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ARTICLE 1: DESIGN REVIEW MANUAL

SECTION:

1-101 Introduction

1-101 INTRODUCTION

Fairview's environment is its most important asset, in seeking to attract residents, businesses and employment opportunities. Its natural environment sets a demanding standard; the lakes and rolling hillsides provide an unparalleled setting for places to live, shop and work. However, as Fairview has grown rapidly to a community of more than seven thousand (7,000) residents, some of the buildings and areas developed have not received sufficient attention and residents are disappointed in their quality. The purpose of this manual is to communicate a set of design standards for new development in the City aimed at ensuring that Fairview lives up to its residents' aspirations.

1-101.1 Basis for the Standards

1. "To promote qualities in the environment that sustain the community's economic well-being;"
2. "To foster the community's attractiveness and functional utility as a place to live and work;"
3. "To preserve the community's heritage by maintaining the integrity of areas enjoying discernable character contributing to this heritage;"
4. "To safeguard public investment in the community; and"
5. "To raise the level of citizen expectations favoring the quality of the community's visual environment." The standards which follow translate these purposes into guidelines for design. This manual also outlines the process which applicants must follow to seek approval of their projects by the Fairview Municipal Planning Commission.

1-101.2 Purpose of this Manual

This Manual explains the goals and standards which the Planning Commission will apply in reviewing proposals. It does not reproduce all of the specific requirements stated in the Zoning Ordinance, Subdivision Regulations, or other applicable development standards and regulations. Applicants are advised to consult all such documents prior to preparing plans. The Manual also is not intended to discourage applicants from submitting plans which are in the spirit of the standards, but not their letter, particularly if departures hold merit for a particular site or circumstance.

In such instances, the Fairview Municipal Planning Commission may decide to make exceptions from its standards. The burden of demonstrating that the plan is appropriate falls upon the applicant. Design review will occur in parallel with other reviews of a project mandated by present requirements, with consistent materials used for all reviews. The Design Review Process is described step by step in Article III, Section 3-101, of this Manual. Where site plan review is required, Design Review will occur at the same time.

1-101.3 Goals for Community Appearance and Character

Certain attitudes about Fairview's appearance and character are widely shared by its residents. These provide the basis for the specific standards included in this manual.

1. Natural Character

Fairview's natural character should be preserved and enhanced with new development. Especially important are retaining mature trees and vegetation, maintaining topography, preserving important views to the lakes and other natural features, and ensuring that new buildings sit within a generously landscaped setting.

2. Compatibility

New buildings should be compatible with their neighbors, assuming that the neighboring structures are a credit to the community. That does not imply uniformity of architectural style; rather a sympathetic response to the height, scale, materials, color, site location and other aspects of nearby structures.

3. Orderly Public Realm

The city's character is largely formed by the appearance of its important streets. How public and private elements of the streetscape relate to each other provides a sense of order -- public roadways, shoulders and medians, utility lines, and traffic signage in relationship to private landscaping, parking areas, building facades and signage. Scrutiny of what may be seen from public ways should be most intense, while less visible private areas of sites should be more at the landowner's discretion.

4. Restrained Communications

Private signage and advertising should be restrained and not detract from the sense of continuous landscape. The principal purpose of onsite signage is to identify establishments, and to direct those seeking to visit them safely and efficiently to their destination. Signage that is limited in size and set in a strong landscape surround can be more visible than a cacophony of

uncontrolled messages.

5. Diversity of Opportunity

Fairview wishes to continue to attract diverse housing types, services and other community attractions. In reviewing plans and proposals, it wishes to work with developers and builders to find a formula for creating projects that are economically viable as well as harmonious with the community environment.

6. Residential Privacy

The sense of privacy of residential areas should be protected, especially from nuisances created by adjacent uses, such as noise, traffic, high lighting levels, and uncontrolled access. Within residential areas, there should be privacy of individual units.

7. History

References to Fairview's past -- both its natural and settlement history -- should be preserved wherever possible. These include: artifacts such as rock fences, walls, areas of formal landscape, historic cemeteries and archaeological sites; structures more than fifty (50) years old; and traces of prior fields and land subdivisions.

8. Utilitarian Elements

As a way of reducing disorder and emphasizing the human environment, utilitarian elements should be masked or located out of public view. These include mechanical equipment on buildings, transformers, meters, refuse stations, electric wiring and service areas.

1-101.4 Development Subject to Design Review

The following development shall be subject to the provisions of this section:

1. All development requiring Site Plan approval by the Planning Commission, as per Article 16, Subsection 16-103.3, of the Zoning Ordinance. Development eligible for approval by staff is exempt from Design Review;
2. Any external modification to the type of development which is subject to Site Plan approval requirements as specified in Subpart 1.
3. Where the applicant is requesting final Master Plan approval under PUD Regulations, plans will be subject to the standards of Design Review, notwithstanding Article VIII, Subsection 8-203.4, of the Zoning Ordinance.

4. The following external modifications, in addition to Subpart 2, above, shall require Design Review approval in accordance with the terms of this section, but for the proposed modification only:
 - (a) changing the color of more than twenty-five (25) percent of the exterior of the building;
 - (b) adding or replacing awnings except replacing with the same size, style and color;
 - (c) modifying the roof except replacing with the same roof type or roofing material;
 - (d) adding or changing any dormer, cupola, pergola or other architectural feature. The modifications described in Subparts a through d, above, may be approved by the City Planner and, if so, reported to the Planning Commission at their next meeting. Should the City Planner determine that the proposed modifications possess design characteristics which, as per the objectives of this Manual, merit review by the Planning Commission, Planning Commission approval shall be required.

5. Any development which the City Planner determines to possess design characteristics which merits review to achieve the purposes of this ordinance. Reasons for the City Planner's determination shall be clearly stated in writing. Appeals from the City Planner's determination shall be filed with the Planning Commission within fifteen (15) days, thereof, and resolved by the Planning Commission within forty- five (45) days of said filing.

1-101.5 Provisions for Modification of Approved Design Features

Building and site improvements, the design of which is regulated by this Design Review Manual, and which improvements were required and/or provided in conjunction with the approval of a Site Plan by the Planning Commission after the adoption of the Fairview Design Review Manual, on **September 11, 2007**, shall not be modified except in conformance with this section. The design of said improvements and all features thereof shall be maintained as originally approved by the Planning Commission. Minor modifications prior to construction, during construction, and/or following construction may be approved by the Planning Director in accordance with Article XVI, Subsection 16-103.6, of the Fairview Zoning Ordinance, provided such modifications are in compliance with this Design Review Manual and are reported to the Planning Commission at their next meeting. All other changes shall require the review and approval of the Planning Commission.

