focal points” and integrated into the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing and future open space.

An application for development shall include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.

Provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective

action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

10.6 Common Area Maintenance – All buildings, landscaping, internal roads, parking lots, and service areas shall be maintained in a safe, clean, and orderly condition at all times by the property owners.

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping shall be removed as required and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways shall be kept in good repair. Parking lot striping and other pavement graphics should be repainted as required. Drainageways shall be kept clean and free of obstructions; appropriate action shall be taken to prevent or repair erosion.

11. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

F. NEIGHBORHOOD CENTER SUB-DISTRICT I

The Neighborhood Center Sub-District I is intended as a medium-density residential district, acting as a transition from the North I-20 Commercial Corridor uses to the greenbelt separating Lancaster from Dallas and the UNT Campus. This transition is accomplished by using pedestrian oriented streets to integrate commercial developments and residential uses such as apartments, townhouses, live-work units, and lofts. This provides a better connection between the higher intensity commercial uses and lower intensity residential uses with on street parking and urban streetscape treatments to compliment pedestrian oriented streets.



I. USE LIMITATIONS

Neighborhood Center Sub-District I shall be used primarily for residential uses, including apartments, townhouses, and live-work units. City of Lancaster Zoning shall apply to any non-residential uses adjacent to existing single or multi-family land uses. The following land uses in the Neighborhood Center Sub-District I are not allowed:

- Drive-through land uses that are not incorporated into a larger mixed-use building envelope
- Warehouse and manufacturing
- Automotive service station
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within Neighborhood Center Sub-District I are as follows:

- Retail: single tenant space 15,000 sf maximum
 - Restaurants: 10,000 sf maximum
 - Residential:
 - o Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

1.1 Mixed-Use Development Phasing – As described above, the essential idea behind the Neighborhood Center Sub-District I is to create a development pattern that emphasizes visual continuity taking the form of “village-like” buildings, connecting walls, and consistent street tree plantings making connections from the community to the neighboring sub-districts. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a neighborhood center.

2. BUILDING PLACEMENT

It is intended that buildings along streets within the Neighborhood Center Sub-District I create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Neighborhood Center Sub-District I

its environment. Consistency must be maintained along the street edge and around corners. The following establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

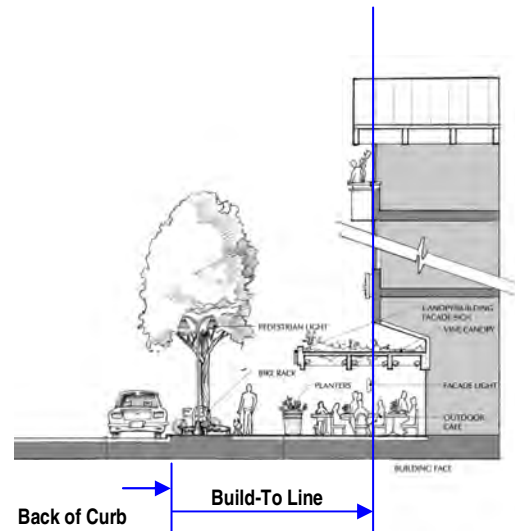
2.1 Building Setbacks – In order to maintain consistency of built form throughout the Neighborhood Center, buildings shall be constructed on a consistent and defined “build-to-line.” This approach ensures consistency throughout the Neighborhood Center and yields an urban environment. The specific build-to-line dimensions are defined as follows:

Houston School Road	25 feet from the street right-of-way
Wheatland Road	25 feet from the street right-of-way
Secondary Streets	8 feet from the street right-of-way
Local Streets	5 feet from the street right-of-way

2.2 Minimum Development Street Frontage - A minimum of sixty (60%) percent of each development's total building street frontage shall meet the setback criteria defined in Section 2.2.

2.3 Setback Encroachment – Any building feature, defined as architectural attachments to the primary building facade, may encroach up to five (5) feet from the building face into the setback area. These features may include, but are not limited to:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining



2.4 Parking Setback – Parking will generally be located behind the buildings to allow maximum frontage of buildings along the street. No parking or parking structure may be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment for the Neighborhood Center.

3.1 Lot Coverage – As the Neighborhood Centers have been envisioned to be less dense in built form than the Mixed-Use Village Center, maximum lot coverage of sixty (60%) percent for has been proposed to provide for circulation, setbacks and small open spaces.

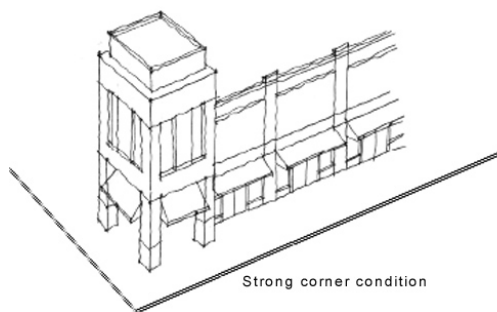
3.2 Block Requirements – The maximum block length in both directions shall be approximately four hundred (400) feet by six hundred (600) feet. This intends that local streets from within the Neighborhood Center will form a street grid connection with the drives in the North I-20 Commercial Corridor.

3.3 Site Massing and FAR – The maximum Floor Area Ratio for the Neighborhood Centers is 2.0.

4. BUILDING MASSING AND HEIGHT

4.1 Height Limit – All buildings within the Neighborhood Center shall not exceed a maximum height of forty-five (45) feet.

4.2 Building Corner Treatments – Buildings shall reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches which erode the corner are not allowable. All buildings shall be designed to accommodate required visibility triangles without compromising the corner design.

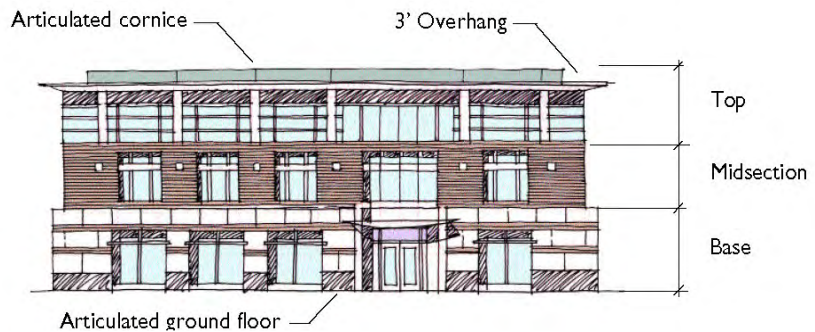


Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than three-hundred (300) feet without an unconnected physical separation of twenty-five (25) feet between another building. This separation will mark the location of a pedestrian paseo allowing a walkable connection, or a driveway entrance to the residential and parking areas behind the commercial/retail mixed use frontage buildings.

4.4 Building Articulation

All buildings should be designed to emphasize a “base, mid-section, and top.” Facades facing public and private streets and extending greater than one hundred (100) feet in length shall incorporate wall plane recesses having a minimum depth of at least three (3%) percent of the length of the facade and extending at least twenty (20%) percent of the length of the facade.



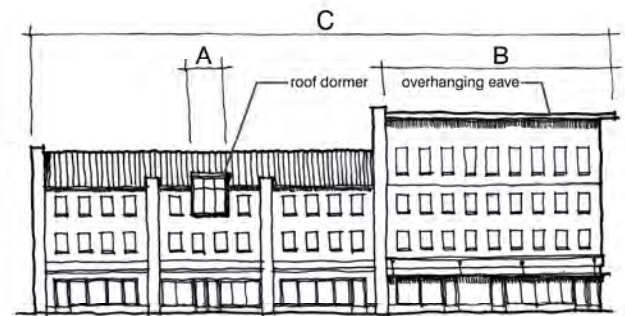
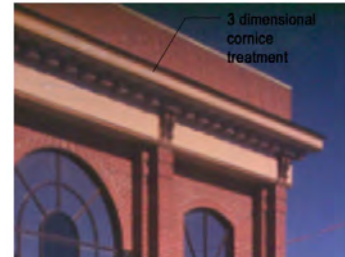
Building Articulation

No uninterrupted length of a façade shall exceed fifty (50) feet in length. These standards are intended to avoid oversimplified one-dimensional facades reducing the perceived scale of the building and approach a more human scale. Such articulation should not apply evenly across the building facade, but should be grouped for greater design impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies (in a non repetitive pattern), loggia, canopies, pediments, moldings, etc., that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified

storefront heights, running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building's top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.

4.5 Roof Line Articulation – Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers interrupting the eave line.



$$A + B = 40\%C \text{ or greater}$$

5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 Ground Level Programming – All non-residential, community-serving uses within mixed-use residential projects shall be oriented to the street/sidewalk in store-front conditions. These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

5.3 Ground Level Design – The ground-level of buildings within one hundred (100) feet of the streets connecting the Neighborhood Center to the Commercial Corridor shall have entries no more than forty (40) feet apart, shall have ground-level storefront design (where applicable) characterized by a minimum of forty (40%) percent glass storefront area, and shall take special care to prepare paving and landscape designs to form an urban experience.

5.4 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy



Carriage Way

gate within the building volume that is designed to allow views into the courtyard beyond.

- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation (thirty inches (30") above finished sidewalk grade on average). Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries.



Secondary Entry

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

6.1 Primary Cladding Materials – Masonry or masonry-like material is preferred, but other materials with an architectural finish may be used as primary cladding material in the Neighborhood Centers. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Back & Side Facades – All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.

6.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding materials.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Simulated wood siding
- Vinyl or plastic siding
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void – Glass may not represent more than fifty (50%) percent of a building facade.

6.7 Windows and Glass – Above the first floor, punched-type windows are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) may be used on any building.

6.9 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners to internal areas of block.

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block

6.10 Accent Features – The following accent features add detail and are encouraged:

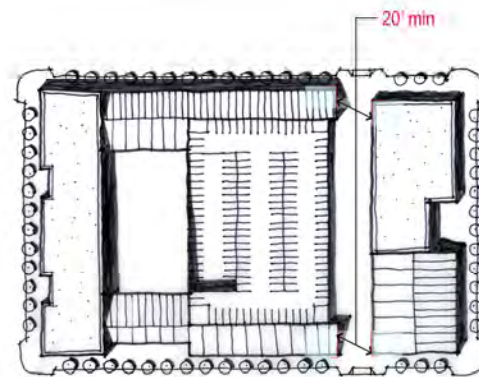
- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Entrances – Entryway design elements should create focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

6.12 Façade Changes – Buildings shall have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades must include a repeating pattern that shall include three of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay through a change in plane



**Material Transition around
Corners**

6.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.14 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as primary building color, but may be used as accent color.

6.15 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.16 Canopies, Arcades, & Overhangs – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that compliment the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Ground level awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- Awnings shall not be internally illuminated.
- Awnings shall not extend more than six (6) feet over the sidewalk.
- Canopies must have a fade-proof finish and metal supports.
- Canopy finish colors must be consistent along the same block.
- Canopies shall not exceed seventy (70) feet without a break.
- Canopies shall respect the placement of street trees and lighting.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key structures.

7.1 Illumination Location – Appropriate Illumination will be required on all exterior building walls which face streets, walkways, and parking fields.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

8. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Neighborhood Centers. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

8.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for residents, visitors and any other uses and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room

- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

8.2 Shared Parking – Shared parking is allowable in certain Neighborhood Center Sub-District I applications. Reductions to the standards above will be considered by the City based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Interior block surface parking areas are permitted, but structured or below grade parking is encouraged. Surface parking lots are allowed along streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.



Surface Parking Landscaping

8.4 Surface Parking Landscaping – All surface parking lots that contain seven (7) or more parking spaces shall provide at least one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or with structural pavers.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge at time of installation measured above the grade of the parking lot.

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median.

8.8 Parking Garage Facades – Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.



Parking End Caps

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Neighborhood Center Sub-District I. Requirements for driveways in this Sub-District shall comply with the City of Lancaster driveway regulations. In addition, driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

9.1 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

9.2 Allowable Curb Cuts – In order to avoid discontinuity no more than two curb cuts are allowable by block face.

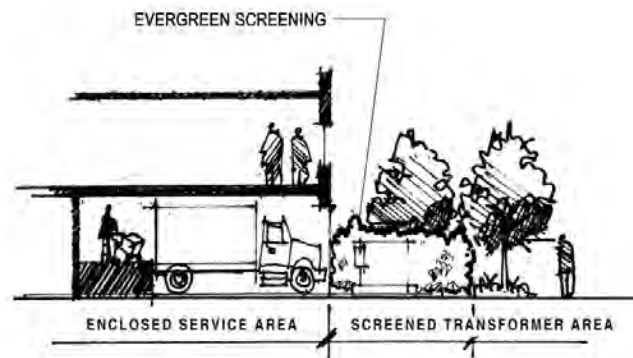
9.3 Driveway Width – Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with a corner radii of ten (10) to fifteen (15) feet.

10. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Neighborhood Center Sub-District I. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from a street. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.

10.2 Service Area Screening – Off-street loading and service area locations shall occur within the building envelopes they serve. The entrance to the service area shall be enclosed by gates designed to compliment the building they serve. Transformers, switch gear, and other utility functions must be screened from sidewalk view with evergreen plantings six (6) feet in height at installation.



10.3 Service Area Screening Design – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color.

Service Area Screening

10.4 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

11. SIGNAGE

Signage shall play a minimal role within the Neighborhood Center Sub-District I and is primarily intended to identify residential developments and other neighborhood uses where applicable. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, storefront signage, building identification signs, and primary tenant signs.

11.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

11.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

11.3 Non-Permitted Signs -- No sign shall be permitted in the Neighborhood Center except those signs listed below.

11.4 Maximum Signage Allowances – Commercial establishments within the Neighborhood Center are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.

- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.

- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.

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Neighborhood Center Sub-District I

- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Neighborhood Center I of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Neighborhood Center Sub-District I, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent -- Fencing is intended only to define small private spaces and shall not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

12.3 Fencing Material – All fencing must be wrought iron or masonry.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. SITE LANDSCAPING

The primary landscape experience within the Neighborhood Center Sub-District I shall be an urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate for front yard development. Plantings shall promote entrance demarcation and pedestrian interest. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

13.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

13.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light. Street tree material shall be in accordance with the accepted tree list, and shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

13.3 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding

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Neighborhood Center Sub-District I

landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.4 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children’s play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Neighborhood Center Sub-District I:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.5 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along all block faces. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.6 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The



Street Lights

light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.7 Bicycle Racks – Bicycle racks shall be provided on one hundred and fifty (150) foot intervals of all block faces, clustering at street light or building entry locations.

13.8 Litter Containers – Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.

II. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

G. NEIGHBORHOOD CENTER SUB-DISTRICT II

The Neighborhood Center Sub-District II occurs at the primary Campus District gateway between Lancaster and the UNT Campus in Dallas. The intention of this sub-district is to provide a signature gateway experience, with taller, higher-density, and iconic residential buildings taking advantage of good views of the Downtown Dallas skyline; public open space on the dividing greenbelt; and aesthetically designed vehicular and pedestrian crossings of the dividing greenbelt.



I. USE LIMITATIONS

Neighborhood Center Sub-District I shall be used primarily for residential uses, including apartments, townhouses, and live-work units. City of Lancaster Zoning shall apply to any non-residential uses adjacent to existing single or multi-family land uses. The following land uses in the Neighborhood Center Sub-District II are not allowed:

- Drive-through land uses that are not incorporated into a larger mixed-use building envelope
- Warehouse and manufacturing
- Automotive service station
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within Neighborhood Center Sub-District II are as follows:

- Retail: single tenant space 15,000 sf maximum
 - Restaurants: 10,000 sf maximum
 - Residential:
 - o Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

I.1 Mixed-Use Development Phasing – As described above, the essential idea behind the Neighborhood Center Sub-District II is to create a development pattern that emphasizes visual continuity taking the form of “village-like” buildings, connecting walls, and consistent street tree plantings making connections from the community to the neighboring sub-districts. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a neighborhood center.

2. BUILDING PLACEMENT

It is intended that buildings along streets within the Neighborhood Center Sub-District II create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of its environment. Consistency must be maintained along the street edge and around corners. The following

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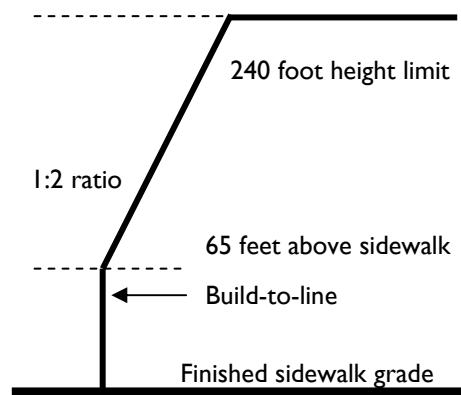
Neighborhood Center Sub-District II

establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form throughout the Neighborhood Center, buildings shall be constructed on a consistent and defined “build-to-line.” This approach ensures consistency throughout the Neighborhood Center and yields an urban and urban greenbelt environment. The specific build-to-line dimensions are defined as follows:

Wheatland Road	25 feet from the street right-of-way
Campus Corridor	20 feet from the street right-of-way
Secondary Streets	8 feet from the street right-of-way
Local Streets	5 feet from the street right-of-way

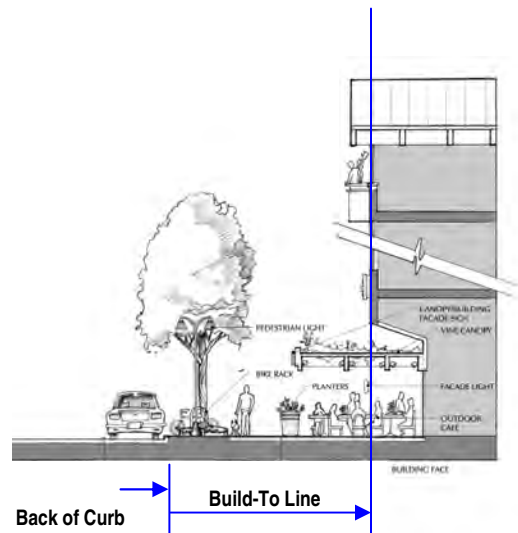
2.2 Urban Design Setback – In order to avoid a “canyon effect” along streets within the Mixed-Use Village Center, buildings above four stories shall set back to fall within the envelope defined by an additional one (1) foot horizontally for every two (2) feet vertically beginning at sixty-five (65) feet above finished sidewalk grade at the build-to-line until the height limit is reached or to a maximum of thirty (30) feet setback.



2.3 Minimum Development Street Frontage - A minimum of sixty (60%) percent of each development's total building street frontage shall meet the setback criteria defined in Section 2.2.

2.4 Setback Encroachment – Any building feature, defined as architectural attachments to the primary building facade, may encroach up to five (5) feet from the building face into the setback area. These features may include, but are not limited to:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining



2.5 Parking Setback – Parking will generally be located behind or incorporated into the buildings to allow maximum frontage of buildings along the street. No parking or parking structure may be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment for the Neighborhood Center.

3.1 Lot Coverage – As the Neighborhood Center I is envisioned to be more dense in built form than the other Neighborhood Centers, maximum lot coverage of eighty (80%) percent for has been proposed to provide for circulation, setbacks and small open spaces.

3.2 Block Requirements – The maximum block length shall be approximately six hundred (600) feet. This intends that local streets from within the Neighborhood Center will form a street grid connection with the neighboring sub-districts.

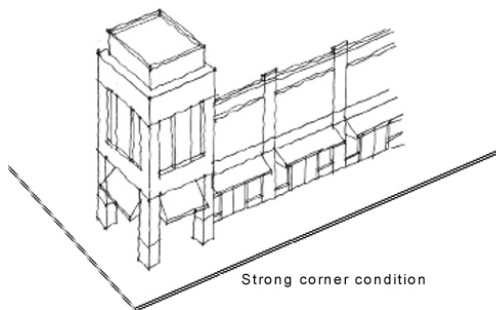
3.3 Site Massing and FAR – The maximum Floor Area Ratio for the Neighborhood Center II is 3.5.

4. BUILDING MASSING AND HEIGHT

Building restrictions are intended to allow for residential buildings that have taller tower elements without a great deal of massing which blocks the view from other areas of the Campus District. This is largely achieved through a combination of height limit with maximum FAR.

4.1 Height Limit – Buildings within the Neighborhood Center II shall not exceed a maximum height of two hundred forty (240) feet.

4.2 Building Corner Treatments – Buildings shall reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches which erode the corner are not allowable. All buildings shall be designed to accommodate required visibility triangles without compromising the corner design.

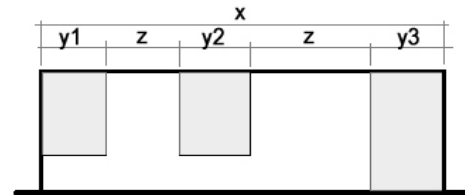


Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than two-hundred and fifty (250) feet without an unconnected physical separation of twenty-five (25) feet between another building. This separation will mark the location of a pedestrian paseo allowing a walkable connection, or a driveway entrance to the residential and parking areas behind the commercial/retail mixed use frontage buildings.

4.4 Building Articulation – All buildings should be designed to emphasize a “base, mid-section, and top.” Facades facing public and private streets and extending greater than one hundred (100) feet in length shall incorporate wall plane recesses having a minimum depth of at least three (3%) percent of the length of the facade and extending at least twenty (20%) percent of the length of the facade. No uninterrupted length of a façade shall exceed fifty (50) feet in length. These standards are intended to avoid oversimplified one-dimensional facades reducing the perceived scale of the building and approach a more

human scale. Such articulation should not apply evenly across the building facade, but should be grouped for greater design impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies (in a non repetitive pattern), loggia, canopies, pediments, moldings, etc., that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights,



- * $y_1 + y_2 + y_3 \geq (20\%)x$
- * $y_1, y_2, y_3 \text{ depth} \geq \text{three (3) feet}$
- * $z \leq \text{ninety (90) feet}$

running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building's top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.

Building Articulation – façade plane recess formula for buildings greater than one hundred (100) feet

4.5 Roof Line Articulation – Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

6. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
7. Overhanging eaves, extending no less than three (3) feet past the supporting walls
8. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
9. Exposed end gable conditions.
10. Roof dormers interrupting the eave line.