1-101.6 Maintenance of Improvements

Routine maintenance shall be performed as needed including, as a minimum, the following:

1. Building and appurtenances, including signs, shall be cleaned and painted or repaired as to maintain an attractive appearance;
2. Illuminated elements of buildings and signs shall be replaced as required to maintain the effect for which designed;
3. Landscape and plant materials which are dead or deteriorated shall be replaced to the same specifications on the originally approved site plan;
4. Parking areas shall be kept in an orderly state, properly marked, and clear of litter and debris; and
5. The property shall be kept free of all refuse and debris and shall have the vegetation cut periodically during the growing season as per Fairview Municipal Code, 13-104. Failure to comply with the requirements of this section after a notice of noncompliance has been issued by the City Planner with a stated time frame for compliance shall be deemed a violation of Fairview Municipal Code, TITLE 13, and shall be subject to the sanctions set forth in TITLE 13, SECTION 13-111, as well as to the revocation of any permit, license, certificate or other approval initially issued by the city as a basis for construction and/or occupancy of the development on which the violation has occurred.

ARTICLE 2: DESIGN REVIEW STANDARDS

SECTIONS

2-101 Site Layout

2-102 Grading, Drainage, and Topsoil Preservation

2-103 Preservation of Existing Trees and Site Features 2-104 Architectural Character

2-104 Parking Configurations

2-105 Screening

2-106 Lighting

2-107 Signage

2-101 SITE LAYOUT

2-101.1 Site Coverage

Sites should not be covered completely with impermeable surfaces which prevent percolation of water back into the soil and can cause erosion, street flooding, or overloading of storm sewer systems. A minimum of twenty (20) percent of the site shall be devoted to permeable surfaces, such as landscaped areas. This will also ensure that buildings are set in a strong landscape.

2-101.2 Entries and Curb Cuts

Entries to sites from public streets should be clear, controlled and safe. Continuous curb cuts confuse circulation of automobiles as well as destroying the pedestrian environment, and reduce opportunities for landscaping. The City of Fairview's Zoning Ordinance establishes specific standards for the location and design of curb cuts and site entries. The number and width of curb cuts along a property should be the minimum necessary for effective on and off-site traffic circulation. A combined or shared entry between properties is encouraged. If two entries are needed, a one-way system should be considered to reduce curb cut area and maximize parking area.

2-102 GRADING, DRAINAGE, AND TOPSOIL PRESERVATION

2.102.1 Overland Drainage and Detention

The rate of peak runoff at site boundaries should not increase significantly from that prior to development. Landscaped retention/detention areas should be created where possible to collect runoff from paved areas. Such areas should be treated as visual amenities for the site, and not as utilitarian or unkempt areas. If retention is chosen, then the area will be considered an amenity. If detention is chosen, then the area will be considered a service area and shall be landscaped accordingly.

2-102.2 Topsoil Stabilization and Standard Depth

Topsoil should be removed from sites or used in spoil. Topsoil should be saved during construction and then placed over landscaped areas at a depth of at least six (6) inches. All landscape beds shall have a minimum of six (6) inches of topsoil. If six (6) inches are not present, topsoil shall be brought on site and placed in landscape beds.

2-103 PRESERVATION OF EXISTING TREES AND SITE FEATURES

In an effort to maintain existing natural surroundings, mature trees and natural vegetation should be maintained where possible. To insure this, a tree survey must be submitted during the review process. Planning Commission approval is required to remove existing mature trees.

2-103.1 Retention of Existing Trees

Existing trees are to be shown on site plan submitted for approval. Existing trees are divided into two categories:

1. **Isolated Trees:** All trees ten (10) inches or greater shall be delineated along with size and species.
2. **Forested Areas:** General outline of forest stand shall be delineated. Areas shall be surveyed in one-tenth acre tree plots. The total number of plots shall be determined by the City Engineer. Within each plot, every tree greater than 10 inches Diameter at Breast Height, or DBH, shall be counted and categorized based on species, health and form. The total number of plots shall be used to extrapolate the total trees over 10 inches DBH for the site. A map with aerial photography shall be submitted for Planning Commission review with supporting table summarizing number of trees, total caliper inches, and species.

2-103.2 Protection of Vegetation Surroundings Specified for Retention

If healthy mature trees and vegetation are to be retained, then the surroundings of said vegetation shall not be disrupted by grading, construction or materials storage which may endanger their vitality. Within the drip line of mature trees, the ground elevation should not be altered, and disturbance of ground surface should be minimized. A vegetative protection barrier shall be constructed which denies access of construction activities under the drip line of the trees/vegetation.

2-103.3 Tree Removal

When the site layout makes it necessary to remove a tree having a caliper

of 10" or more, the tree must be replaced on site as near as practical to where the tree was removed. Replacement must match the tree's caliper by reaching an equivalent multiple, e.g., a twenty-four (24) inch caliper tree could be replaced by six, four (4) inch caliper trees or eight, three (3) inch caliper trees. A replacement ratio shall apply in addition to normal landscape requirements. Existing tree replacement within areas zoned IR, IG and IS is limited to a twenty-five (25) percent replacement ratio. Development in all other zones will be held to a fifty (50) percent existing tree replacement ratio. Consideration for tree replacement will be given to sites with difficult development situations including excessive amounts of rock, steep slopes and drainage problems. Sites which do not exhibit these natural characteristics will be held to the tree replacement ratio stated above. Special consideration should be given for existing trees located along property boundaries, road frontages and other areas not requiring extensive grading. Existing trees removed within one (1) year of development without Fairview Municipal Planning Commission approval will be held to the highest standards for tree replacement and other design review criteria.

2-103.4 Tree Bank. Exception Request

An exception may be granted by the Planning Commission from the Tree Replacement Ratio if the applicant demonstrates an inability to assure growth of trees on site due to unique soils, topography, excessive amounts of rock or limitations due to size of lot or configuration of building design. The applicant shall provide the required number of replacement trees in a public area designated by the City Planner as approved by the Public Works Supervisor and/or Parks Director, if permitted by seasonal variations. In the event the developer chooses to plant off-site, the species and location must be approved by the Fairview Municipal Planning Commission and covered by the Certificate of Compliance, bonding procedure and insured. If weather does not permit planting or if the applicant requests and approval is granted by the Planning Commission during the site plan review process, a payment in lieu of planting may be made at the time of issuance of a Building Permit. This money will be placed in a Tree Bank fund which is limited to the cost of landscaping and planting improvements on public property and public Right of Way. A cost of fifty dollars (\$50) per caliper inch of Replacement Ratio will be required. Annual planting programs will be carried out by the mutual agreement of the City Planner, Parks Director, and the Public Works Supervisor. This provision is not designed to allow the applicant to avoid the minimum site requirements, but rather an effort to provide an alternative measure to insure the growth and vitality of all plantings.

1. Retention of Site Feature

A natural setting is one of Fairview's attractive qualities. Streams wetlands, large rock outcrops, stands of native vegetation, fence rows, rock walls, cemeteries and other notable natural features must be located on the site plan and preserved wherever possible. Bands of trees such as fence rows, when present alongside and rear lot lines, shall be maintained as an effective screen and wind buffer.

2. Preservation of Notable Old Structures

Structures which are over fifty (50) years old or are valued for their local significance should be located on the site plan and retained if possible. Incorporation of such structures into the site's development as a special feature is encouraged. If the structures are not to be retained or adapted, reasons should be given.

Section 2-104 ARCHITECTURAL CHARACTER (Amended by Resolution # 2011-2 on 11/08/2011)

2-104.1 Architectural Design and Building Requirements

Building forms should be tailored to fit within the existing topography and site features as much as possible. In most cases, buildings are not viewed in isolation, but rather in the context of other buildings. While architectural style may vary, buildings of a proposed development should be compatible with surrounding buildings with regard to massing, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

1. BUILDING MATERIALS AND COLORS

The use of materials and colors compatible with buildings in the vicinity which comply with this manual is encouraged. A minimum of seventy (70) percent brick coverage of each wall area which shall be accented by stone is required on all sides of commercial and institutional buildings whether visible from a public street or not. Where split face concrete block is to be used, it is recommended that such be used in combination with brick or stone and that split face concrete block not exceed twenty (20) percent of the area of each wall. Where EIFS (Exterior Insulation Finish Systems) or synthetic stucco is to be used, it is recommended that such be at least five (5) feet above grade and above brick or stone and that brick or stone be used as accents.

2. CONVENIENCE MARKETS AND GAS STATIONS

Within small convenience markets, where gas will be sold the canopy supports shall consist of brick and stone and extend through the roof line. The base of the support shall be stone four (4) foot above grade

and finished out with brick.

3. MULTI-FAMILY RESIDENTIAL

In all RM (Multi-family Residential) and Commercial zone districts, where multi-family dwellings are permitted, the development shall comply with the Commercial Design Review Manual, in regard to roof lines, offsets, projections, architectural features, and building materials.

4. PROHIBITED BUILDING MATERIALS

The use of certain materials is prohibited in all commercial zones and for institutional buildings in all zones. These prohibited materials include vinyl siding, exposed or painted corrugated metal or plain sheet metal roofs (except that standing seam metal roofs and batten metal roofs are allowed), exposed or painted metal siding, exposed standard concrete blocks, and exposed concrete tilt up walls.

5. INDUSTRIAL BUILDINGS

In industrial zones, brick, stone, split face concrete blocks of an approved color, drivit, stucco and EIFS (Exterior Insulation Finish Systems) are encouraged on the front of all buildings. On corner lots, both sides of the building facing a street are considered the front of the building. On all other sides facing a street, the above stated materials are encouraged, or, in lieu thereof, evergreen trees and shrubs may be planted so as to screen the view of these sides of the building from view from the street. With such screening, these sides, as well as all other sides not facing a street, may be constructed of painted metal siding, painted concrete block (plain or split faced) or painted concrete tilt-up walls. Full Chroma colors shall not be used, except as accents. Neon lighting/tubing is to be limited to the walls of commercial buildings in the form of a single band of such tubing around not more than the perimeter of the building. For a more detailed outline, refer to Article II, Section 2-108, Signage, of this Manual.

6. PERMISSIBLE BUILDING MATERIALS

These materials are permitted in conjunction with the seventy (70%) percent required brick coverage of each wall area, as required in Section 2-104.1 of this Manual. It is recommended that the development incorporate three (3) of the following to create depth and architectural character.

- STONE
- ROCK
- HARDIBOARD
- SPLIT FACE BLOCK NO MORE THEN 20 PERCENT IN A WALL AREA

- SYNTHETIC MATERIALS OF APPROVED COLORS SUCH AS MOLDED OR PREFABRICATED ROCK OR STONE PANELS
- EIFS (Exterior Insulation Finish Systems)/SYNTHETIC STUCCO
- STUCCO

2-104.2 Adapting Prototypical Designs to Particular Sites

National "standard" designs should be adapted to reflect the City Of Fairview context, by careful siting, use of compatible materials, and landscaping of the site so that it blends with its surroundings.

2-104.3 Relationship to Streets

Buildings should be oriented such that their main entrances are visible from streets. Facades along streets should be treated in a manner which enhances interest. Displays or windows with active interior uses are encouraged; blank or undifferentiated facades are discouraged. "Stageset" facades on the street are not acceptable. The materials and colors of the street face shall continue on the sides and rear of structures. Building service areas or loading areas within commercial zone districts shall not be visible from public streets; they shall be located away from streets and/ or adequately screened. Screening shall meet criteria identified in Article II, Subsection 2-106.3, of this manual. Mechanical equipment shall be on roofs and shall not be visible from streets. Adequate screening must be provided. Landscaping with generous planting should define the street edge and entries of a development, as well as building entries.

2-104.4 Underground Power

All utility service shall be underground in accordance with the individual utility entities current standards, no overhead power lines allowed.

2-105 PARKING CONFIGURATIONS

2-105.1 Efficiency of Parking Areas

To allow space for landscaping and site improvements without significantly reducing the potential number of parking spaces on a site, efficient configuration of entries, circulation, and layout is encouraged. In ninety (90) degree parking configurations, the dimension of two (2) bays of parking and a drive aisle shall be no less than fifty-eight (58) feet. Angled parking dimensions should be based on nine (9) feet by eighteen (18) feet (9' x 18') parking spaces with twelve (12) foot drive aisles for one-way movement and twenty-two (22) foot drive aisles for two-way movement. However, if drive aisles also serve as designated fire lanes, they must be a minimum of twenty (20) feet in width. Small lots or those with narrow front yards are encouraged to develop one-way angle parking configurations,

with curb cuts narrower than the maximums noted above for entry and exit lanes.

2-105.2 Off-Street Parking Landscape Provisions

This section shall apply to all parking lots, which contain more than twelve (12) parking spaces.

2-105.3 Perimeter Landscaping

1. Perimeter landscaping helps to define and screen parking, loading, and other vehicular use areas and minimizes the negative impact of two (2) adjoining lots becoming one large paved expanse. The perimeter landscape requirement is not intended to hinder the ability to provide vehicular access or pedestrian use between lots.
2. The following perimeter landscaping standards shall apply to interior lot lines, side or rear lot lines, areas adjacent to parking lots or other vehicular use areas, including driveways.
3. Size and Location, The developer is to provide a minimum eight (8) foot perimeter landscape strip along all interior lot lines, side or rear lot lines or areas that are adjacent to parking, loading, or other paved vehicular use areas, including driveways, vehicle sales, truck parking, bus parking and vehicle storage.

4. Landscaping

The eight (8) foot perimeter landscape strip shall be planted with Class 2 trees. The spacing of these trees shall be equivalent to a minimum of one (1) tree per thirty-five (35) linear feet. The landscape strip shall consist of shrubs, lawn, or other vegetative ground cover to encompass the whole area with landscaping. If the thirty-five (35) foot linear application results in a remaining buffer area of more than eighteen (18) linear feet, one (1) additional tree shall be added. Minimum shrub planting density shall be equivalent to one (1) shrub per seven (7) linear feet of buffer area. Lawn coverage is optional for those areas planted with shrubs, spaced at intervals of seven (7) feet or less width. No tree shall be planted in the perimeter landscape area that is also serving as a utility easement without the approval of Water Authority of Dickson County (WADC). Piped irrigation shall be provided for perimeter landscaping.