5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 Ground Level Programming – All non-residential, community-serving uses within mixed-use residential projects shall be oriented to the street/sidewalk in store-front conditions. These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

5.3 Ground Level Design – The ground-level of buildings within one hundred (100) feet of the Campus corridor or the greenbelt edge shall have entries no more than forty (40) feet apart, shall have ground-level storefront design (if applicable) characterized by a minimum of forty (40%) percent glass storefront area, and shall take special care to prepare paving and landscape designs to form an urban experience.

5.4 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.



Carriage Way



Secondary Entry

- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation (thirty inches (30") above finished sidewalk grade on average). Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements. The Neighborhood Center II shall be held to a higher material standard than the other Neighborhood Centers.

6.1 Primary Cladding Materials – Primary cladding material on all exterior facades shall be of eighty (80%) percent masonry or masonry-like material. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Back & Side Facades – All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.

6.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding materials.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding

- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void – Glass may not represent more than fifty (50%) percent of a building facade.

6.7 Windows and Glass – Above the first floor, punched-type windows are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) may be used on any building.

6.9 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners to internal areas of block.

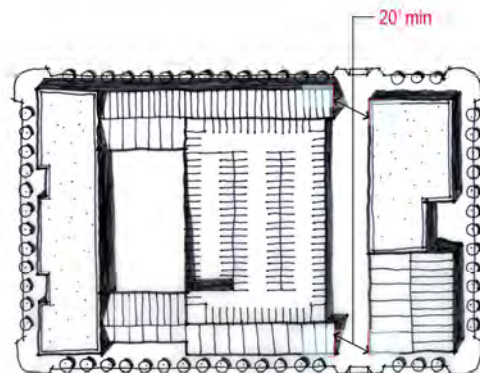
Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Entrances – Entryway design elements should create focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas



Material Transition around Corners

6.12 Façade Changes – Buildings shall have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades must include a repeating pattern that shall include three of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay through a change in plane

6.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.14 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as primary building color, but may be used as accent color.

6.15 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.16 Canopies, Arcades, & Overhangs – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that compliment the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Ground level awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- Awnings shall not be internally illuminated.
- Awnings shall not extend more than six (6) feet over the sidewalk.
- Canopies must have a fade-proof finish and metal supports.
- Canopy finish colors must be consistent along the same block.
- Canopies shall not exceed seventy (70) feet without a break.
- Canopies shall respect the placement of street trees and lighting.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key structures.

7.1 Illumination Location – Appropriate Illumination will be required on all exterior building walls which face streets, walkways, and parking fields.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

8. PARKING AREAS

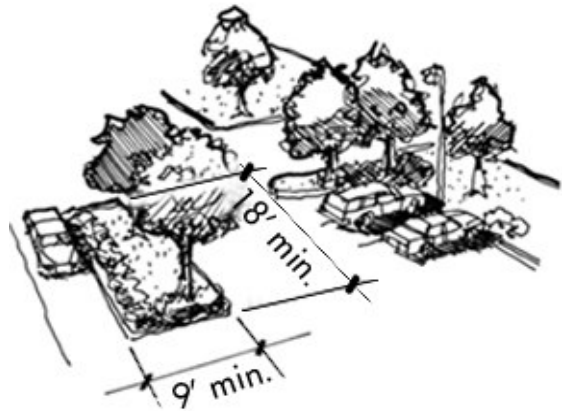
DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Neighborhood Center Sub-District II

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Neighborhood Centers. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

8.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for residents, visitors and any other uses and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.



Surface Parking Landscaping

8.2 Shared Parking – Shared parking is allowable in certain Neighborhood Center Sub-District II applications. Reductions to the standards above will be considered by the City based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Interior block surface parking areas are permitted, but structured or below grade parking is encouraged. Surface parking lots are allowed along streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

8.4 Surface Parking Landscaping – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or with structural pavers.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge at time of installation measured above the grade of the parking lot.

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40)



Parking End Caps

linear feet of median.

8.8 Parking Garage Facades – Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Neighborhood Center Sub-District I. Requirements for driveways in this Sub-District shall comply with the City of Lancaster driveway regulations. In addition, driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

9.1 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

9.2 Allowable Curb Cuts – In order to avoid discontinuity no more than two curb cuts are allowable by block face.

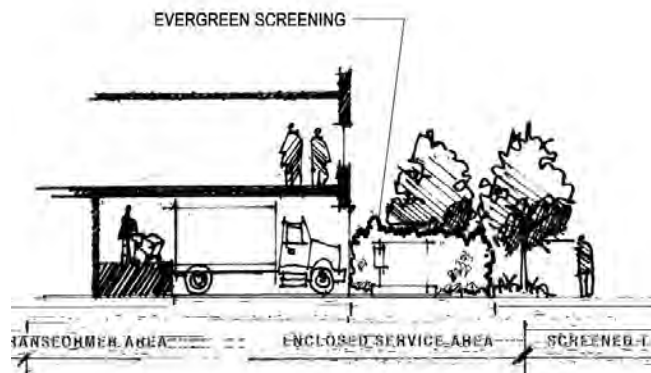
9.3 Driveway Width – Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with corner radii of ten (10) to fifteen (15) feet.

10. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Neighborhood Center Sub-District II. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from a street. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.

10.2 Service Area Screening – Off-street loading and service area locations shall occur within the building envelopes they serve. The entrance to the



Service Area Screening

service area shall be enclosed by gates designed to compliment the building they serve. Transformers, switch gear, and other utility functions must be screened from sidewalk view with evergreen plantings six (6) feet in height at installation.

10.3 Service Area Screening Design – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color.

10.4 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

11. SIGNAGE

Signage shall play a minimal role within the Neighborhood Center Sub-District II. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment.

11.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

11.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

11.3 Non-Permitted Signs -- No sign shall be permitted in the Neighborhood Center II except those signs listed below.

11.4 Maximum Signage Allowances – Commercial establishments within the Neighborhood Center are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.

- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.

- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Neighborhood Center II of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Neighborhood Center Sub-District II, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent -- Fencing is intended only to define small private spaces and shall not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

12.3 Fencing Material – All fencing must be wrought iron or masonry.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. SITE LANDSCAPING

The primary landscape experience within the Neighborhood Center Sub-District II shall be an urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate for front yard development. Plantings shall promote entrance demarcation and pedestrian interest. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

13.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

13.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light. Street tree material shall follow the recommendation of the Landscape Administrator, and shall generally follow the

type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

13.3 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.4 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Neighborhood Center Sub-District II:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.5 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along all block faces. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.6 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.7 Bicycle Racks – Bicycle racks shall be provided on one hundred and fifty (150) foot intervals of all block faces, clustering at street light or building entry locations.

13.8 Litter Containers – Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.



Street Lights

H. NEIGHBORHOOD CENTER SUB-DISTRICT III

The Neighborhood Center Sub-District III is intended as a medium-density residential district, acting as an entry district from the I-20 frontage road and from other future development to the north and east of the Campus District. The sub-district provides focal points terminating the eastern end of the Campus District as well as providing street connection points for future development. On street parking and urban streetscape treatments are used to compliment pedestrian oriented streets.



I. USE LIMITATIONS

Neighborhood Center Sub-District III shall be used primarily for residential uses, including apartments, townhouses, and live-work units. City of Lancaster Zoning shall apply to any non-residential uses adjacent to existing single or multi-family land uses. The following land uses in the Neighborhood Center Sub-District I are not allowed:

- Drive-through land uses that are not incorporated into a larger mixed-use building envelope
- Warehouse and manufacturing
- Automotive service station
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within Neighborhood Center Sub-District I are as follows:

- Retail: single tenant space 15,000 sf maximum
- Restaurants: 10,000 sf maximum
- Residential:
 - Apartments (three story minimum), townhouse, loft and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse: 1,200 sf minimum

1.1 Mixed-Use Development Phasing – As described above, the essential idea behind the Neighborhood Center Sub-District III is to create a development pattern that emphasizes visual continuity taking the form of “village-like” buildings, connecting walls, and consistent street tree plantings making connections from the community to the neighboring sub-districts and to external developments. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a neighborhood center.

2. BUILDING PLACEMENT

It is intended that buildings along streets within the Neighborhood Center Sub-District III create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of its environment. Consistency must be maintained along the street edge and around corners. The following

establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form throughout the Neighborhood Center, buildings shall be constructed on a consistent and defined “build-to-line.” This approach ensures consistency throughout the Neighborhood Center and yields an urban environment. The specific build-to-line dimensions are defined as follows:

Wheatland Road	25 feet from the street right-of-way
I-20 frontage connector	20 feet from the street right-of-way
Secondary Streets	8 feet from the street right-of-way
Local Streets	5 feet from the street right-of-way

2.2 Minimum Development Street Frontage - A minimum of sixty (60%) percent of each development’s total building street frontage shall meet the setback criteria defined in Section 2.2.

2.3 Setback Encroachment – Any building feature, defined as architectural attachments to the primary building facade, may encroach up to five (5) feet from the building face into the setback area. These features may include, but are not limited to:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining

2.4 Parking Setback – Parking will generally be located behind the buildings to allow maximum frontage of buildings along the street. No parking or parking structure may be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls effecting how development and streetscape interact. These controls are critical in achieving the desired environment for the Neighborhood Center.

3.1 Lot Coverage – As the Neighborhood Center III has been envisioned to be less dense in built form than the Mixed-Use Village Center, maximum lot coverage of sixty (60%) percent for has been proposed to provide for circulation, setbacks and small open spaces.

3.2 Block Requirements – The maximum block length shall be approximately six hundred (600) feet. This intends that local streets from within the Neighborhood Center will form a street grid connection with neighboring sub-districts and future developments.

3.3 Block Requirements – The maximum block size in both directions shall be approximately four hundred (400) feet by six hundred (600) feet.

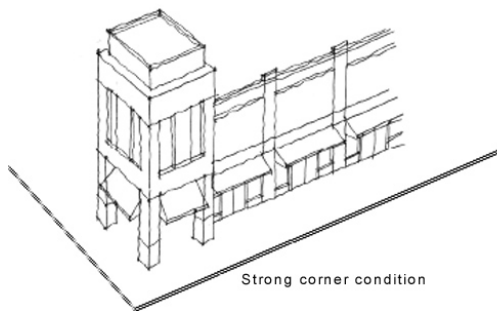
3.4 Site Massing and FAR – The maximum Floor Area Ratio for the Neighborhood Center III is 2.0.

4. BUILDING MASSING AND HEIGHT

Restrictions on minimum building height are intended to form a proper transition from commercial buildings to residential structures behind.

4.1 Height Limit – All buildings within the Neighborhood Center shall not exceed a maximum height of forty-five (45) feet.

4.2 Building Corner Treatments – Buildings shall reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches which erode the corner are not allowable. All buildings shall be designed to accommodate required visibility triangles without compromising the corner design.

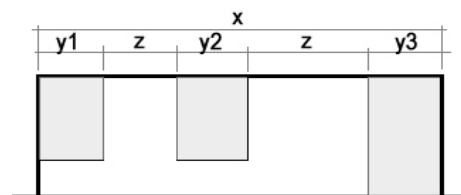


Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than three-hundred (300) feet without an unconnected physical separation of twenty-five (25) feet between another building. This separation will mark the location of a pedestrian paseo allowing a walkable connection, or a driveway entrance to the residential and parking areas behind the commercial/retail mixed use frontage buildings.



Pedestrian Paseo



- * $y1 + y2 + y3 \geq (20\%)x$
- * $y1, y2, y3 \text{ depth} \geq \text{three (3) feet}$
- * $z \leq \text{ninetv (90) feet}$

Building Articulation – façade plane recess formula for buildings greater than one hundred (100) feet

Architectural elements including projecting volumes, windows, balconies (in a non repetitive pattern), loggia, canopies, pediments, moldings, etc., that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awning, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.

4.5 Roof Line Articulation – Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

11. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment.
12. Overhanging eaves, extending no less than three (3) feet past the supporting walls
13. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
14. Exposed end gable conditions.
15. Roof dormers interrupting the eave line.

5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 Ground Level Programming – All non-residential, community-serving uses within mixed-use residential projects shall be oriented to the street/sidewalk in store-front conditions. These may include the fitness center, leasing and management, community halls, service retail, and similar uses.

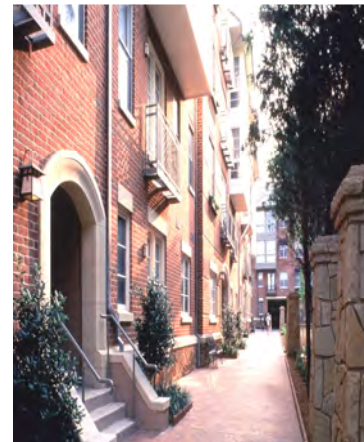
5.3 Ground Level Design – The ground-level of buildings within one hundred (100) feet of primary streets shall have entries no more than forty (40) feet apart, shall have ground-level storefront design (where applicable) characterized by a minimum of forty (40%) percent glass storefront area, and shall take special care to prepare paving and landscape designs to form an urban experience.

5.4 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal



Carriage Way



Secondary Entry

private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.

- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation (thirty inches (30") above finished sidewalk grade on average). Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

6.1 Primary Cladding Materials – While masonry or masonry-like materials are preferred, other materials with an architectural finish may be considered for primary cladding material in the Neighborhood Center. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish.

6.2 Back & Side Facades – All facades of a building which are visible from adjoining properties and/or streets should feature design characteristics similar to the front façade.

6.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding materials.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Simulated wood siding
- Vinyl or plastic siding
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Ratio of Solid to Void – Glass may not represent more than fifty (50%) percent of a building facade.

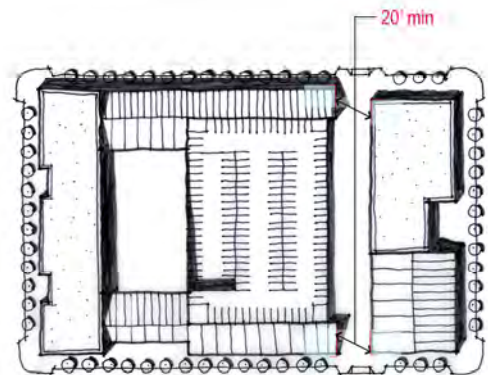
6.7 Windows and Glass – Above the first floor, punched-type windows are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce

the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) may be used on any building.

6.9 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners to internal areas of block.

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block



**Material Transition around
Corners**

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Entrances – Entryway design elements should create focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible customer entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

6.12 Façade Changes – Buildings shall have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades must include a repeating pattern that shall include three of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay through a change in plane

6.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.14 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as primary building color, but may be used as accent color.

6.15 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

6.16 Canopies, Arcades, & Overhangs – Structural awnings and canopies are encouraged at the ground level to enhance articulation of the building volumes. The material of awnings and canopies shall be architectural materials that compliment the building and address the following:

- Fabric awnings are only allowed on upper levels.
- Ground level awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- Awnings shall not be internally illuminated.
- Awnings shall not extend more than six (6) feet over the sidewalk.
- Canopies must have a fade-proof finish and metal supports.
- Canopy finish colors must be consistent along the same block.
- Canopies shall not exceed seventy (70) feet without a break.
- Canopies shall respect the placement of street trees and lighting.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the Sub-District is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key structures.

7.1 Illumination Location – Appropriate Illumination will be required on all exterior building walls which face streets, walkways, and parking fields.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

8. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Neighborhood Centers. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

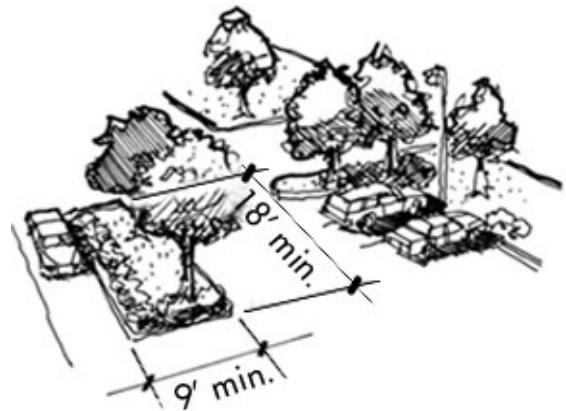
8.1 Parking Supply – Parking areas (including on-street parking) shall be sufficient to all parking needs for residents, visitors and any other uses and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

8.2 Shared Parking – Shared parking is allowable in certain Neighborhood Center Sub-District III applications. Reductions to the standards above will be considered by the City based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Interior block surface parking areas are permitted, but structured or below grade parking is encouraged. Surface parking lots are allowed along streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side

exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.



Surface Parking Landscaping

8.4 Surface Parking Landscaping – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge at time of installation measured above the grade of the parking lot.

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain one (1) tree and shrubs per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median.

8.8 Parking Garage Facades – Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.



Parking End Caps

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Neighborhood Center Sub-District I. Requirements for driveways in this Sub-District shall comply with the City of Lancaster driveway regulations. In addition, driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised.

9.1 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

9.2 Allowable Curb Cuts – In order to avoid discontinuity no more than two curb cuts are allowable by block face.

9.3 Driveway Width – Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with corner radii of ten (10) to fifteen (15) feet.

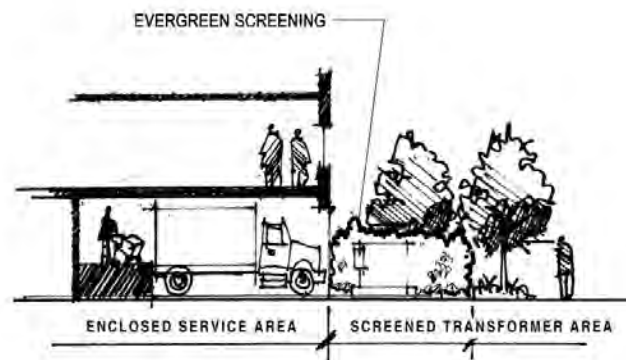
10. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Neighborhood Center Sub-District III. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from a street. Loading areas must not be located closer than fifty (50) feet to any single-family lot or public right-of-way, unless wholly within an enclosed building.

10.2 Service Area Screening – Off-street loading and service area locations shall occur within the building envelopes they serve. The entrance to the service area shall be enclosed by gates designed to complement the building they serve. Transformers, switch gear, and other utility functions must be screened from sidewalk view with evergreen plantings six (6) feet in height at installation.

10.3 Service Area Screening Design – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color.



10.4 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

11. SIGNAGE

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Neighborhood Center Sub-District III

Signage shall play a minimal role within the Neighborhood Center Sub-District III. Signs must be of high quality of design and materials and should be carefully designed for their positive aesthetic streetscape appearance and must not detract from their environment.

11.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

11.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

11.3 Non-Permitted Signs -- No sign shall be permitted in the Neighborhood Center except those signs listed below.

11.4 Maximum Signage Allowances – Commercial establishments within the Neighborhood Center are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.

- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.

- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.

- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising “Going Out of Business” events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Neighborhood Center III of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Neighborhood Center Sub-District III, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent -- Fencing is intended only to define small private spaces and shall not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

12.3 Fencing Material – All fencing must be wrought iron or masonry.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. SITE LANDSCAPING

The primary landscape experience within the Neighborhood Center Sub-District III shall be an urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate for front yard development. Plantings shall promote entrance demarcation and pedestrian interest. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

13.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

13.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light. Street tree material shall follow the recommendation of the Landscape Administrator, and shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

13.3 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.4 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children’s play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Neighborhood Center Sub-District I:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.5 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along all block faces. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.6 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.7 Bicycle Racks – Bicycle racks shall be provided on one hundred and fifty (150) foot intervals of all block faces, clustering at street light or building entry locations.



Street Lights

13. Litter Containers – Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

I. RESEARCH CAMPUS SUB-DISTRICT

The Research Campus Sub-District is generally comprised of properties along the I-20 frontage road between the Neighborhood Center III, the North I-20 Commercial Corridor and the Mixed-Use Village Center. It is intended that the Research Campus Sub-District will provide opportunities for employment land uses including commercial and office uses and 'clean' industrial or research and development uses in association with the University of North Texas, while allowing some admixture of on-site employee housing and service land uses.



I. USE LIMITATIONS

Sites in the Research Campus Sub-District may be used for office and employment uses in a well-landscaped campus setting. Service uses such as retail and hotel may be used to help synergize the programming of the research park. Apartments, townhouses, lofts and live-work units may also be planned for the Research Campus Sub-District. Finally, it is encouraged that developments or buildings within this Sub-District be easily accessible to pedestrians as well as drivers. This Sub-District is intended to provide a superior business park environment, focusing on a strong presentation of office buildings within a natural campus setting. The regulations will focus on larger setbacks, stronger presence of landscape, and prominence from the highway. Residential uses associated with the employment uses in the form of apartments, townhouses, live-work units, and ground level service retail land uses shall be allowed within the sub-district, preferably along a "transition zone" from the research and development, commercial and office I-20 frontage areas to the adjoining Neighborhood Center III and Village Center. Residential uses are also suitable along the Greenbelt watershed in the center of the sub-district. The following land uses in the Research Campus Sub-District are not permitted:

- Drive-thru land uses that are not incorporated into a larger mixed-use building envelope
- Automotive service station
- Vehicle sales lots
- Any land use which involves a noxious odor or any excessive consistent noise level that constitutes a nuisance

The floor area limitations of land uses within the Research Campus Sub-District are as follows:

- Retail: single tenant space 15,000 sf maximum
- Restaurants: 10,000 sf maximum
- Residential:
 - Apartments (three story minimum), townhouse, loft and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse: 1,200 sf minimum

2. BUILDING PLACEMENT

Buildings within the Research Campus Sub-District shall be sited to create a strong "experience" from I-20, the watershed greenbelt, the East frontage road connector, and the east-west spine. This is

accomplished by grouping buildings in clusters, forming shared courts and prominent features facing these frontages. Special care should be given to the screening of parking from the neighborhood beyond.

2.1 Site Planning – The site planning of developments within the Research Campus should respect certain relationships with adjacent land areas. To limit excessive vehicular and pedestrian circulation systems, and to develop an order of circulation among all parcels, the design of internal roads, entrance drives, and walkways shall be coordinated with adjacent development. While buildings should be screened from direct view from adjacent residential areas as much as possible, buildings should be sited to take advantage of views afforded by the site or prominent views to the site from I-20 and primary roadways. The Research Campus buildings should reinforce the design intent of the site planning and landscape architecture. Buildings shall be sited to define pedestrian corridors, appropriate views, and significant exterior spaces. Buildings at key sites in the Sub-District, such as those terminating visual axes and at major entrances, should have a strong identity and express their symbolic role in the Sub-District.

2.2 Building Setbacks – There shall be a minimum setback of twenty-five (25) feet along all streets fronted by the Research Campus. Additional setbacks are required along the I-20 frontage road and the I-20 frontage connector (as shown in the Street Framework Plan) due to landscape requirements in Section 12.

2.3 Parking Setback – No parking or parking structure may be placed within the setback area.

2.4 Outside Storage – No outside storage or outside operations of any kind shall be permitted.

2.5 Vehicle Storage – All utility vehicles stored on-site must be inside an enclosed building or within a screened portion of the site. Where, due to site conditions, complete screening is impractical, partial screening utilizing dense evergreen plantings up to eight feet is required.

3. SITE CONTROLS

3.1 Site Massing and FAR – The maximum Floor Area Ratio for the Research Campus is 2.0.

4. BUILDING MASSING AND HEIGHT

Restrictions on maximum building height are intended to form a proper transition from commercial buildings to residential structures behind.

4.1 Height Limit – All buildings shall have a maximum height of sixty (60) feet when within three hundred (300) feet of a neighboring sub-district, and one hundred and twenty (120) feet elsewhere in the Sub-District.

4.2 Building Groupings – Buildings are encouraged to be designed to compliment their neighbor or planned expansion into perceived “groupings” of mass and supporting form. Such groupings should be organized to form clusters forming shared courts and prominent features facing I-20 and/or the Greenbelt. In addition, large buildings should be broken down in scale, both horizontally and vertically, into smaller elements.

4.3 Maximum Building Length – Buildings shall not be longer than five hundred and fifty (550) feet



Building Groupings – showing clusters and scale

without an unconnected physical separation of sixty (60) feet between another building.

4.4 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line.

In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades reducing the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. In general, the buildings' design should be prepared to emphasize an architectural delineation between the building's base, its upper levels and the roof silhouette.

The architectural design of the Research Campus buildings should include the combined use of strong cornice lines, material texture, punched window openings, prominent corner features at key sites, and strong and simplified building entries to be read from I-20, the I-20 frontage connector, and the east-west spine road. Non-traditional architectural designs may be considered for the Research Campus if the design respects scale and context.

4.5 Roof Line Articulation – Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

5. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

5.1 Primary Cladding Materials – Primary cladding material on exterior facades shall be of one hundred (100%) percent masonry or masonry-like material. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish. Metal with an architectural finish may also be considered as a primary cladding material.

5.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques shall be considered in building design: deep inset

windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass.

5.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

5.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade.

5.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

5.6 Windows and Glass – Above the first floor, punched-type windows are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

5.7 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) may be used on any building.

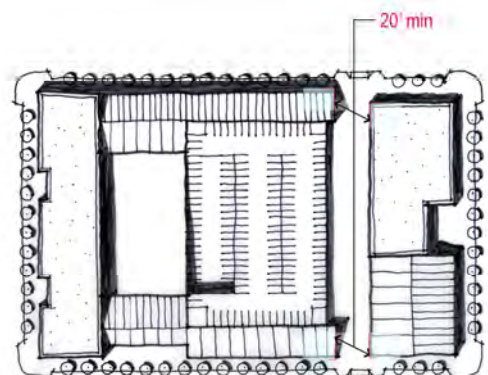
5.8 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners to internal areas of block.

5.9 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

5.11 Entrances – Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible entrances featuring no less than three of the following elements:

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block



Material Transition around Corners

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

5.12 Façade Changes – Buildings shall have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall development. Building facades must include a repeating pattern that shall include no less than three of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay through a change in plane

5.13 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

5.14 Prohibited Building Colors – Garish, highly reflective, and fluorescent colors shall not be used.

6.15 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

5.16 Canopies, Arcades, & Overhangs – Structural awnings, arcades, colonnades, overhangs and canopies are encouraged at the ground level of all buildings adjacent to building entries to enhance articulation of the building volumes and entrance experience.

- Fabric awnings are only allowed on upper levels.
- Ground level awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- Awnings shall not be internally illuminated.
- Awnings shall not extend more than six (6) feet over the sidewalk.
- Canopies must have a fade-proof finish and metal supports.
- Canopy finish colors must be consistent along the same block.
- Canopies shall not exceed seventy (70) feet without a break.
- Canopies shall respect the placement of street trees and lighting.

6. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within a campus environment and highlights buildings to be seen from I-20 and the District roads. Because the Sub-District is intended to be pedestrian-friendly from each building’s parking field to its entrances, illumination of buildings and pedestrian ways is

required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key design features along the way.

6.1 General Requirements – Exterior lighting for internal roads, private streets, entrance drives, and parking areas shall be designed to provide uniform illumination with low glare, using equipment which does not detract from the building's design. Fixtures shall be coordinated, cut-off luminaires selected from a single "family" of design (Gardco, Form Ten, Streetlighter, Barbican or equal), and should be mounted at top of pole extension. "Signature" fixtures may be used and are encouraged for the exterior lighting of pedestrian walkways, courtyards, and plazas. All light fixtures shall be selected for compatibility with the architecture and with the lighting design of adjacent parcels. The use of lighted bollards along pedestrian routes and at building entrances is encouraged.

6.2 Illumination Location – Appropriate Illumination will be required on all exterior building walls which face streets, walkways, and parking fields. Special care should be given to the lighting design for all facades facing I-20 and the interior District roads to create visual interest. Floodlighting of building facades shall not be allowed; rather, highlighting of special portions of a building for functional, aesthetic, or security purposes is expected. Uplighting of plants to cast shadows on wall surfaces or to highlight special landscaping is encouraged as well, provided light sources are concealed.

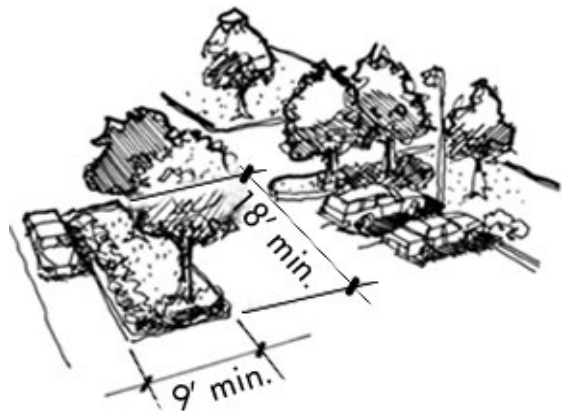
6.3 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. Interior parking garage lighting shall be concealed and shall not be visible from outside the parking structure. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

7. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Research Campus. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

7.1 Parking Supply -- Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.



Surface Parking Landscaping

7.2 Shared Parking – Shared parking is encouraged in the Research Campus Sub-District. Reductions to the standards above will be considered based on a shared parking analysis that is submitted for approval.

7.3 Parking Format – Parking areas are encouraged to be in a parking structure or below grade with the exception of on-street or visitor parking. Surface parking lots are allowed only when visually screened from streets (refer to Section 8.6 Surface Parking Perimeter Screening). Whenever possible, a

parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street.

7.4 Surface Parking Landscaping – All surface parking lots shall be set back a minimum of twenty-five (25) feet from a street. Parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces.

7.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or in structural pavers.

7.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge (at time of installation). These measurements are taken from top of finished parking lot grade.

7.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain one (1) tree and shrubs per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median.



Parking End Caps

7.8 Parking Garage Facades – Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished front facade that is compatible with the surrounding buildings.

8. ENTRANCE DRIVEWAYS, INTERNAL ACCESS DRIVES, AND WALKWAYS

Entrance drives provide direct vehicular access to building entrances and parking facilities. Internal roads will be provided by the developer and are important image-setters for development in the Research Campus Sub-District. Special paving, landscaping and accent lighting are encouraged. All driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised. In addition, a master pedestrian walkway system is to be developed within the Research Campus Sub-District

8.1 General Requirements – Entrance drives shall be designed to provide clear and direct access to buildings and parking areas. Parking directly off of entrance drives and internal roads shall be kept to a minimum and restricted to visitor and short-term parking as designated on the approved site plan. Landscaped medians with a minimum width of ten (10) feet are encouraged in parcel and building lot entrances where the pavement width exceeds two lanes. The use of special paving at entrance drives is encouraged to provide visual interest and to help define entrance zones.

8.2 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

8.3 Driveways Adjacent to Right-Turn Lanes – Driveways shall not be permitted to exit into right-turn deceleration lanes. Driveways should be located as far from the intersection as possible.

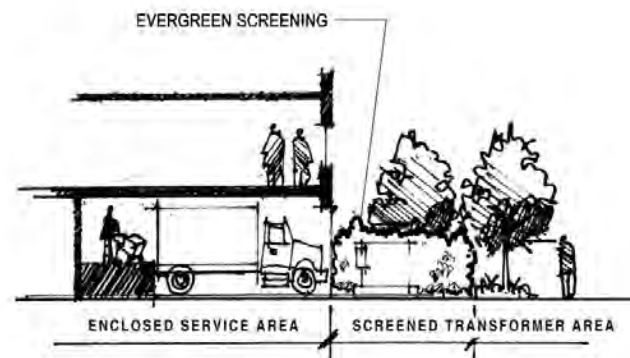
8.4 Pedestrian Walkway System – There shall be a comprehensive pedestrian walkway system across the Research Campus Sub-District. This system will be required to be planned and shall be provided to accommodate pedestrian connections among buildings, from neighboring Sub-Districts, and from parking areas to the buildings they serve. In addition, pedestrian walkways shall be provided along entrance drives to connect buildings and parking areas to an overall pedestrian system. Pedestrian crosswalks shall be provided across entrance drives.

9. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and shall include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

9.1 Placement of Service Areas – Service areas shall be screened from adjacent property and street rights of way. Service areas should ideally be provided at the rear (the side opposite of a street or drive) of all buildings. Where it is necessary to locate service areas on the side of buildings perpendicular to the street or drive, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street or drive. All service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than eighty (80) feet to a street or drive.

9.2 Service Area Screening – Loading and service areas must be placed at the side or rear of buildings. When such areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.



Service Area Screening

9.3 Servicing Activity – Each development should accommodate servicing activity. A program should be provided for addressing the needs of package pickup and delivery as well as the myriad of service vehicles of various sizes that will be visiting a project. This program should demonstrate a means to keep service people and their vehicles from disrupting the access of owners/tenants and their clients. Once a service vehicle is on site, it should have a place to park while performing its service and a way to leave in an efficient and non-obtrusive way. This program should include screened and dedicated service vehicle parking areas, vehicle turnouts, etc.

9.4 Ground-Mounted Mechanical Equipment – All ground-mounted service equipment (air conditioners, transformers, etc.) shall be consolidated in a single enclosed service area wherever

possible. Where this is not possible, they shall be screened from view in the manner described in Section 10.2 above.

9.5 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from public view from a sidewalk or street. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an “add-on” element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

10. SIGNAGE

A distinctive, ordered, well-conceived sign system is an important part of any development but is even more important when that development is cast within a campus environment when circulation patterns are less clear than a village defined by street blocks, or when parking locations and building entrances are not easily recognizable.

As the first introduction to the project and the element that will establish the thread of continuity throughout the project from its inception through completion of the last building, it is important that the image presented by the signage be appropriately dignified and of a quality level compatible with the architecture. The “look” of the signage shall be traditional in nature, utilizing classic, serif type styles. Colors will be rich but subdued. Materials will include painted aluminum, brick, slate, and masonry. Signage for this Sub-District shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

10.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

10.2 Prohibited Signs – The following sign types are prohibited:

- Temporary trailer signs
- Animated moving or flashing signs
- Iridescent painted signs
- Signs illuminated with neon, fluorescent, or spot incandescent
- Dayglow colored signs
- Signs which make or create noise or movement

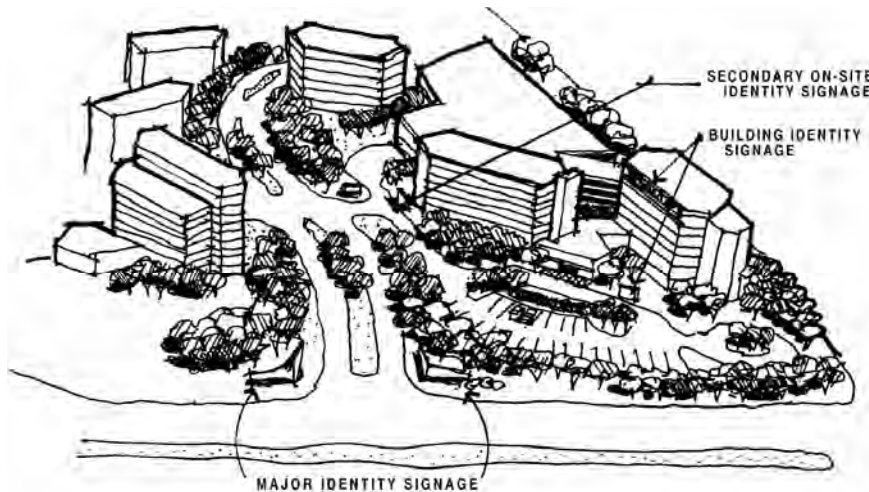
10.3 Allowable Signs – The following sign types are allowable:

1. **Major Identity Signage** – The major sign at the entrance to the development not only “announces” the project, but also establishes its image by the use of materials, type and design. One such sign is allowable per development and shall be designed to be integral with a wall or gateway feature at the primary street entry intersection. Lettering should take the form of individual letters, lettering carved into granite, slate, a cast plaque or similar approaches that adequately convey the sense of richness, solidity and tradition intended for the Research Campus. Maximum size shall be one hundred twenty-five (125) square feet with a



- maximum copy size of one hundred (100) square feet.
2. Secondary Identity – One secondary identity sign is permitted for each development and shall be ground-mounted at the entry drive for each detached building. Its design shall be a smaller version of the Major Identity Signage sign described above. Maximum size shall be ninety (90) square feet with a maximum copy size of seventy (70) feet.
 3. Pedestrian Directional Signage – Signs to orient pedestrians to the Sub-District's various buildings, walks or drives should be fairly discreet, occurring only at those decision points that might be confusing. To minimize their impact on the environment, the pedestrian directional signs should be designed to be low to the ground. Maximum size shall be nine (9) square feet.
 4. Building Identification – Two forms of building identification should be permitted as follows. Buildings may be identified in a formal manner that incorporates the building name as part of the architecture. This would be done in the traditional manner of incising the building name in stone above the entry or with applied individual cast letters located in a similar position. Maximum size shall be one hundred (100) square feet.
 5. Primary Identification Signage - Additionally, some building locations may require a free-standing, single-faced identification sign located adjacent to the sidewalk and parallel to the street. A standard format should be developed that should be consistent in color, materials, letter style and other design elements for all identified Campus buildings. Neither form of building identification sign is to be internally illuminated. Maximum size shall be fifty (50) square feet.

10.4 Street and Regulatory Signage – All street and regulatory signage shall follow the signage restrictions set forth in the City's policies for such signage.



Allowable Signage Diagram

11. FENCING

In order to avoid an internalized campus environment which will be in sharp contrast to its context, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

11.1 Fencing Intent – Fencing is intended only to define small private spaces and shall not screen an entire development (or large portions thereof).

11.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

11.3 Fencing Material – All fencing must be wrought iron or masonry.

11.4 Safety Standards – Areas where guard rails or security fences are required for safety should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

12. SITE LANDSCAPING

Landscaping is the critical element in the image of the Research Campus Sub-District. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, create pedestrian interest, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas.

12.1 Landscape Requirements – General landscaping within the Research Campus Sub-District is intended to be natural in character. Plant material shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the “Texas SmartScape” program. Certain locations such as primary entrances and aprons around building clusters may use a more formalized landscape aesthetic for design contrast.

12.2 Edge Conditions – The following landscape standards shall apply to the Research Campus Sub-District edge conditions:

1. I-20 frontage connector: Buildings and parking lots must setback a minimum of thirty (30) feet from the street right-of-way line. A double row of staggered trees shall be planted perpendicular to the roadway, with each row occurring thirty (30) feet on-center along the roadway. The first row of trees closest to the roadway shall be set back ten (10) feet from the roadway’s face of curb.
2. I-20 frontage road: Buildings and parking lots must setback a minimum of fifty (50) feet from the street right-of-way line. A berm shall be constructed along the eighty (80) foot setback using grades which will not induce erosion. These berms shall be planted with native ground cover material, preferably an un-manicured native grass. In addition, trees and shrubs shall be planted in groupings along the berm, with at least one tree or shrub for each twenty (20) feet of frontage and gaps between groupings of not more than forty (40) feet.

12.3 Edge Condition Planting – Other edge condition plantings for this Sub-District shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

12.4 Property Division Hedge Row – In areas where developments share property lines within the Research Campus Sub-District, landscaping requirements shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

12.5 Street Trees – Except where noted, street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light and fire hydrant. These standards shall apply to both public and private streets within the Sub-District.

12.6 Street Trees (I-20 frontage connector) – Street trees along the I-20 frontage connector shall be a double row of staggered trees perpendicular to the I-20 frontage connector, with each row planted at an average of thirty (30) feet on-center along the roadway and ten (10) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree material shall follow the recommendation of the Landscape Administrator, and shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

12.7 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

12.8 Open Space Standards – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. Plazas or squares should be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). The following criteria should be used to evaluate the merits of proposed open spaces in the Research Campus Sub-District:

- The extent to which environmental elements preserved are considered “features” or “focal points” and integrated into and prominently featured as “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths across development parcels has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.

Provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

12.9 Landscaping at Entrance Drives – Special landscaping shall be provided at parcel and building lot entrances to define entrance and signage areas. Adequate site distances shall be maintained in accordance with City of Lancaster standards.

12.11 Common Area Maintenance – A thorough maintenance program is necessary in order to maintain a high quality image in the Research Campus Sub-District. All buildings, landscaping, internal roads, parking lots, and service areas shall be maintained in a safe, clean, and orderly condition at all times by the property owners.



Special Landscaping at Entrance Drive

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping shall be removed as required and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways shall be kept in good repair. Parking lot striping and other pavement graphics should be repainted as required. Drainageways shall be kept clean and free of obstructions; appropriate action shall be taken to prevent or repair erosion.

13. STREET FURNITURE AND SIDEWALK EQUIPMENT

Street furniture and sidewalk equipment design standards shall be based upon creating safe and inviting walking environments through an interconnected network of roads with sidewalks and its street furniture and amenities.

13.1 Street Benches – Owners must provide the street benches within the internal private and public drive streetscapes at one hundred fifty (150) foot intervals along all block faces. The furniture design should compliment the development it serves, and be generally consistent with the furniture elements elsewhere in The Campus District.

13.2 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The fixtures shall be mounted ten (10) to twelve (12) feet from finished sidewalk and shall be of metal halide type. These standards shall apply to both the public streets binding the Sub-District as a whole, as well as any private drives within the Sub-District itself.

13.3 Bicycle Racks – A minimum of four bicycle racks shall be provided at building entry locations.

13.4 Litter Containers – Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.



Street Lights

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

J. WESTSIDE MIXED-USE SUB-DISTRICT

The Westside Mixed-Use Sub-District connects the I-20 frontage road and West Wheatland Road near the I-20 and I-35 interchange. This connection gives this sub-district the capability of supporting a range of uses including commercial, office and home office, medium density residential housing, service retail, eateries, and other neighborhood support uses.



I. USE LIMITATIONS

Sites in the Westside Mixed-Use Sub-District may be used for the following land uses; medical, office, townhouses, apartments, lofts, live-work units, retail, service and restaurant. It is encouraged that a single development or building be mixed-use in nature, incorporating any or all of these land uses in either a horizontal or vertical manner. The following land uses in the Westside Mixed-Use Sub-District are not permitted:

- Warehouse and manufacturing
- Automotive service station
- Vehicle sales lots
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

The Floor area limitations of land uses within the Westside Mixed-Use Sub-District are as follows:

- Retail: single tenant space 35,000 sf maximum
 - Restaurants: 15,000 sf maximum
 - Residential:
 - o Apartments (three story minimum), townhouse, loft and live-work units
- | | |
|-------------|------------------|
| Efficiency: | 600 sf minimum |
| 1 Bedroom: | 750 sf minimum |
| 2 Bedroom: | 950 sf minimum |
| 3 Bedroom: | 1,200 sf minimum |
| Townhouse: | 1,200 sf minimum |

1.1 Mixed-Use Development Phasing – The development of all blocks which front the north-south spine shall contain at least two land uses (excluding parking). In addition, on lots fronting the north-south spine, no more than forty (40%) percent of the floor area may be devoted to residential uses other than home-office uses. Such a blend of land uses shall be required to be approved for construction.

As described above, the essential idea behind the Westside Mixed-Use Sub-District is to create an urban development pattern of medium-density mixed-use blocks. The emphasis is on visual continuity taking the form of “street wall” buildings, connecting walls, and consistent street tree plantings, with allowance of more open building arrangements at commercial frontage on Wheatland Road and the I-20 frontage, and along the greenbelt edge. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of a mixed-use neighborhood.

2. BUILDING PLACEMENT

It is intended that buildings along interior streets within the Westside Mixed-Use Sub-District create a strong "street wall" in which the urban form and block closure along the street is the definitive characteristic of its environment. Consistency must be maintained along the street edge and around corners of interior blocks. The following establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form throughout the Westside Mixed-Use Sub-District, buildings shall be constructed on a consistent and defined "build-to-line" except where otherwise noted. This approach ensures consistency throughout the Westside Mixed-Use Sub-District and yields an urban environment. The specific build-to-line dimensions are defined as follows:

Wheatland Road	25 feet from the street right-of-way
North-South spine	10 feet from the street right-of-way
Secondary Streets	8 feet from the street right-of-way
Local Streets	5 feet from the street right-of-way

2.2 Minimum Development Street Frontage – In order to allow some flexibility and variety within the built form of this Sub-District, a minimum of eighty (80%) percent of each development's total building street frontage shall be built on the build-to-lines described above. The remaining twenty (20%) percent may set back further than the build-to-line dimensions.