5. Shopping Centers

All shopping centers larger than four (4) acres in size shall have a

landscape buffer constructed to a width of twenty-five (25) feet along any public street frontage. The landscape buffer width shall be twenty (20) feet for shopping centers containing less than four (4) acres. Within this landscape buffer shall be located the main signage for the shopping center and shall be of monument type not to exceed in height of more ten (10) feet and shall be of like materials of the building façade and located as not to obstruct the sight of the egress from the property.

TOTAL NUMBER OF PARKING SPACES	PERCENT OF TOTAL PARKING LOT AREA THAT MUST BE DEVOTED TO INTERIOR LANDSCAPING
1 -12	10 percent
13-100	15 percent
101-200	20 percent
201+	25 percent

NOTE: The required percentage of interior parking lot landscaping is in addition to the perimeter- landscaping obligation as noted in this section.

2-105.4 Interior Parking Lot Area Landscaping

Interior parking lot landscaping shall be required for any parking lot with more than twelve (12) parking spaces. The installation of landscape planters or other types of landscape application shall accomplish the interior parking lot landscaping.

1. Required Landscaping Percentages

The required amount of internal landscaping is based on the following scale.

2. Landscape Planter Islands

Landscape planter islands are interior parking areas surrounded by curbing material intended to provide visual relief from the expanse of asphalt, while also protecting the landscape from vehicular injury. Interior landscape planters aid in the orderly circulation of vehicular and pedestrian traffic. Landscape planter islands shall contain a minimum of sixty (60) square feet, and shall be no less than eight (8) feet in any horizontal dimension, measured from inside the curbs. The eight (8) foot minimum dimension may be reduced when a planter is configured in a triangular shape to accommodate angled parking. Piped irrigation shall be provided to each planter area/island.

3. Internal Planter Islands to Provide Visual Relief

Linear groupings of parking spaces shall not exceed twelve (12) in a row, without the installation of an internal planter island.

4. Parking Lot Layout to Guide Vehicle Turning Movement

Interior landscaping shall be designed to help guide major traffic movement within the parking area. Accordingly, interior landscape planters shall be spaced as evenly as feasible at the ends of parking rows throughout the lot to guide vehicle-turning movements.

5. Trees Required Within the Interior Planter Island

The interior planter island, serving a single row of parking spaces, shall be landscaped with at least one Class 1 or 2 tree and covered with low shrubs, lawn, or other vegetative ground cover. Interior planter islands, accommodating a double row of parking spaces, shall have one hundred twenty (120) square feet of area to include a minimum of one (1) tree and be completely covered with low shrubs, lawn, or other vegetative ground cover. Deciduous shade trees installed in the interior planting island must be pruned to a clear branch height of eight (8) feet above the path surface after the tree has reached maturity so as to not injure its health. Class 3 trees are prohibited in the interior planters due to their massive size at maturity.

6. Interior Landscaping Design Flexibility

If the required amount of landscaping seriously encumbers the parking lot and traffic circulation functions, the City Planner has discretion to allow the relocation of up to thirty (30) percent of the required internal landscaping to the entranceways or perimeter of the general parking lot area; likewise, the City Planner has discretion to reallocate the landscaping in cases involving small or oddly configured land parcels. The amount of landscape relocated shall be in addition to the perimeter landscaping and street landscape buffer requirements.

7. Landscape Damage

Parking areas and service drives shall be designed to prevent bumper overhang from damaging the adjoining landscaping.

8. Exclusion within Industrial Zones

Parking, storage, circulation and loading areas located within industrial zones are excluded from this section's interior parking lot landscape requirements. Other than this noted exclusion, industrial zoned development shall meet all perimeter right of way landscape buffer and open space requirements. Traffic islands or separators located at the entranceway of industrial zoned land shall be landscaped to include a water supply source. Property shall not be rezoned to

industrial for the purpose of avoiding the landscape requirements. Business parks are subject to the standard interior parking lot landscape requirements and the design review process.

9. Interior Parking Lot Landscape Maintenance

It shall be the responsibility of the property owner to keep all parking lot landscaping in good condition and free from weeds, refuse and debris or the shall be subject to the City's refuse/nuisance abatement remedies as outlined in the City of Fairview Municipal Code.

2-105.5 Existing Parking Lot Applicability

Parking lots existing prior to the enacting of this Ordinance shall comply with the following landscape requirements when they are subject to further improvement or repair:

No additional landscaping is required for parking lot improvements involving re-stripping, application of a parking lot overlay or sealant, parking lot replacement or other repair constituting less than thirty (30) percent of the parking lot area. If the property has more than one parking area, a thirty (30) percent improvement to any of them will trigger the site's landscape requirements.

All current landscape standards shall be met for a parking lot expansion, replacement, or repair representing greater than thirty (30) percent of the parking area.

The City Planner shall determine how to apply the landscape standards in the event a physical impediment (like the location of a building) prevents conformance with this section's landscaping requirements or the implementation of these requirements conflicts with the parking standards outlined in the Zoning Ordinance.

2-105.6 Fit Parking Areas to Site Topography

On sloping sites, lines of parking spaces should run parallel to contours with planted medians taking up excessive slope. Paved areas should not exceed a five (5) percent slope. Detention of runoff within parking areas or in adjacent landscaped areas is encouraged. Stormwater runoff from parking areas should not sheet flow onto public streets or sidewalks.

2-105.7 Compliance of Existing Sites

An exception may be requested in the event an existing site crosses the threshold for compliance of Design Review, as referenced in Article I, Subsection 1-101.

Development Subject to Design Review. Meeting the minimum requirements of these provisions may be difficult due to site limitations, loss of necessary parking spaces, limitations due to the size of lot, or configuration of building design. In these instances, an exception may be requested from the Planning Commission during the Site Plan Review Process, which meets the requirements of Article II, Subsection 2-103.4, Tree Bank, Exception Request.

2-105.8 Streetscapes

A consistent landscape treatment along public streets enhances the appearance of the public domain, and provides an attractive unified setting for variation among individual developments. Landscaped areas should dominate the frontage of any site, where entries are the only interruptions. A streetscape area shall be twenty-five (25) feet in depth from the property lines adjacent to the full boundary of all lot lines adjacent to a public street. Street Trees shall be located within the streetscape areas. If trees are planted in sidewalk zones, a protective grate or planted zone must be provided to allow waters to reach the roots, with minimum dimensions of five feet by five feet (5' x 5'). Trees should be planted along streets at least forty (40) feet on center with relatively even spacing. If frontages exceed a multiple of forty (40) feet, an additional tree should be planted along the street, e.g., a frontage of fifty (50) feet should contain two (2) trees, a frontage of one hundred-thirty (130) feet should have four (4) trees. All streetscape trees located in Industrial General (IG) Districts shall be on sixty (60) foot centers. Acceptable canopy street trees are: See attached tree list. Acceptable understory trees which may be substituted for canopy trees where overhead power lines are present: See attached tree list. Other general and species not listed here will be considered on a case-by-case basis. In an effort to minimize the visual impact of parking areas in commercial zones, shrub rows shall be planted at a minimum height of twenty-four (24) inches along the boundaries of any parking area visible from public streets. Creativity in the layout and variety of planting materials used for parking lot screening is encouraged. Species used shall be evergreen or have dense branching qualities which provide an effective visual screen in all seasons.

2-105.9 Plant Materials

Fairview displays a robust ecosystem, with a variety of native plant materials. The use of these hardy and attractive native species in developments is encouraged. Plant materials should be installed at a reasonable size, to provide a sense of presence and to mitigate microclimate impacts caused by development. Street trees need to be large enough when installed to have some presence while allowing views to sites and branching above pedestrians walking along the sidewalk. All

streets trees shall be at least **four (4) foot** caliper. Within a site, deciduous shade trees shall be **three (3) inch** caliper; evergreen trees shall be **five feet – six feet (5' - 6')** in height and heavy sheared; deciduous ornamental trees shall have a minimum caliper of at least **three (3) inches**. No more than **fifty (50) percent** of site trees may be comprised of ornamental trees. Consideration will be given on a site-by-site basis for various species to be used for street trees in areas where there are height limitations, such as power lines, electric poles, etc., which act as deterrent to growth. Upright shrubs should be at least **three (3) feet high**. Consideration will be given to shrubs with **thirty (30) inch** heights in certain locations based on species. Spreading shrubs should have a minimum spread of **eighteen (18) inches**. Grass areas shall be of sod or established lawn at the time of issuance of a permanent use and occupancy permit. Sod is encouraged on steep slopes and areas visible from the street or public parking areas. All landscape zones and plantings installed by the developer shall be in compliance with all planting notes. Size and species identified in planting list shall be as specified unless otherwise approved by the City Planner prior to installation. All species and size of species shall be in conformance with the American Standard for Nursery Stock developed by the American Association of Nurserymen, Inc.

2-105.10 Irrigation and Pruning

In all commercial base zone districts a permanent irrigation system shall be installed for all lots. The irrigation system shall be designed to provide total water coverage to all required planting beds. A plumbing permit must be obtained from the Codes Department prior to beginning any installation. In the event a moratorium on water usage is declared, the requirement for a permanent irrigation system will be suspended for the length of the moratorium. Plantings shall be kept watered, fed, cultivated, and pruned to give a healthy appearance during all seasons. Excessive pruning of site and street trees is strictly prohibited (No topping). Shrubs that screen parking areas shall be maintained as continuous hedges, not pruned or sheared into individual ball shapes.

2-106 - SCREENING

2-106.1 Conditions for Screening

Screening requirements vary by their purpose. Two types of screening conditions are distinguished:

1. Transitions between land uses; and
2. Nuisance screening for service and loading areas, dumpsters, materials storage areas, utility boxes, etc.

2-106.2 Performance Criteria

Screens are intended to provide visual and physical separation of conflicting uses, and should be designed to fit within their surroundings, not dominate the view. Screens should not block access to any above ground pad mounted transformer, and should provide fifteen (15) feet of clear access to the transformer doors. Screens should not impede or divert the flow of water in any drainage way. The maximum height for fences is six (6) feet, except for tennis courts which may be taller, and screening of service areas shall be at least six (6) feet and no more than eight (8) feet.

2-106.3 Design Standards

Design standards vary according to the function of the screen, as follows:

Transitional Screening: Transitional screening is required where commercial or industrial uses adjoin residential areas, where multi-family residential or mobile home sites adjoin one or two family housing zones, and within the Planned Unit Developments with similar adjacencies. Transitional screening should consist of a densely planted buffer strip at least eight (8) feet in width, designed to form an effective buffer in all seasons. Mature natural vegetation shall be retained in such areas and, if necessary, supplemented by new vegetation to screen sight lines. Consideration will be given on a site by site basis for removal of existing vegetation. An opaque barrier six (6) feet in height shall be located within the buffer strip. This may consist of a fence or wall of opaque materials resistant to deterioration by natural causes, or it may be of continuous evergreen plant materials. Within the buffer strip, trees shall be planted on ten (10) foot centers with (3) foot offset. Inclusion of ornamental trees and shrubs at a minimum height of forty-eight (48) inches is strongly encouraged to "soften" and provide a natural screening affect. Where areas adjoining residential zones are likely to be used for truck loading, storage or driveways, the transitional zone must be provided protection through use of earth berms or solid masonry materials. Where lighted parking areas are located adjacent to residential zones, lighting should be designed to minimize illumination across the boundary, and the transitional buffer must screen headlights.

Nuisance Screening: Nuisance Screening is required where certain land uses have been deemed to represent a nuisance or annoyance to neighboring property owners or the general public. Common characteristics of site nuisances include unsightliness, strong odor, and/or disturbing sounds. Nuisance screening shall

apply to any property or portion thereof to be used for the functions identified below. To reinforce the sense of natural surrounds and a consistent streetscape, all auto service functions such as areas to store cars while they are being repaired, auto or truck outdoor work areas, truck loading docks, and garage door areas in commercial or retail areas shall be screened from public view. Garage doors facing public streets are expressly prohibited in commercial or retail areas. Garbage collection areas shall be enclosed by a fence of wood and/or masonry construction on all four sides, with doors to remove containers. Where dumpsters are enclosed, the screening shall be at least two (2) feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view, screening shall be correspondingly taller. Landscape plantings are required around three(3) sides of all dumpster screens to soften the wood or masonry fence. Water meters, gas meters, electric meters, and ground-mounted air conditioning or mechanical units should be hidden from public view by screening. Screening requirements may be relaxed where areas are located so they are not visible from public streets or adjacent properties.

2-106.4 Suggested Plant Materials for Screening

Evergreen plants are recommended for effective year-round screening. Suggested evergreen trees and shrubs include: Arborvitae, Hetzi Juniper, White Pine, Red Pine, and Yew. Suggested broadleaf evergreen shrubs include: Red-Tipped Photinia, Euonymus, Leather leaf Viburnum (Semi-Evergreen), and Holly (Notably Foster Holly). Ornamental shrubs and trees may also be used for screening, preferably in combination with evergreen plantings or fencing. Suggested ornamental shrubs include: Red-Tipped Photinia, Willowood Viburnum, upright Hollies, and large flowering shrubs. Suggested ornamental tree species include: Dogwood, Magnolia, and Purple Leaf Plum.