2.3 Setback Encroachment -- Any building feature or architectural attachment to the primary building facade may encroach up to five (5) feet from the building face into the setback area. These features include, but are not limited to, the following:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining

2.4 Parking Setback – No parking or parking structure shall be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls affecting how development and streetscape interact. These controls are important in achieving the desired urban environment.

3.1 Lot Coverage – As the Westside Mixed-Use Sub-District has been envisioned to be more dense in built form than conventional suburban areas, the minimum lot coverage shall be forty (40%) percent to ensure a village-like atmosphere. The maximum lot coverage shall be eighty (80%) percent to provide for circulation, setbacks and small open spaces. These lot coverage amounts shall be inclusive of all types of parking facilities.

3.2 Block Requirements – In order to present the village-like environment defined by development within a street grid, the Westside Mixed-Use Sub-District shall be based on development built on blocks. The maximum block length in one direction shall not be more than four hundred (400) feet. The maximum block length in the other direction shall not be more than six hundred (600) feet. All streets defining a particular development block shall be completed to correspond with the completion of said development.

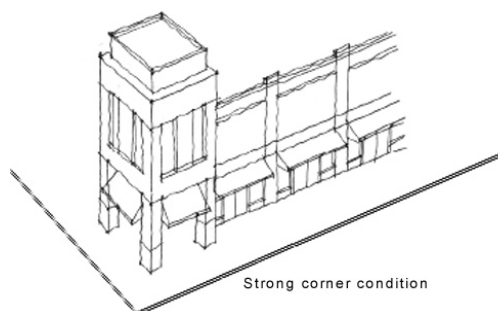
3.3 Site Massing and Floor Area Ratio – By prescribing specific site massing strategies in key areas, a consistent and desired urban form is created. For development in the Westside Mixed-Use Sub-District, taller and more consistent street-wall development shall occur along the north-south spine. The maximum Floor Area Ratio for all blocks adjacent to the north-south spine shall be 2.5. The maximum Floor Area Ratio for all remaining blocks shall be 2.0. On blocks adjacent to the north-south spine, the tallest buildings (excluding parking garages) shall be placed closest to the north-south spine.

4. BUILDING MASSING AND HEIGHT

Restrictions on minimum building height are intended to assure a minimum level of urbanity and building intensity within the core of the Westside Mixed-Use Sub-District area, while allowing more open-form development along the commercial frontages and the greenbelt edge.

4.1 Height Limits – In order to ensure a minimum level of vertical consistency and street-wall volume within the Westside Mixed-Use Sub-District, all buildings shall have a minimum height of twenty-five (25) feet and a maximum height of forty-five (45).

4.2 Building Corner Treatments – Buildings shall reinforce a strong and pronounced corner condition at street intersections. Corner clips and other design approaches that do not form an orthogonal corner shall not be allowed except at intersections identified on the Campus District Open Space Plan as having pocket parks. All buildings shall be designed to accommodate City of Lancaster required visibility triangles without compromising the corner design.

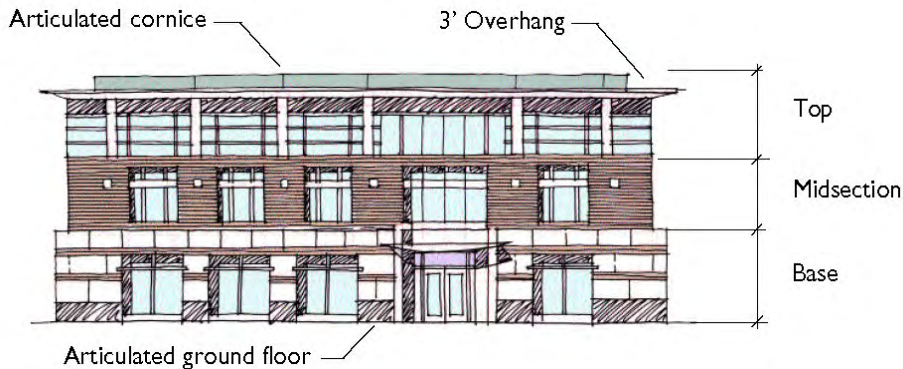


Building Corner Treatment - strong and pronounced corner condition

4.3 Maximum Building Length – Buildings shall not be longer than four hundred (400) feet along any one street frontage without an unconnected physical separation of at least thirty (30) feet between another building.

4.4 Building Articulation – Building facades fronting public and private streets and driveways shall have massing changes and architectural articulation to provide visual interest and texture. Buildings within the Westside Mixed-Use Sub-District are intended to avoid oversimplified one-dimensional facades that lack a human scale. Design articulation should not apply evenly across the building facade, but should be grouped

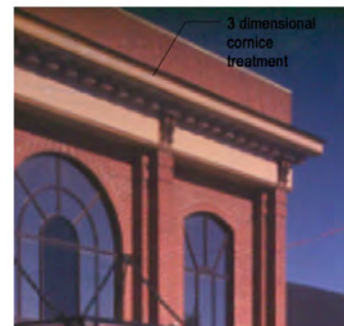
for greater visual impact employing changes in volume and plane. Architectural elements including projecting volumes, windows, balconies, loggia, canopies, pediments, and moldings that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awnings, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building’s top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



Building Articulation

4.5 Roof Line Articulation – Variations in roof lines shall be used to add interest and reduce the scale of large buildings in the Westside Mixed-Use Sub-District. In order to provide such variations, forty (40%) percent of the roofline for each building (measured as forty (40%) percent of the linear dimension along a particular building block) shall utilize at least two of the features below:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls.
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope.
4. Exposed end gable conditions.
5. Roof dormers designed to interrupt the eave line.



5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of retail and privacy of residential areas.

5.1 General Ground Level Elevation (Residential Uses) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 General Ground Level Elevation (Non-Residential Uses) – For non-residential uses at the ground floor, other than basement mechanical storage and parking levels, the finished floor elevation may not be lower than the finished sidewalk grade.

5.3 Ground Level Programming (*north-south spine*) – To encourage the active streetscape experience envisioned for the north-south spine road frontage, a minimum of sixty (60%) percent of all ground-level spaces fronting the north-south spine shall contain retail, service or home-office uses with interactive storefront design. This amount shall be calculated as sixty (60%) percent of the linear frontage of the north-south spine-facing blocks.

5.4 Ground Level Programming (*Other than north-south spine*) – All community-serving uses within mixed-use projects shall be oriented to the street/ sidewalk in store-front conditions. In addition to office and commercial uses, these may include a mixed-use development's fitness center, marketing and management facilities and community halls.

5.5 Ground Level Design (*north-south spine*) – Building facades that front the north-south spine shall have ground-level entries no more than forty (40) feet apart, shall have ground-level storefront design characterized by a minimum of forty (40%) percent glass storefront area regardless of use, and shall take special care to prepare front yard paving and landscape designs that interface with and enhance the Campus corridor streetscape and sidewalk condition.

5.6 Ground Level Design (*Other streets*) – Building facades within the Westside Mixed-Use Sub-District that front streets other than the north-south spine shall have ground-level entrances no more than seventy (70) feet apart and shall coordinate the front yard design with streetscape and sidewalk condition of the adjacent street.

5.7 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average. Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

6.1 Primary Cladding Materials (*north/south spine - up to and including the third story*) – Primary cladding material on exterior facades facing the north-south spine shall be one hundred (100%) percent masonry material on the first three stories.

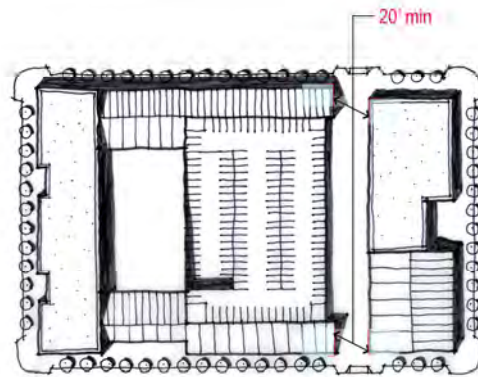
6.2 Primary Cladding Materials (*other streets*) – Primary cladding material on exterior facades facing other street may use an architectural finish material other than masonry.

6.2 Primary Cladding Materials (fourth story and above) – Primary cladding material on exterior facades (excluding private courtyards) shall be consistent with the requirements defined above; with the addition of EIFS and natural stucco products as allowable materials above the third floor.

6.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature, such as a tower, corner element, primary entrance articulation, and is limited to one application per building facade.

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block



Material Transition around Corners

6.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding:

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Simulated wood siding
- Vinyl or plastic siding
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.6 Windows and Glass – Above the first floor, punched-type window openings shall be used. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.7 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.8 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners, visible from public streets, to the internal areas of a block.

6.9 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.10 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.11 Prohibited Building Colors –

Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as a primary building color, but may be used as an accent color.

6.12 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.



Example of Accent Color Palette

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the street network is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight the north-south spine as having a distinct identity.

7.1 Illumination Location – Illumination shall be required on all exterior building walls which face streets and walkways.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

8. PARKING AREAS

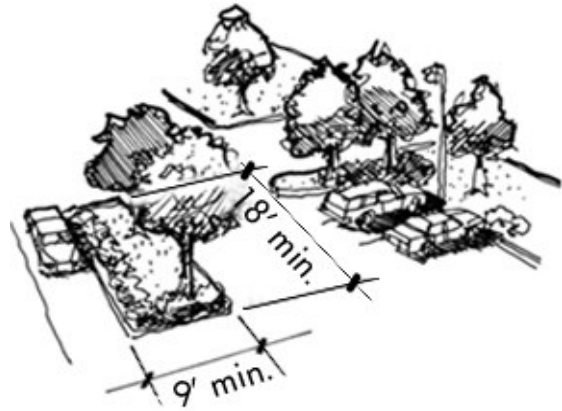
The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Westside Mixed-Use Sub-District. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

8.1 Parking Supply – Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

8.2 Shared Parking – Shared parking is encouraged in the Westside Mixed-Use Sub-District. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – Parking areas are encouraged to be in a parking structure or below grade with the exception of on-street or visitor parking, and commercial surface lots at Wheatland Road and the I-20 frontage road. Surface parking lots are allowed along the north-south spine and along other interior streets only when visually screened (refer to Section 8.6 Surface Parking Perimeter Screening). Screening for any surface parking lots along the north-south spine shall meet the minimum build-to-line of ten (10) feet from the right of way. Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

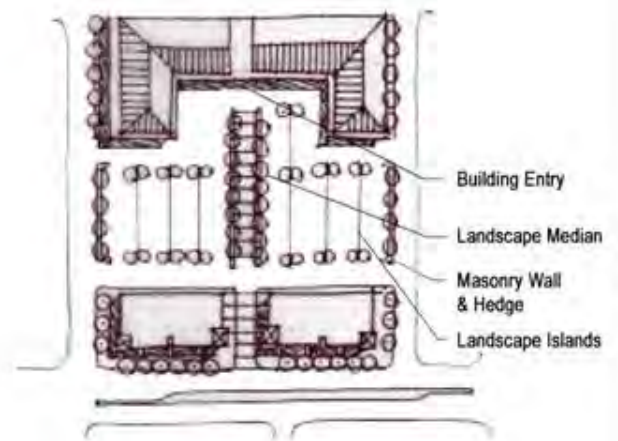


Surface Parking Landscaping

8.4 Surface Parking Landscaping and Pavement – All surface parking lots that contain seven (7) or more parking spaces shall provide at least one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or structural pavers.

8.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of four (4) foot high masonry walls designed with a running base and wall cap of complementary stone material. In addition, plantings of dense evergreen hedge material shall be required between the wall and sidewalk designed to provide a three (3) foot high shrub at installation. The wall and hedge edge condition shall be designed to allow articulated and lighted pedestrian entrance features at the corners of the block, or no less than five hundred (500) feet apart. As mentioned above, liner development such as townhouses, offices, live-work units, or lofts may be used to substitute this wall and hedge edge condition. All heights measured as points above the grade of the parking lot.



Surface Parking Lot – showing landscape median and islands

8.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking

lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every forty (40) linear feet of median.

8.8 Parking Garage Facades -- Where parking garages are within view of streets, openings in parking structures shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

9. DRIVEWAYS

Like parking areas, driveways are not intended to dominate the streetscape within the Westside Mixed-Use Sub-District. These requirements are intended to promote a pedestrian-oriented experience that is not compromised by vehicles.

9.1 Allowable Curb Cuts – In order to avoid discontinuity within the streetscape of the Westside Mixed-Use Sub-District, no more than two curb cuts shall be allowed per block face.

9.2 Driveway Width -- Driveways shall have a minimum width of twelve (12) feet and a maximum width of twenty-four (24) feet with a corner radius of ten (10) to fifteen (15) feet.

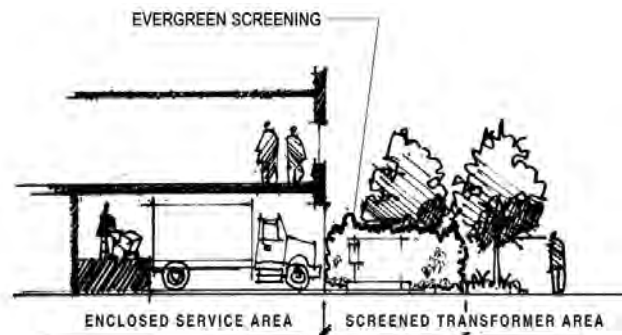


Parking End Caps

10. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

10.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Westside Mixed-Use Sub-District. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from the north-south spine. Loading areas must not be located closer than fifty (50) feet to any public right-of-way, unless wholly within an enclosed building.



Service Area Placement – within building envelope

10.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area shall be enclosed by gates designed to compliment the building they serve. Transformers, switchgear, and other utility functions must be screened from view from the sidewalk or street with evergreen plantings six (6) feet in height at installation.

10.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

11. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Westside Mixed-Use Sub-District. Signs must be of high quality of design and materials, carefully designed for their positive aesthetic streetscape appearance, and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, storefront signage, building identification signs, and primary tenant signs.

11.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

11.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

11.3 Non-Permitted Signs -- No sign shall be permitted in the Westside Mixed-Use Sub-District except those signs listed below.

11.4 Maximum Signage Allowances – Commercial establishments within the Westside Mixed-Use Sub-District are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

11.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.

- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.

- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.
- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.

- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.
- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- Lamppost Banners must include pictorial elements.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.

12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Westside Mixed-Use Sub-District of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

12. FENCING

To be consistent with the street-oriented, pedestrian-friendly atmosphere of the Westside Mixed-Use Sub-District, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

12.1 Fencing Intent -- Fencing is intended only to define small private spaces and shall not screen or fence-off an entire development or large portions thereof.

12.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

12.3 Fencing Material – All fencing must be wrought iron or masonry.

12.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

13. STREETScape AND OPEN SPACE

The primary landscape experience within the Westside Mixed-Use Sub-District shall be the urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate. Plantings shall promote entrance demarcation and pedestrian interest. Street furniture and sidewalk design shall be based upon creating safe and inviting walking environments through an interconnected network of streets with sidewalks, its street furniture, and amenities. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

13.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

13.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street tree



Street Tree – showing planter leave out, ground cover and ornamental fence

material shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

13.3 Tree Planters – Street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and screened with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen ground cover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

13.4 Tree Wells – Street trees shall be centered within five (5) foot by five (5) foot tree wells as leave-outs within the sidewalk, covered with a durable decorative metal tree grate. The street-facing leading edge tree wells shall be the back-of-curb.

13.5 Tree Lawns – Street trees shall be centered within a minimum three (3) foot wide landscape strip between the back-of-curb and the sidewalk edge. The tree lawn shall utilize durable year-round ground cover plantings of primarily lawn grasses. Organic or stone mulch may be utilized as ground cover at the base of trees.

13.6 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

13.7 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Westside Mixed-Use Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of "front yards" in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City Council at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.

- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

13.8 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along all block faces. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

13.9 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

13.10 Bicycle Racks –Bicycle racks shall be provided on one hundred and fifty (150) foot intervals of all block faces, clustering at street light or building entry locations.

13.11 Litter Containers– Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.



Street Lights

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

K. GATEWAY SPECIAL-USE SUB-DISTRICT

The Gateway Special-Use Sub-District is bounded by Houston School Road to the east, the I-20 frontage road to the south, and Wheatland Road to the north, and includes the greenbelt floodplain in this area. This sub-district occupies the important entry gateway corners into the Campus District from I-20 and from Dallas, and is especially suited for lodging, resort, and entertainment uses which may not be appropriate for other areas of the Campus District. Design guidelines for this sub-district allow for the nature of these uses and of the greenbelt setting, while advancing the importance of this visible entry location to the District as a whole.



I. USE LIMITATIONS

Sites in the Gateway sub-district are intended for lodging, fitness/wellness and entertainment uses in a natural greenscape setting. Office and employment uses are allowed, along with service support uses such as restaurant and boutique retail. Apartments, townhouses, lofts and live-work units may also be planned for the Gateway sub-district. Finally, it is encouraged that developments or buildings within this Sub-District be easily accessible to pedestrians as well as drivers. This Sub-District is intended to provide an outstanding visual setting for uses that welcome people into the Campus District. The regulations will focus on larger setbacks, stronger presence of landscape, and prominence from the highway and main approaches. The following land uses in the Gateway Special-Use Sub-District are not permitted:

- Drive-thru land uses that are not incorporated into a larger mixed-use building envelope
- Automotive service station
- Vehicle sales lots
- Any land use which involves a noxious odor or any excessive consistent noise level that constitutes a nuisance

The floor area limitations of land uses within the Gateway Sub-District are as follows:

- Retail: single tenant space 15,000 sf maximum
- Restaurants: 15,000 sf maximum
- Residential:
 - Apartments (three story minimum), townhouse, loft and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse: 1,200 sf minimum

2. BUILDING PLACEMENT

Buildings within the Gateway sub-district shall be sited to create a strong visual experience from I-20, Houston School Road, Wheatland Road, and the surrounding sub-districts. This is accomplished by grouping buildings in clusters, forming shared courts and prominent features facing these frontages. Special care should be given to the screening of parking from the neighborhood beyond with berming along adjacent streets and other elements described in the site landscaping section of this Sub-District.

2.1 Site Planning – The site planning of developments within the Gateway sub-district should respect certain relationships with adjacent land areas. To limit excessive vehicular circulation systems, and to develop an order of circulation among all parcels, the design of internal roads, entrance drives, and walkways shall be coordinated with adjacent development. Buildings should be sited to take advantage of views afforded by the site or prominent views to the site from I-20 and primary roadways. The Gateway sub-district buildings should reinforce the design intent of the site planning and landscape architecture. Buildings shall be sited to define pedestrian corridors, appropriate views, outdoor uses and significant exterior spaces. Buildings at key sites in the Sub-District, such as those terminating visual axes and at major entrances, should have a strong identity and express their symbolic role in the Sub-District.

2.2 Building Setbacks – There shall be a minimum setback of twenty-five (25) feet along all streets fronted by the Gateway sub-district.

2.3 Parking Setback – No parking or parking structure may be placed within the setback area.

2.4 Vehicle Storage – All utility vehicles stored on-site must be inside an enclosed building or within a screened portion of the site unless they are of a nature that adds visual interest or are identified with the primary use of the site (i.e. vintage tractors, etc.). Where, due to site conditions, complete screening is impractical, partial screening utilizing dense evergreen plantings up to eight feet is required.

3. SITE CONTROLS

3.1 Site Massing and FAR – The maximum Floor Area Ratio for the Gateway sub-district is 2.0.

4. BUILDING MASSING AND HEIGHT

Restrictions on building massing and height are intended to preserve view corridors as well as physical connections to open space and natural areas within the Gateway sub-district and from surrounding areas..

4.1 Height Limit – All buildings shall have a maximum height of sixty (60) feet when within three hundred (300) feet of a neighboring sub-district, and two-hundred forty (240) feet elsewhere in the Sub-District.

4.2 Building Groupings – Buildings are encouraged to be designed to compliment their neighbor or planned expansion into perceived “groupings” of mass and supporting form. Such groupings should be organized into small clusters forming shared courts and prominent features facing the approaches to the sub-district. In addition, large buildings should be broken down in scale, both horizontally and vertically, into smaller elements.

4.3 Maximum Building Length – Buildings shall not be longer than two-hundred (200) feet without an unconnected physical separation of sixty (60) feet between another building.

4.4 Building Articulation – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line.

In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades reducing the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. In general, the buildings’ design should be prepared to emphasize an architectural delineation between the building’s base, its upper levels and the roof silhouette.

The architectural design of the Gateway buildings should include the combined use of strong cornice lines, material texture, punched window openings, prominent corner features at key sites, and strong building entry features to be read from the approaches to the sub-district. Non-traditional architectural designs may be considered for the Gateway sub-district if the design respects scale, context and development in adjoining sub-districts.

4.5 Roof Line Articulation – Variations in rooflines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development and shall have at least one of the following features:

1. Parapets concealing flat roofs and rooftop equipment from public view. The average height shall not exceed fifteen (15%) percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment
2. Overhanging eaves, extending no less than three (3) feet past the supporting walls
3. Supporting roofs that do not exceed the average height of the supporting walls with an average slope no greater than 3:1 slope
4. Exposed end gable conditions
5. Roof dormers

5. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings, promote the perception of strength and permanence of each building, while maintaining appropriate variety for design flexibility. Therefore building materials shall be durable, sustainable and of high quality, with sufficient variation to create visual interest and diversity, and to reduce the scale of large building masses. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

5.1 Primary Cladding Materials – Primary cladding material on exterior facades shall be of one hundred (100%) percent masonry or masonry-like material. Concrete masonry unit products are allowable within the first two floors only, and shall have an architectural finish. Metal with an architectural finish may also be considered as a primary cladding material, in combination with masonry. Exceptions may be made for a 'themed' design concept that calls for unusual cladding materials, depending on the overall quality of the design and concept, if the design respects developments in neighboring sub-districts.