2-107 LIGHTING

2-107.1 Design Criteria

To reduce adverse impacts on adjacent sites and minimize energy consumption, lighting should be carefully located and its intensity should be the minimum necessary for safety. Lighting levels shall be as evenly distributed across the property. Light fixtures which cast light primarily downward should be used. Warm lighting colors are preferred; blue-white color is discouraged.

2-107.2 Site and Parking Area Lighting

Site or parking area lighting shall not cast light beyond property boundaries.

Where necessary, cut-off devices should be used to avoid throw on adjacent sites. Lighting which would otherwise cast a glare or cause a nuisance to adjacent residential properties or public streets shall be obscured in some manner acceptable to the Fairview Municipal Planning Commission. Lighting levels within commercial/industrial sites that abut residential properties shall not exceed one (1) foot-candle at the common boundary. The total height of fixtures shall be in proportion to the building mass, and no more than twenty-two (22) feet. Ground-oriented, pedestrian scale lighting shall be considered as an alternative to pole mounted fixtures along sidewalks. Lighting fixtures should be compatible in style with associated buildings. Lighting directed on buildings is discouraged, unless it illuminates identification signage on the building façade.

2-108 SIGNAGE

The overall objective of the sign standards is to ensure that signage does not detract from the sense that Fairview's environment is a continuous landscape. The emphasis is on using signage for identification purposes, not predominately for advertising. Article 12, of the Zoning Ordinance, contains specific standards for signs and should be consulted for specific requirements. In addition to these requirements, the following design guidelines shall apply:

- A. Signage should be consistent in size, material and location within each development;
- B. Signage shall conform to the architectural character of the building development in terms of style, location, size, configuration, materials and color;
- C. Signs should not be of a design or material that attracts attention excessively and disrupts the public environment;
- D. All signs shall be ground mounted monument type signs as found in Article 12 of the Fairview Zoning Ordinance, and shall be placed in the middle of the lot frontage where practical so as not to impede visibility from entrances and exits; and
- E. Ground signs should include a base of brick or stone complemented with shrubs, flowers or other landscaping. Such shrubs should be low growing so as not to grow to the extent view of the sign would be blocked.
- F. Lighting of signs can be internal and to an illumination as not to distract motorist, external lighting should not be from the ground projecting upward, but from above the sign projecting downward.

ARTICLE 3: PROCEDURES

SECTIONS

3-101 Submissions Requirements

3-102 Variance Procedure

3-101 SUBMISSIONS REQUIREMENTS

Design review occurs in the context of review of the required Site Development Plans per Article 16, Subsection 16-103.3, of the Zoning Ordinance. The Fairview Municipal Planning Commission is required to review a project prior to issuance of a building permit. The materials required to be submitted for design review include the following: Color photographs of the site and of adjacent land structures, including any special features on the site. Photographs will be returned if requested after review by the Fairview Municipal Planning Commission. A site plan, drawn to scale, of sufficient size to show clearly:

- A. The dimensions, orientation and acreage of each lot to be built upon.
- B. The layout of the entire project and its relationship to adjacent properties.
- C. The location and dimensions of present and proposed streets and highways.
- D. The location of points of entry and exit for vehicles and internal circulation patterns.
- E. The location of points of entry and exit for vehicles and internal circulation patterns.
- F. The location and layout of all paved areas including off-street parking and loading facilities.
- G. All existing and proposed topography, with contours at intervals of no more than two (2) feet in areas that are disturbed.
- H. The size, shape and location of existing and proposed construction with uses noted.
- I. Please see Article 16, Section 16-103.3, of the Zoning Ordinance, for additional information.

J. The seal of a civil engineer licensed in the State of Tennessee.

K. Location and dimensions of all sidewalks.

A site landscaping plan, either as a separate drawing or integrated with the site plan above, showing:

1. The location of existing vegetation including all trees as required by Article 2, Section 2-103 of the Design Review Manual.
2. Proposed site landscaping with size, species, and numbers noted.
3. The location of all walls, fences, and railings with indication of their height and construction materials.
4. The location of exterior lighting and types of illumination sources, adequate to determine its character and enable review of possible hazards and disturbances to the public and adjacent properties.
5. The location of exterior freestanding signs.

L. The seal of an architect licensed in the State of Tennessee on Schematic Building Plans drawn to scale, including:

1. Exterior building elevations indicating all building materials and colored to illustrate their appearance.
2. The design of any signage to be mounted on the face of the structure.
3. Also desirable, but not required, are three-dimensional representations of the proposed building and site, particularly in relationship to surrounding structure.

This may be communicated through rendered perspective drawings, or through models.

The City Planner may waive any of the above submissions that he/she believes are unnecessary. The City Planner may also require such other information or exhibits, including samples of proposed building materials, as may be considered necessary to reach an informed decision on the acceptability of the project.

3-102 EXCEPTIONS PROCEDURE

Exceptions from the provisions established within this document may be granted by the Fairview Municipal Planning Commission subject to the following procedures, conditions, and stipulations:

- A. No Exception may be granted from any provision unless a specific finding is made that the resulting condition will meet the original intent of the provision for which the exception is being sought.
- B. No exception may be granted from any provision unless the applicant presents specific and detailed information as to the nature of the relief being requested and the alternative means proposed whereby the original intent of the particular provision will be accomplished.
- C. Any exception from any provision of these regulations shall be noted in the minutes of the Planning Commission meeting where such action is taken along with detailed findings that such exception:
 - 1. Is necessitated by conditions unique to the site in question.
 - 2. Provides equal or greater protection of the public interest than the original requirement or standard from which exception is requested.
 - 3. Meets or exceeds the intent of the original provision contained within these regulations.

ARTICLE 4: A DESIGN REVIEW CHECKLIST

SECTION

4-101 Checklist

4-101 CHECKLIST

The checklist indicates items which must be addressed in the application for design approval. The items may be dealt with in drawings and exhibits, or in a written narrative which accompanies the application and notes how the design standards have been met.

4-101.1 Site Layout

1. Site plan includes all the necessary information found in Section 3-101 (Submission Requirements) of this Design Review Manual.
2. Photographs of adjacent buildings submitted and their location shown on site plan.
3. Percentage of site devoted to permeable surfaces calculated.
4. Distances between curb cuts and their width noted.

4-101.2 Grading, Drainage and Topsoil Preservation

1. Existing and proposed topography shown at two (2) foot intervals.
2. Estimates of the amounts of material to be exported or imported to and from the site.
3. Runoff calculated and detention planned.

4-101.3 Preservation of Existing Trees and Site Features

1. Existing trees and vegetation areas noted, with all trees over ten (10) inch diameter-at-breast height located precisely.
2. Show all replacement trees for large trees proposed for removal. Large trees are defined as having a caliper of ten (10) inches or more, per Section 2-103.3 of this Design Review Manual.

3. Special site features noted, with plan for their protection.
4. Important views across the site to lakes or landmarks shown.
5. Age of existing structures on site noted, with plans for conservation of structures of fifty (50) years old.

4-101.4 Architectural Character

1. Building elevation shown with materials noted, and colored to accurately represent built appearance.
2. For prototype designs, indicate how they have been adapted to the City of Fairview per Section 2-104.2 and Article 5 of this Design Review Manual.
3. Location of building service area noted, with screening provided.
4. Location of exterior mechanical equipment noted, with plans for screening.

4-101.5 Parking Configurations

1. Capacity of parking areas, lane and bay widths noted on plans.
2. Directions of movement shown.
3. Runoff locations and detention areas shown.
4. Computation of landscaped areas within parking areas made and noted.

4-101.6 Landscape

1. Location, size and species of all planting noted on plans.
2. Note conformance of plans to minimum landscape standards.

4-101.7 Screening

1. Location of all screening shown on plans, along with designs for screening and materials.
2. Note how screening plans conform to design standards.

4-101.8 Pedestrian Circulation

1. Indicate location of sidewalks along street and pedestrian connections to sidewalks.
2. Locate pedestrian areas on adjacent sites and indicate how connections have been made to them.

4-101.9 Lighting

1. Locate lighting sources and illustrate design of standards.
2. Calculate lighting levels and evenness ratio.
3. Indicate any special provisions to shield light from adjacent properties.

4-101.10 Signage

1. Locate any project identification signs, major accessory business signs, directional signs or project directory signs on plans.

ARTICLE 5: BIG-BOX DESIGN STANDARDS

SECTIONS

5-101 Introduction

5-102 Background and Justification

5-103 Procedure

5-104 Definitions

5-105 Design Guidelines – Aesthetic Character

5-106 Site Design and Relationship to the Surrounding Community

5-101 INTRODUCTION

A growing trend in communities across the country is the development of large retail, or "big-box", design standards. This section of the Design Review Manual reflects Fairview's intent to manage the Architectural Design of developments that seek to develop in Fairview.

"Big-box" retail can be defined as large-scale retailers, such as Wal-Mart, Kmart, Kroger, Target, Circuit City, Home Depot, or Lowes, which occupy more than fifty thousand (50,000) square feet. They may operate as stand-alone facilities, or more commonly, they are located in a "power center."

Power centers will usually have some common characteristic such as large rectangular single story structures, a reliance on auto-borne traffic with large areas of parking, limited mass transit service, and a site plan with little unique community character, mixed-use and pedestrian amenities. Power centers will generally bring together various branches of the "big-box" family, for example, a discount department store, a warehouse club, a supermarket, and smaller outparcels.

5-102 BACKGROUND AND JUSTIFICATION

The basis for development within our community is set forth in the *Zoning Ordinance*, *Subdivision Regulations* and the *Comprehensive Plan*. Section 1-104 of the *Fairview Zoning Ordinance* states the intent and purpose of the Zoning Ordinance, which includes promoting the general welfare of citizens and to protect the character of the City. By establishing the zoning districts, the zoning ordinance seeks the general welfare by designating sufficient space for all necessary uses of land, by protecting the permitted uses in each zoning district from the

undesirable effects of conflicting uses, and by ensuring the stable value of all permitted development. Article 16, Section 16-103, of the *Zoning Ordinance*, require the submission of a site development plan indicating the physical information of a proposed development. Article 16, Subsection 16-103.3, sets forth the content and format of the site development plan. In addition Chapter 8, of the *Comprehensive Plan*, states “ Review and amend local land use regulations to ensure that they encourage quality development that protects the natural features of the land, allows for innovative development, allows for the delivery of urban services and traffic flow...” With the amount of growth occurring in Fairview, it is a matter of time before more large retail establishments seek to locate in our community and the possibility of existing establishments relocating or expanding. Large retail establishments will locate anywhere, be it a rural town, suburban county, or an urban center. The residents of Fairview are largely defined by small town characteristics and quality of life. As a community, we should not only be concerned about the economic impact of big-box retailers on our traditional merchants but also on how the appearance of such retail establishments fit in with the community. Our community does not have to rely on the dull, rectangular boxes of retail giants, with massive amounts of asphalt and limited landscaping and pedestrian amenities.

The main goal of these guidelines are to encourage development that contributes to Fairview as a unique place by reflecting its physical character and adding to it in appropriate ways. Large retail developments depend on high visibility from major public streets. In turn, their design determines much of the character and attractiveness of major streetscapes in the city. The marketing interests of many corporations, even strong image-making design by professional designers, can be potentially detrimental to community aspirations and sense of place when they result in massive individual developments that do not contribute to or integrate with the community in a positive way. These guidelines are to augment the existing criteria contained in the *Zoning Ordinance* and *Subdivision Regulations*, with more specific interpretations that apply to the design of large retail developments. These guidelines require a basic level of architectural variety, compatible scale, pedestrian and bicycle access, and mitigation of negative impacts.

5-103 PROCEDURE

The following guidelines are to be used as a design aid by developers proposing large retail developments and as an evaluation tool by the staff of the Planning Commission in their review processes. These guidelines shall apply to all projects, which are processed according to the criteria for proposed site development plans and to all projects for retail establishments of more than forty thousand (40,000) square feet. These guidelines are to be used in conjunction with the *Subdivision and Zoning Regulations*.

5-104 DEFINITIONS

Arcade – an area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Articulate – to give emphasis to or distinctly identify a particular element. An articulated façade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

As-of-Right Zoning – uses and development standards that are determined in advance and specifically authorized by the zoning regulations (e.g., a single-family zone would allow single-family housing as of right so long as site development standards are met).

Berm – an earthen mound designed to provide visual interest on a site, screen undesirable views reduce noise or provide a buffer from adjoining uses.

Breezeway – a structure for the principal purpose of connecting a main building or structure on a property with other buildings.

Buffer – An area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise and glare – effectively providing greater privacy to neighboring land uses. Typical buffers consist of materials that serve this purpose and includes, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

Buffer Strip – a portion of a lot or property used to visually separate one use from another through the use of vegetation, distance or other approved method.

Building Face. Front – any building face, which can be touched by a line drawn perpendicular to street (public or private).

Building Face. Public – any building side that is visible from public or private right-of- ways and/or the faces that contain public entry.

Building Mass – the building's expanse or bulk and is typically used in reference to structures of considerable size.

Design Guidelines – statements and graphics intended to direct the planning and development of the built environment in a particular manner or style so that the end result contributes positively to the overall development.

Dormer – a window set vertically in a gable projecting from a sloping roof.

Facade – the portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Front Yard – the portion of the front yard extending the full width of the lot and measured between the front lot line and a parallel line across the front of the building. Corner and double lots shall adhere to the front yard setback(s) for each frontage.

Gable – a triangular wall section at the end of a pitched roof, bounded by the two-roof slopes.

Hip Roof – a roof having sloping ends and sloping sides.

Parapet – the portion of a wall that extends above the roofline.

Pedestrian Oriented Development – development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than on auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is oriented to the street sidewalk. There are generally windows or display cases along building facades. Although parking is provided, it is generally limited in size and location.

Pedestrian Walkway – a surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle.