5.2 Building Massing – All facades of a building should feature design characteristics to help reduce the perceived scale of buildings. The following techniques shall be considered in building design: deep inset windows, inset entrances or step-backs, projections in the frontlines of buildings, variations in colors and textures to help reduce perceived mass.

5.3 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

5.4 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature such as a tower, corner element, primary entrance articulation, etc., and is limited to one application per building facade. Exceptions may be allowed for a compelling 'themed' design concept, if the concept respects developments in neighboring sub-districts.

5.5 Prohibited Cladding Material – The following materials are prohibited for use as cladding.

- Smooth, unfinished or untextured concrete masonry units or concrete walls
- Natural or simulated wood siding
- Vinyl or plastic siding
- Wood roof shingles
- Reflective glass
- Metal siding without an architectural finish
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

Exceptions may be made which allow wood siding or shingles, or non-architectural metal as cladding materials for a compelling ‘themed’ design concept, if the concept respects developments in neighboring sub-districts.

5.6 Windows and Glass – Above the first floor, punched-type windows are appropriate. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all retail storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

5.7 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) may be used on any building. Exceptions may be allowed for a compelling ‘themed’ design concept, if the concept respects developments in neighboring sub-districts.

5.8 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

5.9 Entrances – Entryway design elements should create a focal point for the building façade and a sense of orientation. Each building on the site shall have clearly defined, highly visible entrances featuring no less than three of the following elements:

- Overhangs
- Canopies or Porticos
- Recesses/Projections
- Arcades
- Raised corniced parapets over the entrance
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Integral planters that incorporate landscaped areas or seating areas

5.10 Façade Changes – Buildings shall have architectural features and patterns that create visual interest, reduce large areas of undifferentiated building façade, and recognize the character of the overall

development. Building facades must include a repeating pattern that shall include no less than three of the elements listed below. All elements shall repeat at intervals of no more than one hundred (100) feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change
- Expression of structural bay through a change in plane

5.11 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

5.12 Prohibited Building Colors – Garish, highly reflective, fluorescent, and stark white and metallic colors shall not be used. Black shall not be used as primary building color, but may be used as accent color. Exceptions may be allowed for a compelling ‘themed’ design concept, if the concept respects developments in neighboring sub-districts.

5.13 Accent Colors – Accent colors shall be selected to complement the dominant building color, and may be applied to window mullions, cornices, and other architectural elements.

5.14 Canopies, Arcades, & Overhangs – Structural awnings, arcades, colonnades, overhangs and canopies are encouraged at the ground level of all buildings adjacent to building entries to enhance articulation of the building volumes and entrance experience.

- Fabric awnings are only allowed on upper levels.
- Ground level awnings must be professionally constructed of fade-proof materials and cannot be made of vinyl.
- Awnings must be of a consistent color along the same block.
- Awnings shall not be internally illuminated.
- Awnings shall not extend more than six (6) feet over the sidewalk.
- Canopies must have a fade-proof finish and metal supports.
- Canopy finish colors must be consistent along the same block.
- Canopies shall not exceed seventy (70) feet without a break.
- Canopies shall respect the placement of street trees and lighting.

6. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within a development complex and highlights buildings to be seen from the Gateway approaches. Because the Sub-District is intended to be pedestrian-friendly from each building’s parking field to its entrances, illumination of buildings and pedestrian ways is required to promote the safety of all pedestrians while providing a unique architectural opportunity to highlight key design features along the way.

6.1 General Requirements – Exterior lighting for internal roads, private streets, entrance drives, and parking areas shall be designed to provide uniform illumination with low glare, using equipment which does not detract from the building’s design. Fixtures shall be coordinated, cut-off luminaires selected from a single “family” of design (Gardco, Form Ten, Streetlighter, Barbican or equal), and should be mounted at top of pole extension. “Signature” fixtures may be used and are encouraged for the exterior lighting of pedestrian walkways, courtyards, and plazas. All light fixtures shall be selected for compatibility with the architecture and with the lighting design of adjacent parcels. The use of lighted bollards along pedestrian routes and at building entrances is encouraged.

6.2 Illumination Location – Appropriate Illumination will be required on all exterior building walls which face streets, walkways, and parking fields. Special care should be given to the lighting design for all facades facing I-20 and the interior Sub-District roads to create visual interest. Floodlighting of building facades shall not be allowed; rather, highlighting of special portions of a building for functional, aesthetic, or security purposes is expected. Uplighting of plants to cast shadows on wall surfaces or to highlight special landscaping is encouraged as well, provided light sources are concealed.

6.3 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. Interior parking garage lighting shall be concealed and shall not be visible from outside the parking structure. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as Applicable.

7. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Gateway Sub-District. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

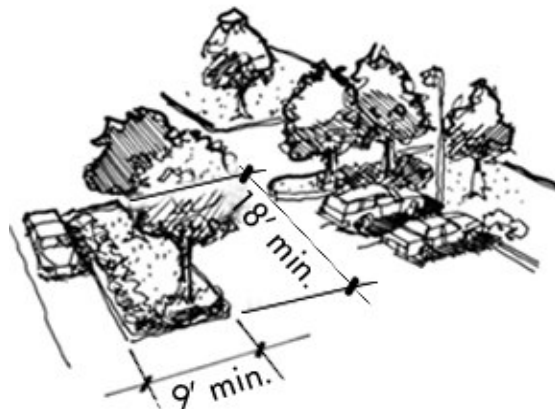
7.1 Parking Supply -- Parking areas (including on-street parking) shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

7.2 Shared Parking – Shared parking is encouraged in the Gateway Sub-District. Reductions to the standards above will be considered based on a shared parking analysis that is submitted for approval.

7.3 Parking Format – Parking areas are encouraged to be in a parking structure or below grade with the exception of on-street or visitor parking. Surface parking lots should be visually screened from streets as described below. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street.

7.4 Surface Parking Landscaping – All surface parking lots shall be set back a minimum of twenty-five (25) feet from a street. Parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) foot by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces.



Surface Parking Landscaping

7.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete.

7.6 Surface Parking Perimeter Screening – All surface parking lots shall be screened from street view. Such screening shall take the form of three (3) foot plantings of dense evergreen hedge (at time of installation). These measurements are taken from top of finished parking lot grade.

7.7 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet of median.



Parking End Caps

7.8 Parking Garage Facades – Where parking garages are within view of streets, openings in parking structure shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished front facade that is compatible with the surrounding buildings.

8. ENTRANCE DRIVEWAYS, INTERNAL ACCESS DRIVES, AND WALKWAYS

Entrance drives provide direct vehicular access to building entrances and parking facilities. Internal roads will be provided by the developer and are important image-setters for development in the Gateway Sub-District. Special paving, landscaping and accent lighting are encouraged. All driveways are to be spaced sufficiently apart to ensure that conflicting movements at adjacent driveways do not overlap and capacity is not compromised. In addition, a master pedestrian walkway system is to be developed within the Gateway Sub-District.

8.1 General Requirements – Entrance drives shall be designed to provide clear and direct access to buildings and parking areas. Parking directly off of entrance drives and internal roads shall be kept to a minimum and restricted to visitor and short-term parking as designated on the approved site plan. Landscaped medians with a minimum width of ten (10) feet are encouraged in parcel and building lot entrances where the pavement width exceeds two lanes. The use of special paving at entrance drives is encouraged to provide visual interest and to help define entrance zones.

8.2 Allowable Driveway Spacing – Adequate driveway spacing should not be difficult to maintain when property frontage is several hundred feet in length. Adjacent driveways should be spaced as far apart as access and on-site circulation needs permit. Desirable two-way driveway spacing requirements follow:

- | | |
|--------------------|--------------------------|
| ▪ Primary Street | 300 foot minimum spacing |
| ▪ Secondary Street | 200 foot minimum spacing |
| ▪ Local Street | 150 foot minimum spacing |

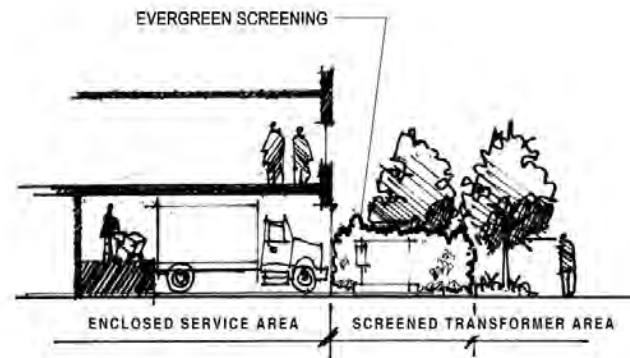
8.3 Pedestrian Walkway System – There shall be a comprehensive pedestrian walkway system across the Gateway Sub-District. This system will be required to be planned and shall be provided to accommodate pedestrian connections among buildings, from neighboring Sub-Districts, and from parking areas to the buildings they serve. In addition, pedestrian walkways shall be provided along entrance drives to connect buildings and parking areas to an overall pedestrian system. Pedestrian crosswalks shall be provided across entrance drives.

9. SERVICE AND EQUIPMENT AREAS

Service areas are defined as zones and loading docks where servicing of the site development program takes place and shall include wall-, ground- and roof-mounted mechanical and equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

9.1 Placement of Service Areas – Service areas shall be screened from adjacent property and street rights of way. Service areas should ideally be provided at the rear (the side opposite of a street or drive) of all buildings. Where it is necessary to locate service areas on the side of buildings perpendicular to the street or drive, special care must be taken to screen any view into the service area from motorists and pedestrians passing by on the street or drive. All service areas are encouraged to be placed within a building's envelope; in those instances where this is not possible, no service area shall be located closer than eighty (80) feet to a street or drive.

9.2 Service Area Screening – Loading and service areas must be placed at the side or rear of buildings. When such areas are not able to be placed within the building envelope, they shall be screened by masonry walls six (6) feet in height with adjacent plantings of dense evergreen material three (3) feet in height at installation. In addition, all off-street loading areas and overhead doors must be screened from view of any street or adjacent property. In all cases, screening walls and screening plantings must be architecturally compatible with the design of the buildings they serve.



Service Area Screening

9.3 Servicing Activity – Each development should accommodate servicing activity. A program should be provided for addressing the needs of package pickup and delivery as well as the myriad of service vehicles of various sizes that will be visiting a project. This program should demonstrate a means to keep service people and their vehicles from disrupting the access of owners/tenants and their clients. Once a service vehicle is on site, it should have a place to park while performing its service and a way to leave in an efficient and non-obtrusive way. This program should include screened and dedicated service vehicle parking areas, vehicle turnouts, etc.

9.4 Ground-Mounted Mechanical Equipment – All ground-mounted service equipment (air conditioners, transformers, etc.) shall be consolidated in a single enclosed service area wherever possible. Where this is not possible, they shall be screened from view in the manner described in Section 10.2 above.

9.5 Roof-Mounted Mechanical Equipment – All roof mounted mechanical elements must be screened from public view from a sidewalk or street. This screening shall be accomplished in a manner which is architecturally compatible with the building design and material, and shall not appear as an “add-on” element. As such, roof-mounted equipment areas should be incorporated into the building design in the most integrated manner possible.

10. SIGNAGE

A distinctive, ordered, well-conceived sign system is an important part of any development but is even more important when that development is cast within an open-space environment where circulation patterns are less clear than in a village defined by street blocks, or when parking locations and building entrances are not easily recognizable.

As the first introduction to the project and the element that will establish the thread of continuity throughout the project from its inception through completion of the last building, it is important that the image presented by the signage be appropriately dignified and of a quality level compatible with the architecture. The “look” of the signage shall be traditional in nature, utilizing classic, serif type styles. Colors will be rich but subdued. Materials will include painted aluminum, brick, slate, and masonry. If a non-traditional or ‘themed’ design concept is considered, signage may be designed to complement the overall design.

10.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

10.2 Prohibited Signs – The following sign types are prohibited:

- Temporary trailer signs
- Animated moving or flashing signs
- Iridescent painted signs
- Signs illuminated with neon, fluorescent, or spot incandescent
- Dayglow colored signs
- Signs which make or create noise or movement

10.3 Allowable Signs – The following sign types are allowable:

1. Major Identity Signage – The major sign at the entrance to the development not only “announces” the project, but also establishes its image by the use of materials, type and design. One such sign is allowable per development and shall be designed to be integral with a wall or gateway feature at the primary street entry intersection. Lettering should take the form of individual letters, lettering carved into granite, slate, a cast plaque or similar approaches that adequately convey the sense of richness, solidity and tradition intended for the Gateway. Maximum size shall be one hundred twenty-five (125) square feet with a maximum copy size of one hundred (100) square feet.
2. Secondary Identity – One secondary identity sign is permitted for each development and shall be ground-mounted at the entry drive for each detached building. Its design shall be a smaller version of the Major Identity Signage sign described above. Maximum size shall be ninety (90) square feet with a maximum copy size of seventy (70) feet.
3. Pedestrian Directional Signage – Signs to orient pedestrians to the Sub-District’s various buildings, walks or drives should be fairly discreet, occurring only at those decision points that might be confusing. To minimize their impact on the environment, the pedestrian directional signs should be designed to be low to the ground. Maximum size shall be nine (9) square feet.
4. Building Identification – Two forms of building identification should be permitted as follows. Buildings may be identified in a formal manner that incorporates the building name as part of the architecture. This would be done in the traditional manner of incising the building name in stone above the entry or with applied individual cast letters located in a similar position. Maximum size shall be one hundred (100) square feet.
5. Primary Identification Signage - Additionally, some building locations may require a free-standing, single-faced identification sign located adjacent to the sidewalk and parallel to the street. A standard format should be developed that should be consistent in color, materials, letter style

and other design elements for all identified Campus buildings. Neither form of building identification sign is to be internally illuminated. Maximum size shall be fifty (50) square feet.

10.4 Street and Regulatory Signage – All street and regulatory signage shall follow the signage restrictions set forth in the City’s policies for such signage.

11. FENCING

In order to avoid an internalized environment which will be in sharp contrast to its context, and to avoid blocking views, fencing shall be limited to areas in which it is necessary to block public access, as well as maintain an overall aesthetic appearance.

11.1 Fencing Intent – Fencing is intended only to define small private spaces and shall not screen an entire development (or large portions thereof).

11.2 Fencing Length and Height – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

11.3 Fencing Material – All fencing must be wrought iron or masonry.

11.4 Safety Standards – Areas where guard rails or security fences are required for safety should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

12. SITE LANDSCAPING

Landscaping is a critical element in the image of the Gateway Sub-District. Appropriate landscaping will integrate buildings into their surroundings, unify elements of the development, create pedestrian interest, frame and focus views, break up long building elevations, and provide screening for roadways, parking and service areas.

12.1 Landscape Requirements – General landscaping within the Gateway Sub-District is intended to be natural in character. Plant material shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the “Texas SmartScape” program. Certain locations such as primary entrances and aprons around building clusters may use a more formalized landscape aesthetic for design contrast.

12.2 Edge Condition Planting – Edge condition plantings for this Sub-District shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

12.3 Property Division Hedge Row – In areas where developments share property lines within the Gateway Sub-District, landscaping requirements shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

12.4 Street Trees – Except where noted, street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light and fire hydrant. These standards shall apply to both public and primary private streets within the Sub-District. Street tree planting requirements along all other streets not including the I-20 frontage connector shall follow the minimum standards set by the City of Lancaster Zoning Ordinance.

12.5 Tree Planters – Street trees shall be centered within a five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and screened with either a twelve (12) inch high ornamental steel fence or

brick turn-up edge. These planters shall contain irrigated planting consisting of evergreen ground cover and encouraged to have perennial plantings for aesthetic interest. These standards shall apply to both public and private streets within the Sub-District.

12.6 Tree Wells – Street trees shall be centered within five (5) foot by five (5) foot tree wells as leave-outs within the sidewalk, covered with a durable decorative metal tree grate. The street-facing leading edge tree wells shall be the back-of-curb.

12.7 Tree Lawns – Street trees shall be centered within a minimum three (3) foot wide landscape strip between the back-of-curb and the sidewalk edge. The tree lawn shall utilize durable year-round ground cover plantings of primarily lawn grasses. Organic or stone mulch may be utilized as ground cover at the base of trees.

12.8 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

12.9 Open Space Standards – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, etc. Plazas or squares should be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). The following criteria should be used to evaluate the merits of proposed open spaces in the Gateway Sub-District:

- The extent to which environmental elements preserved are considered “features” or “focal points” and integrated into and prominently featured as “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks and natural walking paths across development parcels has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the protected open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the protected open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.

Provisions that in the event the party responsible for maintenance of the protected open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not

required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

12.10 Landscaping at Entrance Drives – Special landscaping shall be provided at parcel and building lot entrances to define entrance and signage areas. Adequate site distances shall be maintained in accordance with City of Lancaster standards.

12.11 Common Area Maintenance – A thorough maintenance program is necessary in order to maintain a high quality image in the Gateway Sub-District. All buildings, landscaping, internal roads, parking lots, and service areas shall be maintained in a safe, clean, and orderly condition at all times by the property owners.



Special Landscaping at Entrance Drive

Maintenance responsibilities include, but are not limited to lawn mowing and landscape maintenance; replacement of dead plant material; clean-up of trash and litter; repair, painting, and routine maintenance of all buildings and signs; and repair and replacement of light fixtures and bulbs. Dead trees, shrubs and unsightly landscaping shall be removed as required and replaced within thirty (30) days of removal.

Parking areas, private streets, internal roads, entrance drives, and pedestrian pathways shall be kept in good repair. Parking lot striping and other pavement graphics should be repainted as required. Drainageways shall be kept clean and free of obstructions; appropriate action shall be taken to prevent or repair erosion.

13. STREET FURNITURE AND SIDEWALK EQUIPMENT

Street furniture and sidewalk equipment design standards shall be based upon creating safe and inviting walking environments through an interconnected network of roads with sidewalks and its street furniture and amenities.

13.1 Street Benches – Owners must provide the street benches within the internal private and public drive streetscapes at one hundred fifty (150) foot intervals along all block faces. The furniture design should compliment the development it serves, and be generally consistent with the furniture elements elsewhere in The Campus District.

13.2 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The fixtures shall be mounted ten (10) to twelve (12) feet from finished sidewalk and shall be of metal halide type. These standards shall apply to both the public streets binding the Sub-District as a whole, as well as any private drives within the Sub-District itself.

13.3 Bicycle Racks – A minimum of four bicycle racks shall be provided at building entry locations.

13.4 Litter Containers – Litter containers shall be provided on one hundred and fifty (150) foot intervals along all block faces and clustered at street light or building entry locations.



Street Lights

14. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines

L. SOUTH I-20 WAREHOUSE SUB-DISTRICT

As in other highway related zones in Lancaster, the Warehouse Sub-District is in an area where the primary use has been freight and trucking industry related. In similar fashion to the adaptive reuse of historic warehouse districts in other cities, the Warehouse Sub-District is intended to showcase the way in which an area can transition from one use to another, even where historic infrastructure does not exist. As such, the Warehouse Sub-District is envisioned to be somewhat transitional, creative and avant-garde in nature. Development in the sub-district is therefore held to a different standard than those set for other sub-districts in the Campus District.



I. USE LIMITATIONS

Sites in the Warehouse Sub-District may be used for the following: warehouse and light manufacturing, creative arts enterprises, entertainment, showroom, medical, office, townhouses, apartments, lofts, live-work units, retail, service and restaurant. Residential uses are envisioned as primarily 'artisan loft' or other live-work arrangements. The following use is not permitted in the Warehouse Sub-District:

- Vehicle sales lots

The Floor area limitations of land uses within the Westside Mixed-Use Sub-District are as follows:

- Retail: single tenant space 35,000 sf maximum
- Restaurants: 10,000 sf maximum
- Residential:
 - Apartments (three story minimum), townhouse, loft and live-work units
 - Efficiency: 600 sf minimum
 - 1 Bedroom: 750 sf minimum
 - 2 Bedroom: 950 sf minimum
 - 3 Bedroom: 1,200 sf minimum
 - Townhouse: 1,200 sf minimum

2. BUILDING PLACEMENT

Building placement on streets in the Warehouse Sub-District is of a "front-back" nature, with uses of a more public and pedestrian-friendly nature on the 'front' of a block, and related service, support, light manufacturing or warehouse uses on the 'back' of the block. Similar uses will face on both sides of a street. The following establishes minimum and maximum setbacks to create this effect, while allowing flexibility for design variety.

2.1 Building Setbacks – In order to maintain consistency of built form within the Warehouse Sub-District, buildings shall be constructed on a consistent and defined "build-to-line" on 'public face' streets, and any other streets with 'public' uses. Treatment of 'service' streets shall be noted in the sections on Fencing and Screening. The specific build-to-line dimensions are defined as follows:

- | | |
|------------------------|--------------------------------------|
| Houston School Road | 25 feet from the street right-of-way |
| 'Public' face streets: | 8 feet from the street right-of-way |

2.2 Minimum Development Street Frontage – In order to allow some flexibility and variety within the built form of this Sub-District, a minimum of eighty (80%) percent of each development's total building street frontage shall be built on the build-to-lines described above. The remaining twenty (20%) percent may set back further than the build-to-line dimensions.

2.3 Setback Encroachment -- Any building feature or architectural attachment to the primary building facade may encroach up to five (5) feet from the building face into the setback area. These features include, but are not limited to, the following:

- Stoops
- Chimneys
- Awnings
- Porches
- Canopies
- Eaves
- Planters
- Bay windows
- Mounted Signs
- Balconies
- Pilasters
- Tower elements
- Patio dining

2.4 Parking Setback – No parking or parking structure shall be placed within the setback area.

3. SITE CONTROLS

There are a series of site controls affecting how development and streetscape interact. These controls are important in achieving the desired urban environment.

3.1 Lot Coverage – In order to maintain a density of use and built environment to provide a comfortable pedestrian streetscape in the Warehouse Sub-District, the minimum lot coverage shall be forty (40%) percent. The maximum lot coverage shall be eighty (80%) percent to provide for circulation, setbacks and small open spaces. These lot coverage amounts shall be inclusive of all types of parking facilities.

3.2 Block Requirements – In order to present a pedestrian-friendly environment defined by development within a street grid, the Warehouse Sub-District shall be based on development built on blocks. The maximum block length in any direction shall not be more than one thousand five-hundred (1500) feet. All streets defining a particular development block shall be completed to correspond with the completion of said development.

3.3 Site Massing and Floor Area Ratio – Massing in the Warehouse Sub-District is envisioned to be fairly consistent. The maximum Floor Area Ratio in the sub-district shall be 2.0.

4. BUILDING MASSING AND HEIGHT

4.1 Height Limits – In order to ensure a minimum level of vertical consistency and street-wall volume within the Warehouse Sub-District, all buildings shall have a minimum height of fifteen (15) feet and a maximum height of forty-five (45).

4.2 Maximum Building Length – Buildings facing ‘public’ streets shall not be longer than four hundred (400) feet along any one street frontage without an unconnected physical separation of at least thirty (30) feet between another building. There is no length limitation of buildings facing ‘service’ streets.

5. GROUND FLOOR BUILDING LEVEL

The requirements for ground floor building level are intended to encourage proper pedestrian interaction at street level, while ensuring visibility of ‘public’ uses and privacy of any residential areas.

5.1 General ‘Public’ Street Ground Level Elevation (Residential Uses) – For residential uses at the ground floor which face a street, the finished floor elevation shall average thirty (30) inches above the finished sidewalk grade. Elsewhere, the finished floor elevation for ground level residential uses shall not be lower than the finished sidewalk grade.

5.2 General “Public” Street Ground Level Elevation (Non-Residential Uses) – For non-residential uses at the ground floor, other than basement mechanical storage and parking levels, the finished floor elevation may not be lower than the finished sidewalk grade.

5.3 Ground Level Programming (‘Public’ streets) – All community-serving uses shall be oriented to the street/ sidewalk in store-front conditions. In addition to office and commercial uses, these may include a mixed-use development’s fitness center, marketing and management facilities and community halls.

5.4 Ground Level Design (‘Public’ streets) – Building facades within the Warehouse Sub-District that front ‘public’ streets shall have ground-level entrances no more than seventy (70) feet apart and shall coordinate the front yard design with streetscape and sidewalk condition of the adjacent street.

5.5 Sidewalk Entry Hierarchy – Entrances into residential buildings that do not follow a format with street-level entrances for each unit shall use the following:

- *Carriage way* -- A twelve (12) foot wide entrance centered on the building and paved to compliment sidewalk design while bringing the sidewalk experience into an internal private courtyard. Each carriage way may have a privacy gate within the building volume that is designed to allow views into the courtyard beyond.
- *Secondary entry* -- A six (6) foot wide entrance with ornamental entrance gate accessed by a stair stoop and defined by low cheek walls and planters at the sidewalk. The stoop entrance is intended to carry the pedestrian up to the level of the internal building elevation thirty (30) inches above finished sidewalk grade on average. Mailboxes, bicycle racks, and trash receptacles should be grouped around these secondary entries

6. EXTERIOR APPEARANCE OF BUILDINGS

The material and color requirements described herein are intended to provide a uniform character and complimentary material relationship between buildings on ‘public’ street fronts while maintaining appropriate variety for design flexibility. The requirements do not apply to service and warehouse buildings on ‘service’ streets, with the exception of prohibited cladding materials, which apply throughout the sub-district. Primary cladding means any material comprising a majority of the exterior building façade area. Secondary cladding materials are those materials which provide architectural accent features such as window sills, lintels, rustication, pilasters, eaves, and similar elements.

6.3 Primary ‘Public’ Street Elevation Cladding Materials – Primary cladding materials on exterior facades that face a primary street are encouraged to use brick and complimentary natural or manufactured stone as the primary cladding material, but other allowed materials may be substituted.

6.4 Dominant Primary Cladding Material – No one primary cladding material may comprise more than sixty-five (65%) percent of a building's facade.

6.5 Primary Cladding Material Combination – No more than two (2) primary cladding materials (excluding glass windows) may be used as primary cladding, with one material being dominant. A third material is allowable if used on a special architectural feature, such as a tower, corner element, primary entrance articulation, and is limited to one application per building facade.

6.6 Prohibited Cladding Material – The following materials are prohibited for use as cladding:

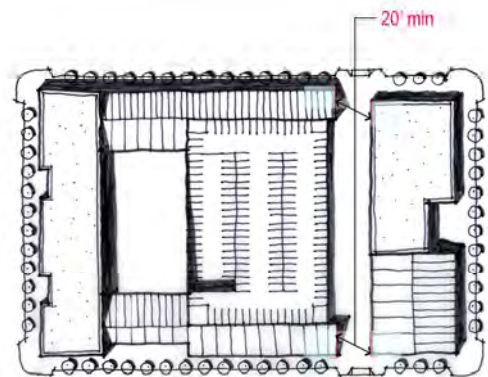
- Vinyl or plastic siding
- Reflective glass
- Architectural foam detailing (for the first three building stories)
- EIFS (for the first three building stories)
- Unfired or underfired clay, brick or other masonry product

6.7 Windows and Glass – Above the first floor, punched-type window openings shall be used. They shall be inset from the face of the building to create shadow lines and visual relief. To control glare and reinforce the traditional image of bearing wall architecture, ribbon windows are prohibited. Clear glass is required in all storefronts; smoked, reflective, or black glass that block two-way visibility is prohibited.

6.8 Total Allowable Exterior Material Combination – No more than five (5) exterior building materials (excluding roof material, but including primary and secondary cladding, and glass) shall be used on any building.

6.9 Material Transition around Corners – The dominant primary cladding material shall transition a minimum of twenty (20) feet around building corners, visible from public streets, to the internal areas of a block.

Dominant primary cladding material shall transition a minimum of 20' around building corners to internal areas of block



Material Transition around Corners

6.10 Accent Features – The following accent features add detail and are encouraged:

- Overhang eaves
- Pilasters
- Cornices
- String courses
- Window sills
- Lintels
- Rustication

6.11 Attachments – All service and aesthetic attachments to buildings must be designed to complement the buildings they serve in terms of their color and/or material. This includes such items as railings, walls, conduits, ladders, stack pipes, drain spouts, etc.

6.12 Limited Use Building Colors – Garish, highly reflective, fluorescent, black and metallic colors are permitted on no more than twenty percent (20%) of a building facade.

7. EXTERIOR ILLUMINATION

Exterior illumination discourages “dead spaces” within an urban environment. Because the street network is intended to be pedestrian-oriented, illumination of buildings is required to promote the safety of all

pedestrians while providing a unique architectural opportunity to highlight the north-south spine as having a distinct identity.

7.1 Illumination Location – Illumination shall be required on all exterior building walls which face streets and walkways.

7.2 Illumination Design – Light sources shall be shielded and directed away from neighboring properties to prevent nuisance glare and trespass. Luminaires causing glare at property line or on street and parking areas are prohibited. All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of the Building Code and the Electrical Code as applicable.

8. PARKING AREAS

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the Warehouse Sub-District. These requirements are designed to encourage physical consistency throughout the area, including the appearance of garages.

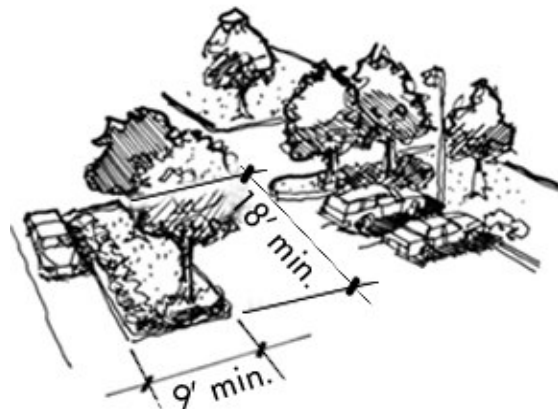
8.1 Parking Supply – Parking areas shall be sufficient to all parking needs for employees, company vehicles, customers and visitors and shall abide by the following standards:

- Residential Uses: 1 space per bedroom
- Office Uses: 1 space per 300 sf
- Retail Uses: 1 space per 200 sf
- Hotel Uses: 1 space per hotel room
- Health Care Uses: 1 space per 300 sf
- Entertainment Uses: 1 space per 200 sf
- Other uses shall comply with the parking requirements of the City of Lancaster Zoning Ordinance.

8.2 Shared Parking – Shared parking is encouraged in the Warehouse Sub-District. Reductions to the standards above may be considered based on a shared parking analysis that is submitted for approval.

8.3 Parking Format – On-street and visitor parking is encouraged. Surface parking lots are allowed along all streets, but on 'public' streets are required to fit within the building parameters described in section 5.4 above. Screening for surface parking lots shall meet the minimum build-to-line of ten (10) feet from the right of way. Parking garages may not be visible from streets on more than two (2) sides of each block. Whenever possible, a parking garage should be designed so that the narrow façade of the garage will be the side exposed to view from the street. Beyond these two sides, a liner development such as townhouses, offices, live-work units, or lofts shall be constructed to shield the garage from being visible from the street.

8.4 Surface Parking Landscaping and Pavement – All surface parking lots that contain seven (7) or more parking spaces shall provide one canopy tree for every seven (7) parking spaces. Planting areas for trees within parking rows shall be achieved (at a minimum) by nine (9) by eighteen (18) foot landscape islands placed at intervals which causes no more than fifteen (15) contiguous parking spaces to be located without a tree-



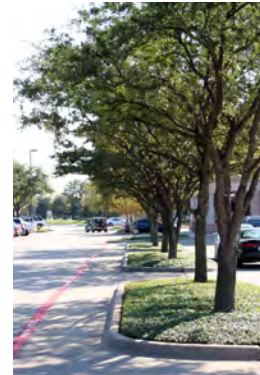
Surface Parking Landscaping

island. Each island shall contain at least one (1) canopy tree and shall be designed so as not to interfere with the opening of car doors in adjacent spaces. In addition, plantings shall be situated around, along or adjacent to parking garages, low wing walls or screening walls.

8.5 Pavement – All permanent parking areas, drive aisles or fire lanes shall be paved in concrete or in structural pavers.

8.6 Parking End Caps and Landscape Medians – All surface parking lots shall have landscape islands at the terminus of each row of parking and shall contain at least one (1) tree per car row. In addition, there shall be a landscape median strip with a minimum width of six (6) feet incorporated into the parking lot design to separate the parking area and drive aisle with direct connection to the street. One tree shall be planted for every forty (40) linear feet of median.

8.7 Parking Garage Facades -- Where parking garages are within view of streets, openings in parking structures shall not exceed fifty-five (55%) percent of the facade area. The portion of the parking garage that is visible from the street shall have an architecturally finished facade that is compatible with the surrounding buildings.

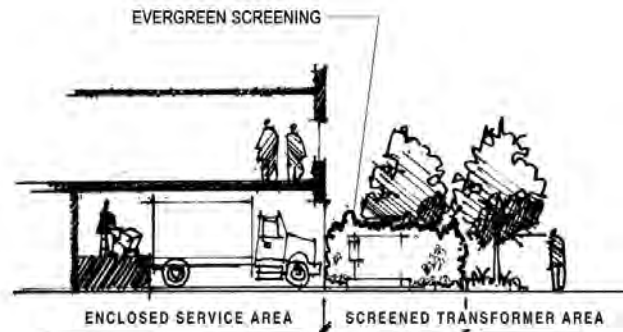


Parking End Caps

9. SERVICE AND EQUIPMENT AREAS

Service areas are zones and loading docks where servicing of the site takes place and include wall-, ground- or roof-mounted mechanical or equipment areas. The placement of service areas is a key factor in avoiding unsightly vistas and creating unnecessary conflicts within the pedestrian streetscape.

9.1 Placement of Service Areas – Service areas are not intended to be visible from streets or adjacent properties within the Warehouse Sub-District. Therefore, no service areas shall front or be visible from a street, and are encouraged to be placed within the building envelope they serve. If this is not possible, service areas shall not be placed adjacent to a street, but shall be placed at the side or rear of a building and shall follow the screening requirements below, except, in any case, dumpsters and trash enclosures should always be placed within a building's envelope, and no service areas be placed where they are visible from the north-south spine. Loading areas must not be located closer than fifty (50) feet to any public right-of-way, unless wholly within an enclosed building.



Service Area Placement – within building envelope

9.2 Service Area Screening – The design of all service area screening shall be complementary to the design of the building it serves in terms of its material and color. The entrance to the service area shall be enclosed by gates designed to compliment the building they serve. Transformers, switchgear, and other utility functions must be screened from view from the sidewalk or street with evergreen plantings six (6) feet in height at installation.

9.3 Roof-Mounted Equipment Screening – All roof-mounted equipment shall be screened from public view from a sidewalk or street through the use of design features that complement the building they serve in terms of material and color and shall not appear as an “add-on” element.

10. SIGNAGE

Signage will play an important role in creating an interesting village experience within the Warehouse Sub-District. Signs must be of high quality of design and materials, carefully designed for their positive aesthetic streetscape appearance, and must not detract from their environment. Representative signs include blade signs, wall signs, canopy and awning signs, storefront signage, building identification signs, and primary tenant signs.

10.1 Signage Review – Applications for sign permits shall be submitted to the Building Inspections Department and shall include all plans and exhibits required on the application.

Signs shall not be erected in the Campus District until the applicant receives a sign permit from the City of Lancaster.

10.2 Allowable Signs -- Permitted signs include those that identify the name and business of the occupant, provide directions, offer the premises for sale or for lease, are not of an unusual size or shape when compared to the building(s) on the premises, preserve the quality and atmosphere of the area, and are a minimum of nine (9) feet above finished sidewalk, unless designed flush and integral to the storefront. All electrical transformer boxes, conduits and raceways shall be concealed from public view.

10.3 Non-Permitted Signs -- No sign shall be permitted in the Warehouse Sub-District except those signs listed below.

10.4 Maximum Signage Allowances – Commercial establishments within the Warehouse Sub-District are allowed any combination of two (2) of the following sign types:

1. Awning Sign
2. Canopy Sign
3. Wall Sign
4. Bay Window Sign
5. Arcade Sign
6. Vertical Projection Sign

The two (2) signs cannot be the same type. Establishments located on the corner of a building with two (2) public facades are allowed the sign combination on each façade. Additionally, all commercial establishments are allowed one of each of the following types of signs:

1. Small Blade Sign
2. Window Sign
3. Temporary Banner Sign
4. Rear of Building Sign

10.5 Allowable Sign Types

1. Awning Signs - An Awning Sign is a sign that is applied to, attached to or painted on an awning, which is intended for protection from the weather or as a decorative embellishment. Awnings project from a wall or roof of a structure and are located over a door or window.

- Awnings must be professionally constructed and cannot be made of vinyl.
- All internal support structures must be made of metal.
- Awnings are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.

- Awnings may have side panels, but may not have a panel enclosing the underside of the awning.
- Awnings may have lettering and graphics on the front or side vertical panels only, except that awnings located over the primary entrance of a building may have one (1) store logo or the store name applied within a sixteen (16) square foot area on the sloped portion of the awning.
- Awnings may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- In no case can the supporting structure of an Awning Sign extend into or over the street curb. Awnings must end a minimum of two (2) feet from the curb edge. In instances where an awning encroaches into areas where street lights, trees or other obstacles in the streetscape conflict, the awning must be reduced in size (overhang) so as to eliminate the conflict.
- Awning support structures must be designed to meet local wind loads.
- Portions of the awning can be internally illuminated, provided that the entire awning is not internally illuminated.
- Awnings that do not include lettering or graphics are not considered signs.

2. Canopy Signs - A Canopy Sign is a sign that is applied to, attached to or painted on an architectural canopy. The canopy must be intended for protection from the weather or used as an architectural embellishment and project from a wall over a door or window. The sign may not be greater in size than ten (10%) percent of the size of the front face of the canopy of which it is a part of, attached to, or a maximum of twenty-five (25) square feet, whichever is greater.

- Canopies may be made out of wood, metal or glass, but all support structures must be made of metal.
- Canopies are allowed to project over a sidewalk to a maximum of eight (8) feet and must have a minimum clearance of nine (9) feet.
- Canopies may have side panels, and may have a panel enclosing the underside of the canopy.
- Canopies may have lettering and graphics on or above the front panel of canopies over main entrances only.
- Canopies may be lighted from above with lighting affixed to the building. All lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- In no case can the supporting structure of a canopy extend into or over the street curb. Canopies must end a minimum of two (2) feet from the curb edge. In instances where a canopies encroach into areas where street lights, trees or other obstacles in the streetscape conflict, the canopy must be reduced in size (overhang) so as to eliminate the conflict.
- Canopy support structures must be designed to meet local wind loads.
- Canopies which do not include lettering or graphics are not considered signs.

3. Wall Signs - A Wall Sign is painted on or erected parallel to the face of a building. Wall signs may not extend more than twelve (12) inches from the face of the building and may not extend above the roofline.

- A Wall Sign may have internally illuminated or non-illuminated lettering and graphics applied to the face of the panel attached to the wall.
- A Wall Sign may include neon tubing attached directly to a wall surface when forming a border for the subject matter, or when forming letters, logos or pictorial designs.
- Wall Signs must be contained horizontally and vertically within a tenant's lease space or storefront.

- When projections on the wall face prevent the erection of the sign against the wall face, the space between the back of the sign and the wall must be closed at the top, bottom and ends with noncombustible materials.
- Signage panel, lettering and graphics can be made of wood, sign foam that simulates wood or metal.
- Individual letters or graphics may be internally illuminated and glow with a halo-illumination effect or glow through their front faces. The use of neon is permitted. No exposed raceways, conduits or transformers are permitted.
- All sign lighting must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The length of a Wall Sign cannot exceed seventy-five (75%) percent of the storefront or overall leased wall length of the wall on which it is erected.
- The height of a Wall Sign is limited to four (4) feet when located on the first and second floors of a building. The height of a Wall Sign is limited to ten (10) feet when located on upper floors of a building.

4. Bay Window Signs - A Bay Window Sign is a sign erected parallel to the façade of any building to which it is attached and supported throughout its entire length at its base by the top edge of a bay window.

- A Bay Window Sign may have no-illuminated or internally illuminated lettering and graphics. Neon is permitted.
- Lettering and graphics may be raised up on pins to prevent the graphics from being obscured by the window trim from the sidewalk.
- Signage lettering and graphics must be made of wood, sign foam that simulates wood or metal. Faces of internally illuminated graphics may be made of acrylic, lexan or similar material.
- Signage lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow through their front faces. Exposed raceways, conduits and transformers are prohibited.
- The length of the bay window sign cannot exceed the width of the bay window. The height of the sign cannot exceed four (4) feet and the depth of the sign cannot exceed twelve (12) inches.

5. Arcade Signs - An Arcade Sign is a panel erected parallel to a building façade and within the opening of an arcade. Arcade signs must be supported their entire length by metal brackets, grillage or supports.

- An Arcade Sign may be non-illuminated or internally illuminated. An Arcade Sign may include neon tubing when forming a border for the subject matter or when forming letters, logos or pictorial designs.
- The bottom edge of an Arcade Sign must be at least nine (9) feet above the finished grade.
- The location of an Arcade Sign must be centered on the arcade entrance.
- The signage panel must be made of wood, sign foam made to look like wood or metal. The support for the sign must be decorative and made of metal.
- Sign lighting must be affixed to the building or to the sign and must be shielded to prevent the light from shining directly into traffic, upper floor windows and pedestrians' eyes.
- Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front faces. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of the Arcade Sign cannot exceed four (4) feet.

6. Vertical Projecting Signs - A Vertical Projecting Sign is a sign that is attached to and projecting out from a building face or wall more than twelve (12) inches, generally set at a right angle to the building.

- A Vertical Projecting Sign may overhang the sidewalk but must be located a minimum of three (3) feet from the back of curb. At least nine (9) feet of clearance must be provided between the bottom of the sign and the sidewalk.
- Vertical Projecting Signs can extend above a tenant's lease space with approval of the owner of the building.
- The support structure from which the projecting sign panel is suspended must be decorative in nature and made of metal. The supports must be engineered to withstand local wind loads.
- The sign panel, lettering and graphics must be made of wood, synthetic wood or metal.
- Signage lighting must be affixed to the building or to the sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- A vertical projecting sign's background panel may be internally illuminated and made out of acrylic, Plexiglas or similar sheeting. Individual letters or graphics may be internally illuminated and glow with either a halo-illumination effect, or glow through their front face. The use of neon is permitted. Exposed raceways, conduits and transformers are prohibited.
- The height of a Vertical Projecting Sign cannot exceed seventy-five (75%) percent of the overall wall length of the wall on which it is erected or a maximum of twenty-five (25) feet, whichever is less.
- Vertical Projecting Signs must be double-sided. The depth of the sign panel may not exceed fifteen (15) inches, including the depth of the applied letters or graphics.
- The size of a Vertical Projecting Sign cannot exceed one hundred and fifty (150) square feet in area. Only one face of the sign will be used to calculate size.

7. Small Blade Signs - A Small Blade Sign is attached to and projects out from a building face or wall more than twelve (12) inches and are generally set at a right angle to the building.

- Small Blade Signs may project over the sidewalk, but must be set back at least three (3) feet from the back of curb and have at least nine (9) feet of clearance from grade.
- Support structures for Small Blade Signs must be decorative in nature and made of metal. Supports must be engineered to support local wind loads.
- The sign panel, lettering and graphics can be made of wood, synthetic wood or metal.
- A Small Blade Sign's background panel may be internally illuminated or made of acrylic, Plexiglas or similar plastic sheeting. Individual letters or graphics may be internally illuminated and glow either with a halo-illumination effect or glow through their front face. The use of neon is permitted. Exposed conduits, raceways or transformers are prohibited.
- Indirect lighting must be attached to the building or sign and be shielded to prevent the light from shining directly into traffic, upper floor windows or pedestrians' eyes.
- The size of a Small Blade Sign cannot exceed twelve (12) square feet in area. The support structure is not included when calculating area.
- Small Blade Signs must be double sided and the depth of the sign cannot exceed eight (8) inches. Only one face of the sign will be used to calculate size.

8. Window Signs - A Window Sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted or affixed in or on a window.

- Window Signs must be located on the inside of the window.
- The area of the Window Sign cannot exceed twenty-five (25%) percent of the square footage of the window in which the sign is located.
- Only one (1) Window Sign is allowed per window.
- Window Signs may be located on the upper floors of a building.
- Hours of operation, not to exceed two (2) square feet per window, shall not be counted in the square footage allowance of a Window Sign.

- When the address of the business is displayed as a Window Sign, the address shall not be counted in the square footage allowance.

9. Temporary Banner Signs - A Temporary Banner Sign is a sign having characters, letters or graphics applied to a plastic, cloth canvas or other light fabric. Temporary Banner Signs must be mounted on the exterior of a building.

- Each occupied tenant space shall be allowed one (1) Temporary Banner Sign three (3) times per calendar year, for a maximum period of fourteen (14) days per display. A minimum of ninety (90) days shall be required between each Temporary Banner Sign permit. The fourteen (14) day display period will commence on the first day the Temporary Banner Sign is displayed. In the case of a special promotion for a grand opening event, a display period may be extended to twenty-one (21) days provided that the promotion begins within the first three (3) months of the date of the issuance of a certificate of occupancy or business license and the grand opening is limited to the address noted on the certificate of license.
- Temporary Banner Signs advertising "Going Out of Business" events are prohibited.
- Temporary Banner Signs must be professionally constructed and may not be attached directly to windows with adhesive tape.
- The maximum area of a Temporary Banner Sign is forty-eight (48) square feet.

10. Rear of Building Signs - Rear of Building Signs are signs that do not face a public street and are used to identify tenants in a building or tenant space.

- One (1) Rear of Building Sign per tenant is allowed on the rear face of the building or tenant space if there is a public entrance to the building or tenant space from the rear of the building.
- Rear of Building Signs, may be Wall Signs or Window Signs and may be made of the same materials that are permitted for these signs.
- Rear of Building Signs cannot exceed twenty-four (24) square feet in area.
- Rear of Building Signs shall only identify tenants in the building or tenant space to which the sign is attached.

11. Lamppost Banners - A Lamppost Banner is a sign that is a fabric banner applied to lampposts with standard banner arms.

- The Lamppost Banners must be made of canvas, vinyl or other suitable banner fabric.
- Lamppost Banners must be double-sided with similar imagery on both faces.
- Lamppost Banners must include pictorial elements.
- The maximum size for Lamppost Banners is two feet, six inches (2'-6") wide by five (5) feet tall.
- No more than two (2) Lamppost Banners may be erected on a single lamppost.
- The minimum clearance from the pavement to the lower banner arm is nine (9) feet and the Lamppost Banner and banner arm cannot extend over the street pavement.
- Lamppost Banners are limited to holiday messages, community events or festivals. No retail advertising shall be permitted on Lamppost Banners.



12. Valet Parking Identification - Valet Parking Identification is a series of signs used to identify a valet parking station. Each station is allowed one (1) valet station with umbrella or awning and cones.

- Valet parking identification or valet parking operations shall not occur in the public right-of-way.

13. Project Directory Sign - Project Directory Signs contain a map or listing of key destinations within the Warehouse Sub-District of The Campus District. The Project Directory Sign is scaled to pedestrian use.

- A Project Directory Sign may be single or double-sided and may be internally illuminated.
- The maximum size for a Project Directory Sign is twelve (12) square feet.
- Project Directory Signs may be placed on the sidewalk provided a four (4) foot clear area is provided for pedestrians.
- No retail advertising is allowed on Project Directory Signs.

11. FENCING

Fencing is to be avoided on 'public' street edges but may be required for security and/or screening around service/warehouse uses.

11.1 Fencing Intent – On 'public' street faces, fencing is intended only to define small private spaces and shall not screen or fence-off large portions of the street frontage. Fencing may be used on the entire frontage of 'service' streets

11.2 Fencing Length and Height (*'public' street frontage*) – The maximum length of a fence shall be fifty (50) feet without a break of thirty (30) feet. No fencing shall be above three (3) feet in height.

11.2 Fencing Length and Height (*service street frontage*) – Fencing may be used along the entirety of service street frontage for security and screening purposes, where usage requires. Fencing may be up to eight (8) feet in height.

11.3 Fencing Material – All fencing on 'public' street faces must be wrought iron or masonry. Chain-link metal fencing is not allowed on any street frontage. Fencing on 'service' streets may take the form of a wall. Concrete or concrete-masonry units with an architectural finish may be used on service streets; materials should be chosen with maintenance in mind. Fence walls must be articulated by pilasters, recesses, or breaks to alternating sections of metal and/or hedge fencing at no greater than forty (40) foot intervals. Fences are to be maintained and kept in safe, clean and orderly condition at all times by property owners.

11.4 Safety Standards – Areas where guard rails or security fences are required for safety, including fences for day care centers, should conform to all government regulations and be compatible to design of architectural and fencing concepts for adjacent buildings.

12. STREETScape AND OPEN SPACE

The primary landscape experience within the Warehouse Sub-District shall be the urban streetscape. Therefore, plantings of canopy trees, ornamental trees, shrubs, evergreen groundcovers, vines, and seasonal color set in paved surfaces are appropriate. Plantings shall promote entrance demarcation and pedestrian interest. Street furniture and sidewalk design shall be based upon creating safe and inviting walking environments through an interconnected network of streets with sidewalks, its street furniture, and amenities. The owners shall be responsible for providing the streetscape and open space features identified below unless such improvements are part of a public project.

12.1 Front Yards – Front yards shall be landscaped except at building entries, seating areas, and adjacent to commercial uses, where the front yard may be paved to provide an inviting walking experience. Plant materials shall consist of shade trees, ornamental trees, shrubs, evergreen ground covers, vines, and seasonal color.

12.2 Street Trees – Street trees shall be planted at an average of thirty (30) feet on-center across each block face and three and a half (3.5) feet from the back of curb. These trees shall have a minimum caliper of five (5) inches at installation, and shall not be closer than ten (10) feet from a street light or fire hydrant. Street trees shall be planted either in tree wells, sidewalk tree planters or in a tree lawn. Street tree material shall generally follow the type of canopy line created by red oak, live oak, etc. Street trees shall use a consistent species along both sides of each block.

12.3 Tree Planters – Street trees shall be centered within five (5) foot by ten (10) foot planters as leave-outs within the sidewalk and screened with either a twelve (12) inch high ornamental steel fence or brick turn-up edge. These planters shall also consist of evergreen ground cover and perennial plantings for aesthetic interest. The street-facing leading edge of all planters shall be placed one and a half (1.5) feet from the face of the curb to allow clearance for passenger car doors to open.

12.4 Tree Wells – Street trees shall be centered within five (5) foot by five (5) foot tree wells as leave-outs within the sidewalk, covered with a durable decorative metal tree grate. The street-facing leading edge tree wells shall be the back-of-curb.

12.5 Tree Lawns – Street trees shall be centered within a minimum three (3) foot wide landscape strip between the back-of-curb and the sidewalk edge. The tree lawn shall utilize durable year-round ground cover plantings of primarily lawn grasses. Organic or stone mulch may be utilized as ground cover at the base of trees.

12.6 Operation Issues – Prior to the issuance of a Certificate of Occupancy for any building, structure or improvement, all landscaping must be installed in accordance with the approved corresponding landscaping plan. Automatic underground sprinkling system shall be provided for all landscaped areas. Reasonable access to public and private utility lines and easements for installation and repair shall be permitted. During the months of June through August, only containerized trees may be planted, unless the Landscape Administrator authorizes an alternative.

12.7 Open Space – The provisions of adequate and appropriate open space areas should be integral to all development in the Sub-District. The open space provided should be appropriately designed and scaled in each of the Sub-District components. Open spaces may be in the form of pocket parks, children's play areas, plazas, squares, linear parks, environmental preserves, private open spaces, sidewalks, active sport fields, structured recreational activity areas, and similar facilities (see Open Space Plan in Exhibit 3). Plazas or squares may be located at a street intersection or at a focal point within the Sub-District and shall be small in scale (8,000 sq. ft. – ½ acre). Pocket parks may also be located at street intersections and shall be small in scale (600 – 2000 sq. ft.). The following criteria should be used to evaluate the merits of proposed open spaces in the Warehouse Sub-District:

- The extent to which environmental elements preserved are considered integral and prominent features or focal points of “front yards” in the development – adding value to the development.
- The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state.
- The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along streams and creek corridors has been addressed.
- The extent to which a range of open spaces have been provided to be contiguous with existing open space and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the Sub-District.

An application for development should include an open space management plan to be approved by the City Council at the time of application that shall include:

- Distribution of responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements.
- An estimate of the costs and staffing requirements needed for the maintenance and operation of, and insurance for, the open space and an outline showing the means by which such funding will be obtained or provided.
- A provision for enforcement of the open space management plan.
- Provisions that in the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the City of Lancaster may, but is not required to, assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance, the costs of which may be charged to the owner(s) and may include administrative costs and penalties which shall become a lien on the property.

12.8 Street Benches – Owners must provide street benches at one hundred and fifty (150) foot intervals along ‘public’ street frontages. Street benches shall be placed facing the sidewalk and curb, parallel to the buildings and within the front yard zone. If necessary, these benches may be placed within a public access easement to ensure ongoing public access.

12.9 Street Lights – Street lights shall be located four (4) feet from face of curb on average intervals of ninety (90) feet along all block faces. The light fixtures shall be mounted ten (10) to twelve (12) feet from the finished grade of the sidewalk and shall be of metal halide type.

12.10 Bicycle Racks –Bicycle racks shall be provided on one hundred and fifty (150) foot intervals along ‘public’ street frontages, clustering at street light or building entry locations.

12.11 Litter Containers– Litter containers shall be provided on one hundred and fifty (150) foot intervals along ‘public’ street frontages and clustered at street light or building entry locations.



Street Lights

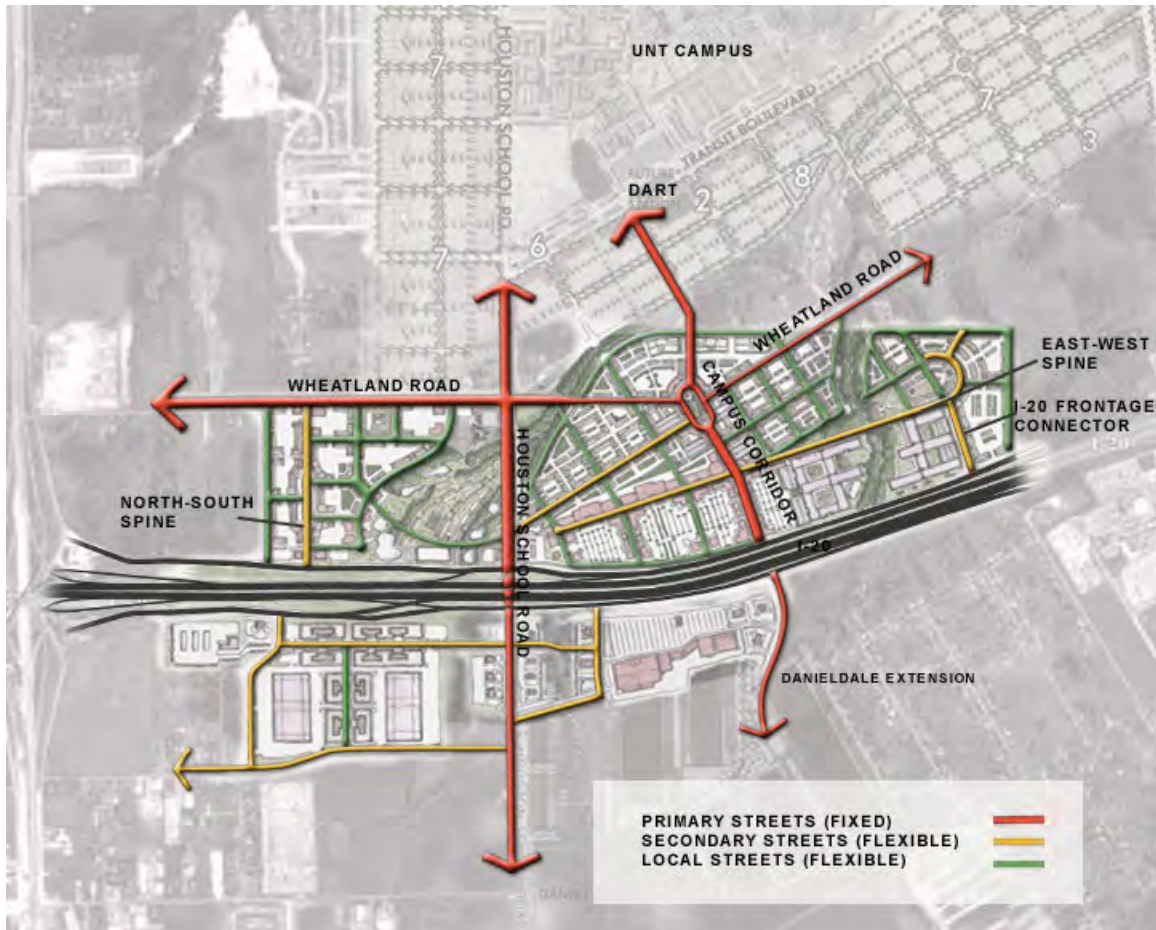
13. UNDERGROUND UTILITIES

All utilities shall be placed underground except for transmission lines.

IV. STREET FRAMEWORK DESIGN STANDARDS

The planning objective for the street framework for the Campus District is the creation of a network that supports a range of medium-density mixed land uses across the planning Sub-Districts, and that establishes a public infrastructure that encourages pedestrian activity, street life, and a sense of “community.” The key design features that are necessary to create the characteristics within the public infrastructure to meet these objectives are as follows:

1. Continuity of sidewalks along each street.
2. Crosswalk demarcation at street intersections.
3. Wide sidewalks with canopy trees.
4. Parallel on-street parking to provide street activity while protecting pedestrians from traffic movement.
5. High levels of street lighting (1 lumen per square foot).
6. Narrow street cross sections with curb neckdowns (bulb-outs) at crosswalk locations.
7. Buildings designed to overlook and “address” each street to create a self-policing environment.
8. Short block lengths to minimize superblock or internalized development patterns.
9. Public spaces, plazas, fountains, pocket parks, etc. to create places for people and landmarks within the Campus District Development Plan.
10. Utilities must be placed underground in easements within front yards.



Street Framework Plan for The Campus District

Street Categories

There are four categories to the proposed street network hierarchy. These categories of street sections are depicted on the Street Framework Plan.

A. Primary Streets

(red roads on the Plan – Campus Corridor, Wheatland Road, Houston School Road)

B. Secondary Streets

(yellow roads on the Plan)

C. Local Streets

(green roads on the Plan)

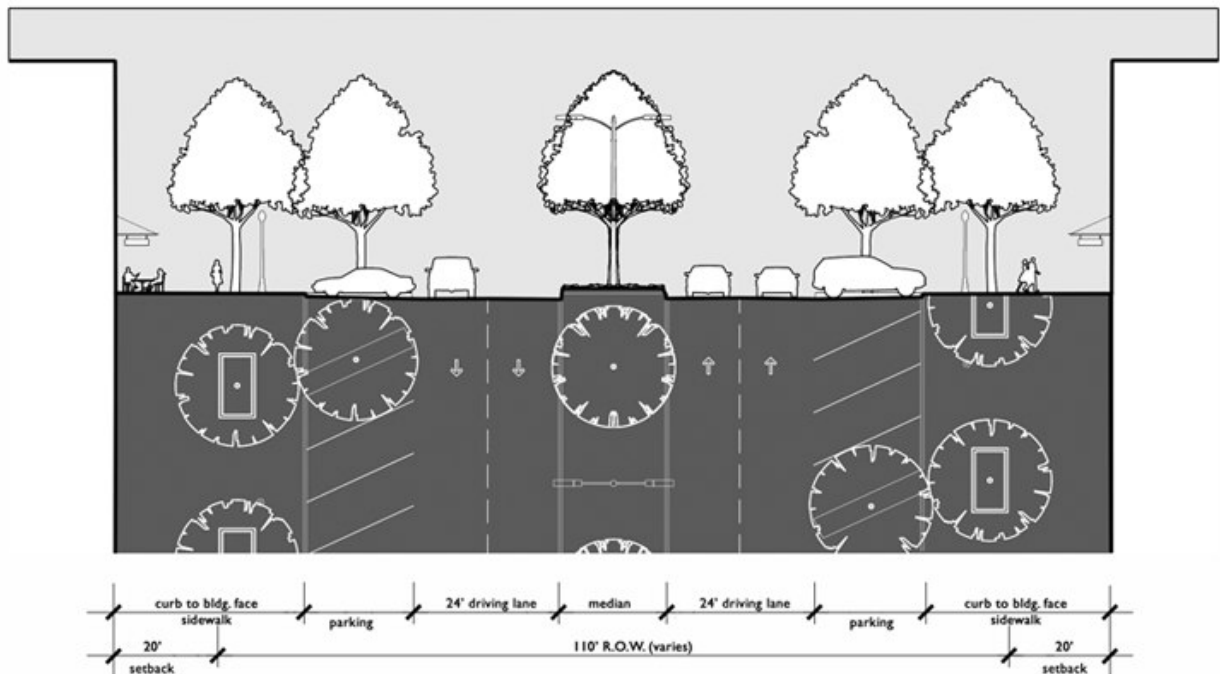
D. Private Mews

(within “blocks” formed by local streets on the Plan)

STREET STANDARDS AND SECTIONS

The design standards for the street framework listed above are intended to provide a hierarchy of streets connecting the planning Sub-Districts together within one recognizable development area known as The Campus District. With slight variations to be approved by City Staff, these sections will apply to all roads within the Campus District, whether public or private. All dimensions to curb face.

Street trees 30' o.c. average
Vehicular lighting in central median
10' to 12' pedestrian lights at 90' o.c. average
Angled parking with trees in parking row

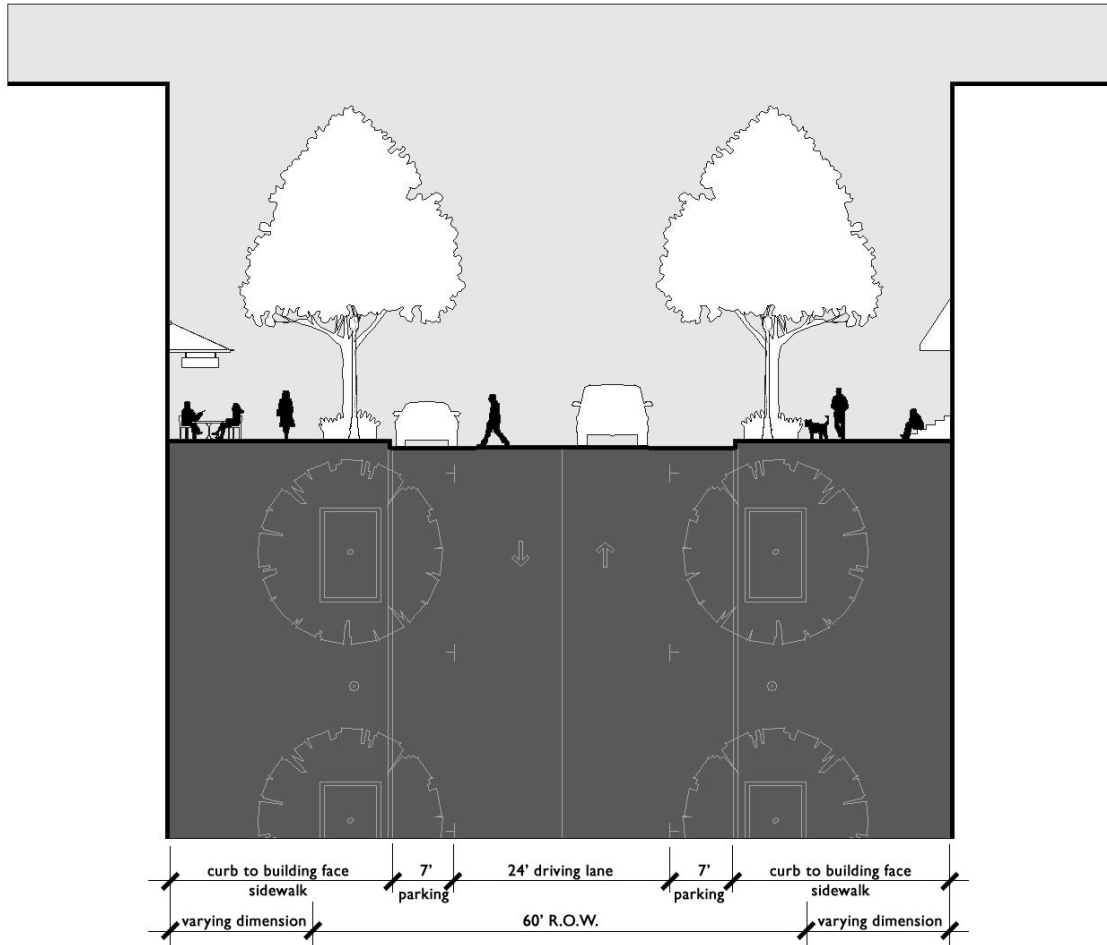


Campus Corridor Section (typical)
6 lanes total: 4 traffic, 2 parking

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Street Framework Design Standards

Street trees 30' o.c. average
10' to 12' pedestrian lights at 90' o.c. average
Parallel parking contained within curb neckdowns at intersection

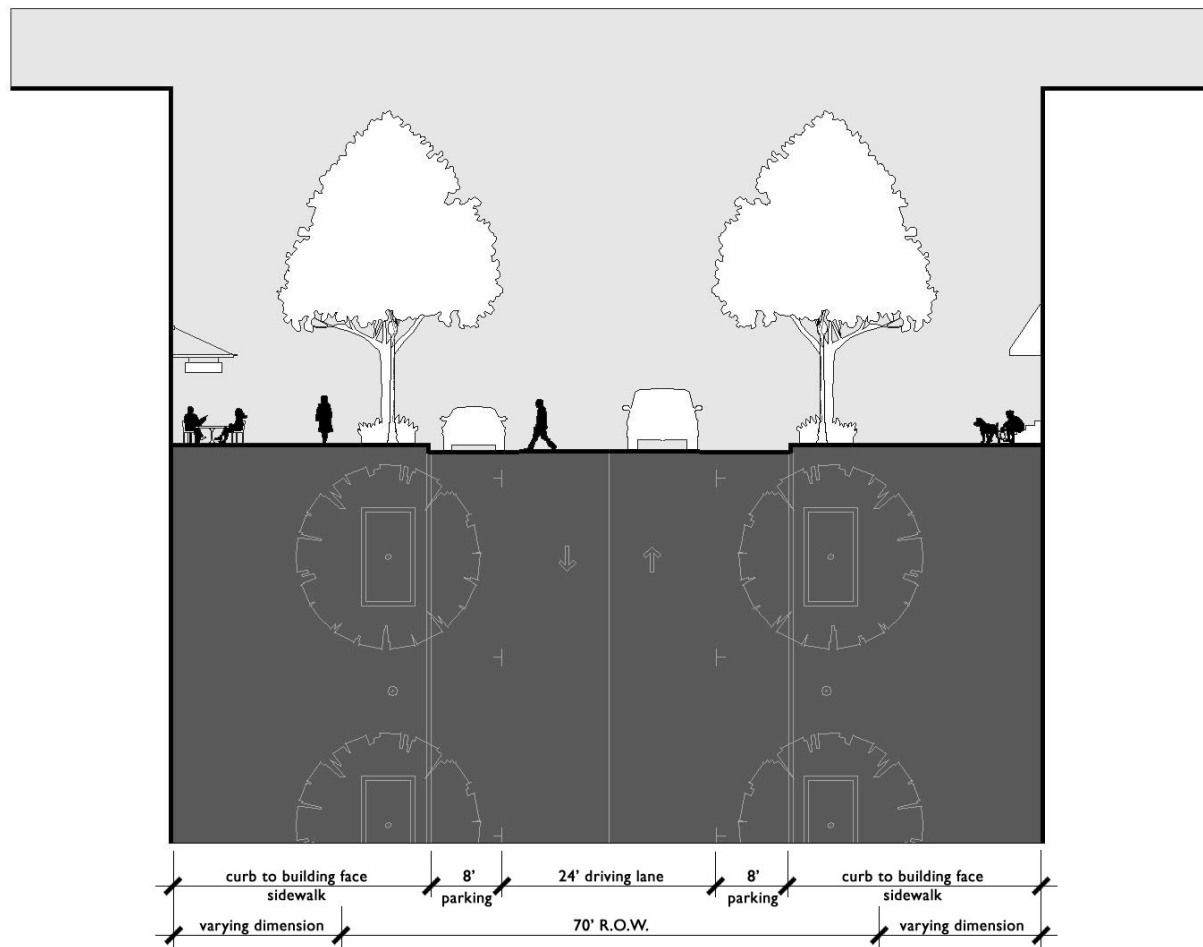


60' Local Street Section (typical)
4 lanes total: 2 traffic, 2 parking

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT

Street Framework Design Standards

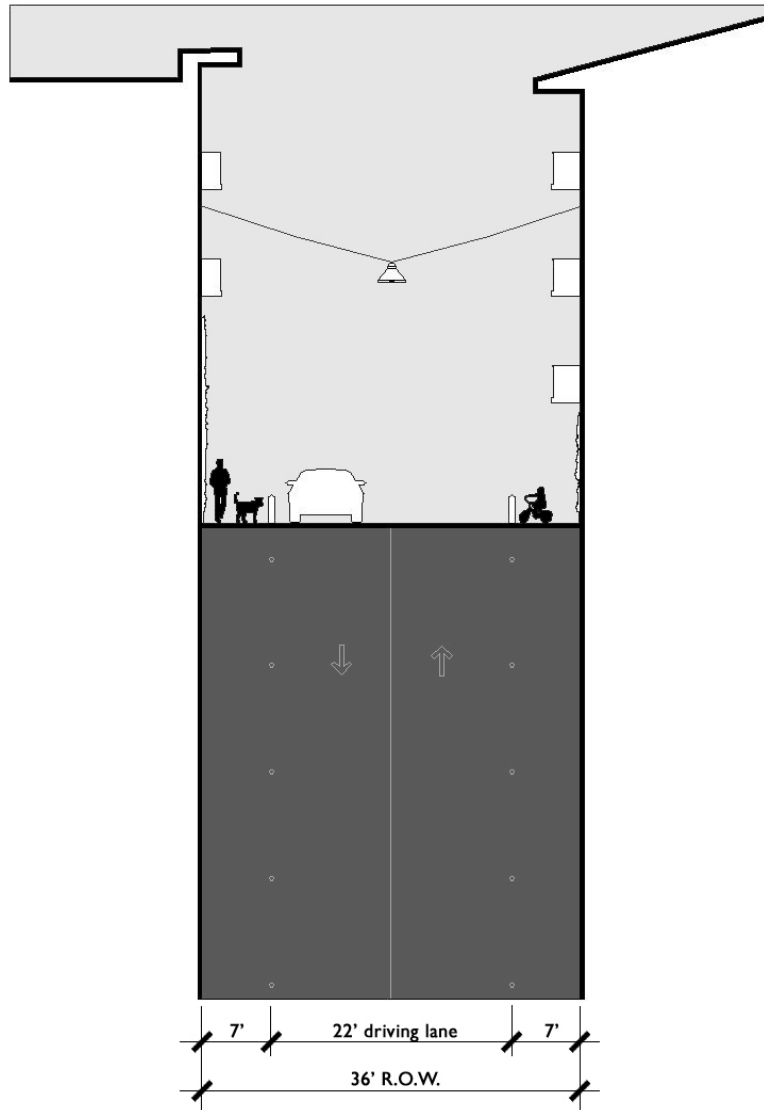
Street trees 30' o.c. average
10' to 12' pedestrian lights at 90' o.c. average
Parallel parking contained within curb neckdowns at intersection



70' Local Street Section (typical)
4 lanes total: 2 traffic, 2 parking

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT
Street Framework Design Standards

Hanging pendant lights 10' min. clearance
Vine leave-outs, bollards, enhanced pavements, benches add to streetscape design

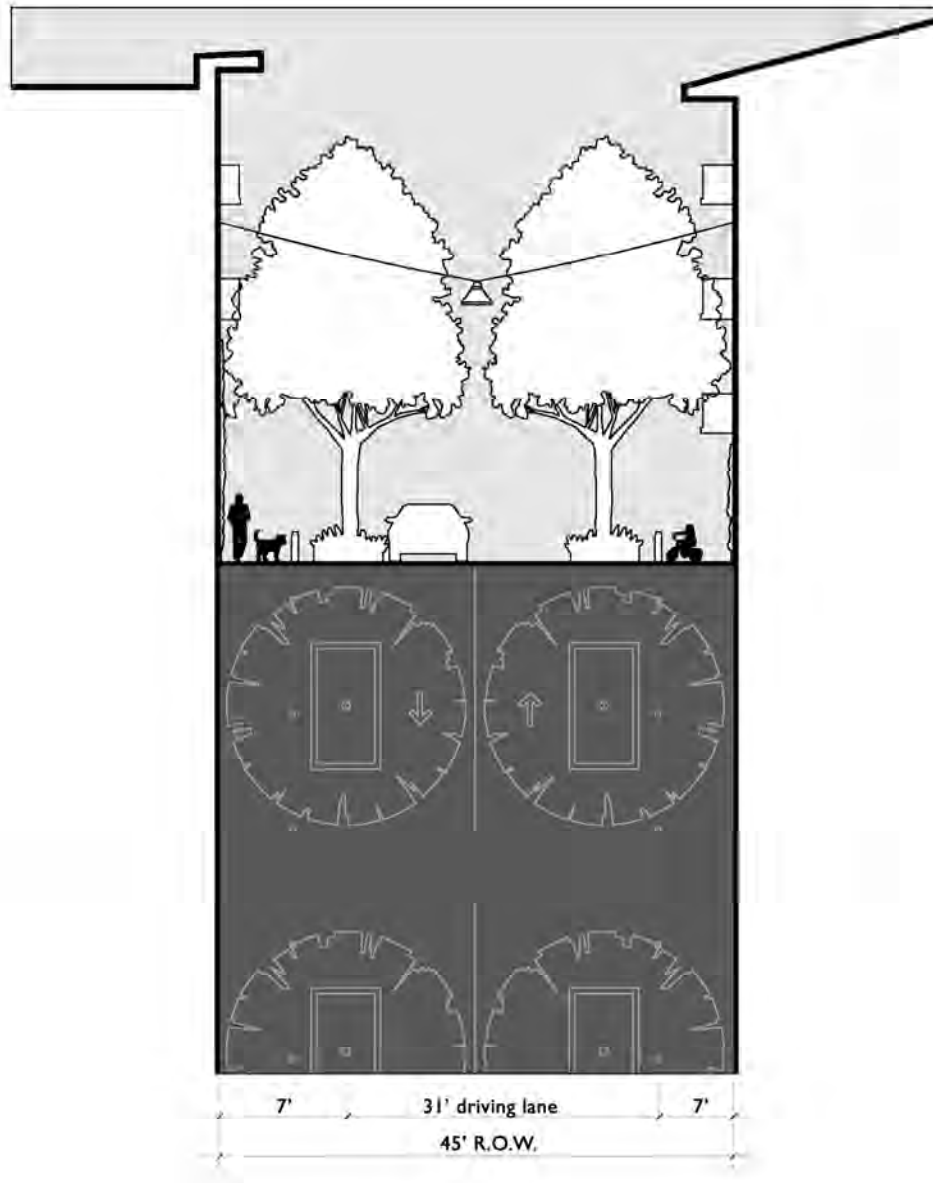


36' Mews Street Section (typical)

DESIGN STANDARDS for the LANCASTER CAMPUS DISTRICT
Street Framework Design Standards

Hanging pendant lights 20' min. clearance

Vine leave-outs, bollards, enhanced pavements, benches add to streetscape design



45' Mews Street Section (Typical)

V. DESIGN REVIEW PROCESS

Checklist

- ☐ Has the correct sub-district been noted for the development site?
- ☐ Are the proposed site uses permitted within the sub-district?
- ☐ Are other use limitations met per the sub-district guidelines?
- ☐ Do all buildings within the development meet the requirements of the sub-district guidelines for Building Placement?
- ☐ Does the development plan meet the requirements in the Site Controls section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements for the Building and Massing section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements for the Ground Floor Building Level section of the sub-district guidelines (if applicable)?
- ☐ Does the development plan meet the requirements for the Exterior Appearance of Buildings section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Exterior Illumination section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Parking Area section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Private Streets and Driveways section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Service and Equipment Areas section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Signage section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Fencing section of the sub-district guidelines?

- ☐ Does the development plan meet the requirements of the Site Landscaping section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Streetscape section of the sub-district guidelines?
- ☐ Does the development plan meet the requirements of the Underground Utilities section of the sub-district guidelines?

Submittal Documents for Design Review

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Preliminary Utility and Drainage Plan
- ☐ Elevations

VI. EXHIBITS

EXHIBIT 1 – Sub-District Plan

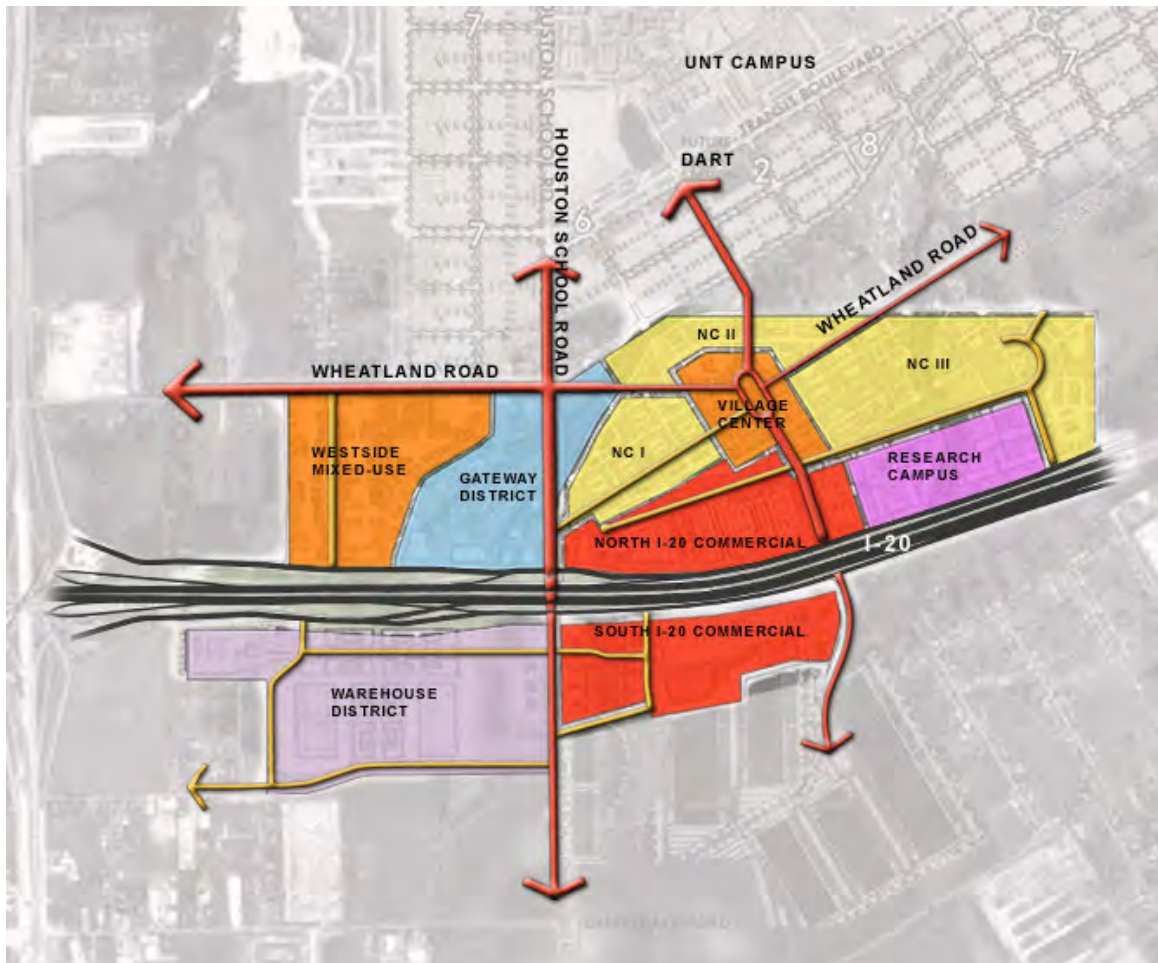


EXHIBIT 2 – Parcel Overlay Plan

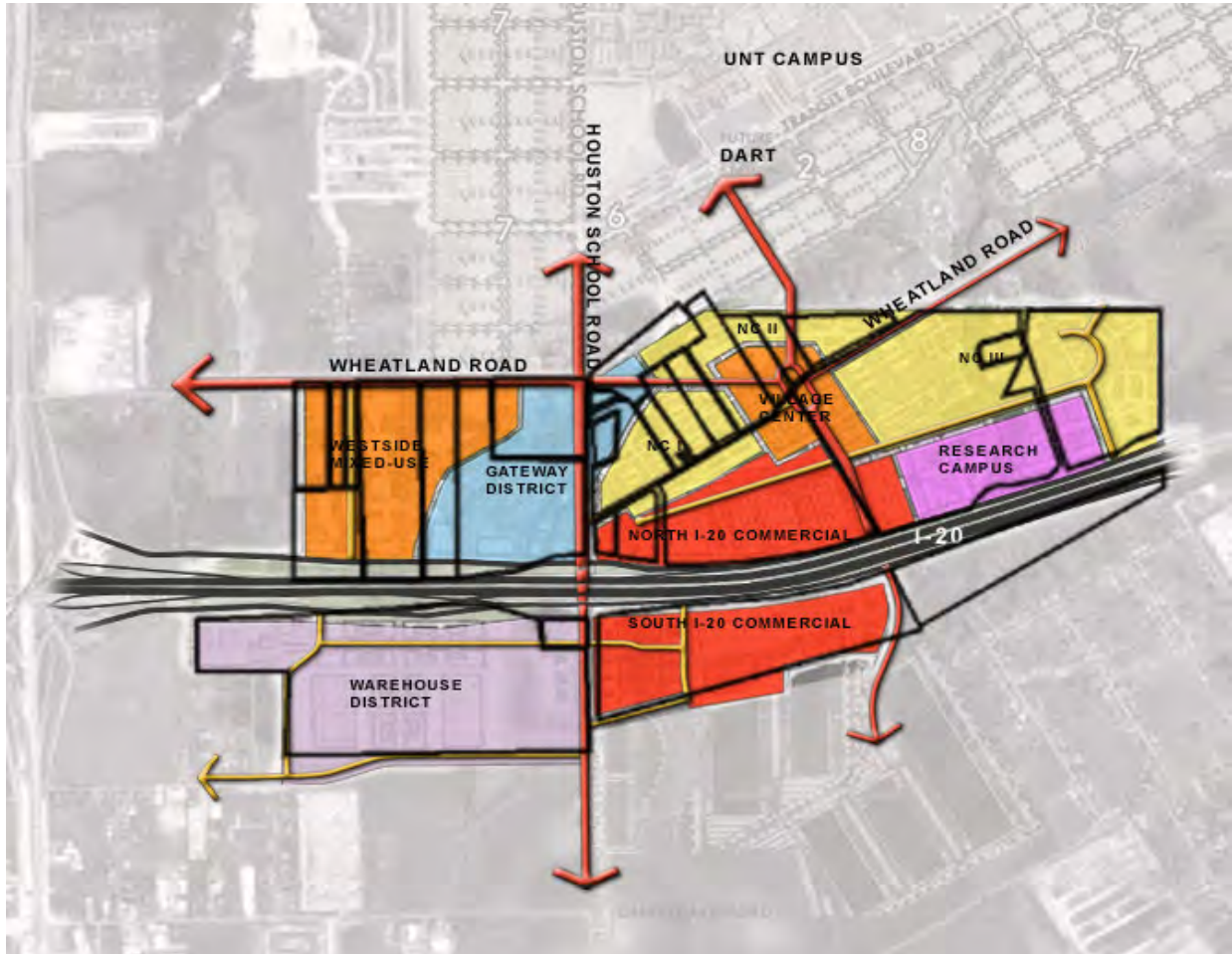


EXHIBIT 3 – Street Framework Plan

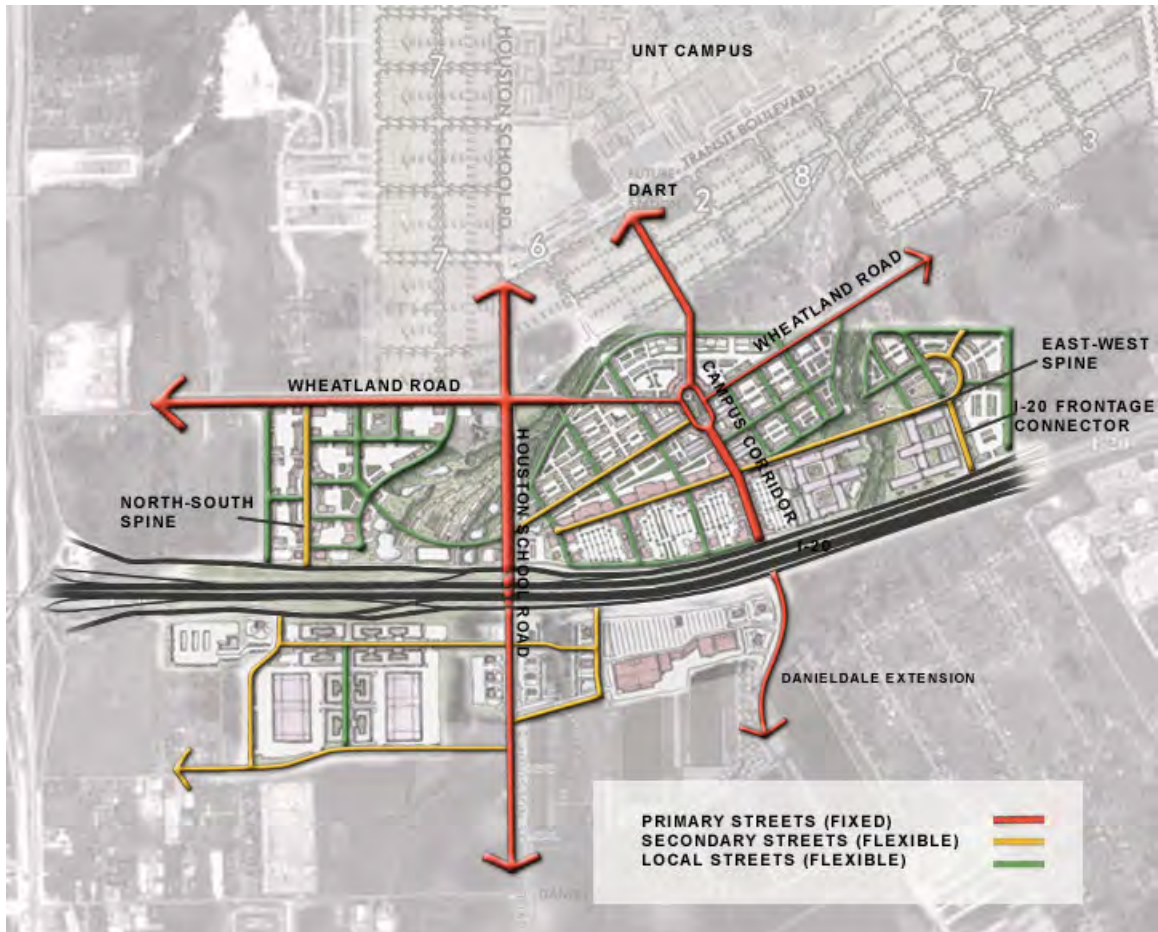


EXHIBIT 4 – Open Space Plan