Portico – a porch or walkway with a roof supported by columns, often leading to the entrance to a building.

Public/Private Right of Way – any public or private road, access easement intended to provide public access to any lot/development, but excluding any service road or internal driving aisles (i.e., within parking lots).

Screen –The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.

Setback – a prescribed distance or an area between one element and another (i.e., a building and the road right-of-way). Within these guidelines, the term also refers to:

The minimum distance and the area measured from the property line to the

interior of a parcel where buildings may be constructed.

The required distance and the area between the edge of the parking lot pavement/curb and the property line or buildings/structures. Placing a building face on a line to the rear of another building line.

Streetscape – all elements of a development or area that are in view from other points along a street.

5-105 DESIGN GUIDELINES - AESTHETIC CHARACTER

5-105.1 Facades and Exterior Walls

INTENT: Facades should be articulated to reduce the massive scale and the uniform, impersonal appearances of large retail buildings and provide visual interest that will be consistent with the community's identity character and scale. The intent is to encourage a more human scale.

GUIDELINE: Developments with facade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of five (5) foot depth and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of facade length and shall extend over thirty (30) percent of the facade. Developments shall use animating features such as arcades, display windows, entry areas, or awnings along at least sixty (60) percent of the façade.



5-105.2 Smaller Retail Stores

INTENT: The presence of smaller retail stores gives a center a "friendlier" appearance by creating variety, breaking up large expanses, and expanding the range of the site's activities.

Windows and window displays of such stores should be used to contribute to the visual interest of exterior facades. The standards presented in this section are directed toward those situations where additional, smaller stores, with separate, exterior customer entrances are located in the principal buildings or development site.

GUIDELINE: Where principal buildings contain additional, separately owned stores, which occupy less than fifty thousand (50,000) square feet of gross floor area, with separate, exterior customer entrances:

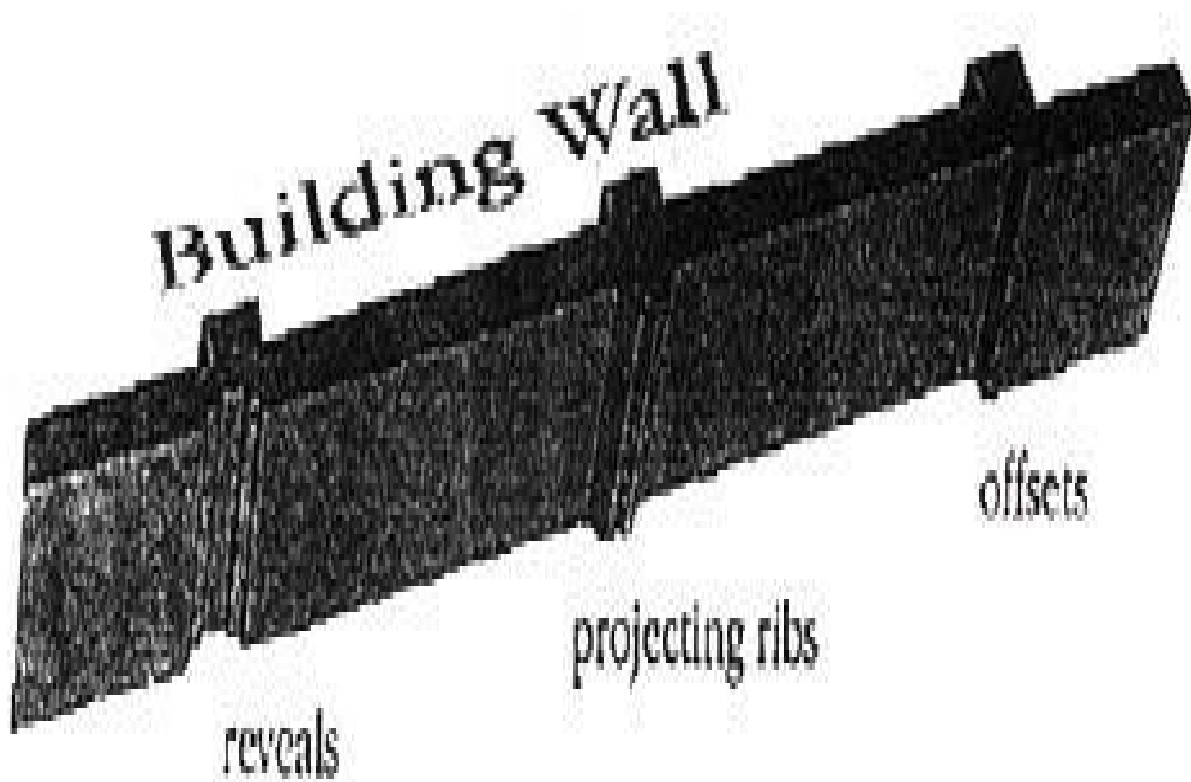
1. The street level facade of such stores shall be transparent between the height of three (3) feet and eight feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade of such additional stores.
2. Windows shall be recessed and should include visually prominent sills, shutters, or other such forms of framing.

5.105.3 Detail Features

INTENT: Buildings should have architectural features and patterns that provide visual interests, at the scale of the pedestrian, reduce massive aesthetic effects, and recognize local character. The elements in the following standard should be integral parts of the building fabric, and not superficially applied trim or graphics, or paint.

GUIDELINE: Building facades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than twenty (20) feet, either horizontally or vertically.

1. Color change
2. Texture change
3. Material module change
4. Expression of architectural or structural bay through a change in plane no less than thirty-six (36) inches in width, such as an offset, reveal, or projecting rib.



structural bay layout

5-105.4 Roofs

INTENT: Variations in rooflines should be used to add interest to, and reduce the massive scale of large buildings. Roof features should complement the character of adjoining neighborhoods.

GUIDELINE: Rooflines shall be varied with a change in height every seventy- five (75) linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed during the preliminary development plan and site development plans.



5-105.5 Materials and Colors

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

GUIDELINE:

1. Predominant exterior building materials shall be high quality materials. These include, without limitation:
 - (a) Brick
 - (b) Wood
 - (c) Sandstone
 - (d) Other native stone
 - (e) Tinted, textured, concrete masonry units
2. Facade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is prohibited.
3. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
4. Absent Commission approval based upon good cause predominant exterior building materials as well as accents shall not include the following:
 - (a) Smooth-faced concrete block
 - (b) Tilt-up concrete panels
 - (c) Pre-fabricated steel panels

5-105.6 Entryways

INTENT: Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The standards identify desirable entryway design features.

GUIDELINE: Each principal building (as defined in Section 2-102.2 of the Fairview Zoning Ordinance) on a site shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:

1. Canopies or porticos
2. Overhangs
3. Recesses/projections
4. Arcades
5. Raised corniced parapets over the door
6. Peaked roof forms
7. Arches
8. Outdoor patios
9. Display windows
10. Architectural details such as tile work and moldings which are integrated into the building structure and design.
11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

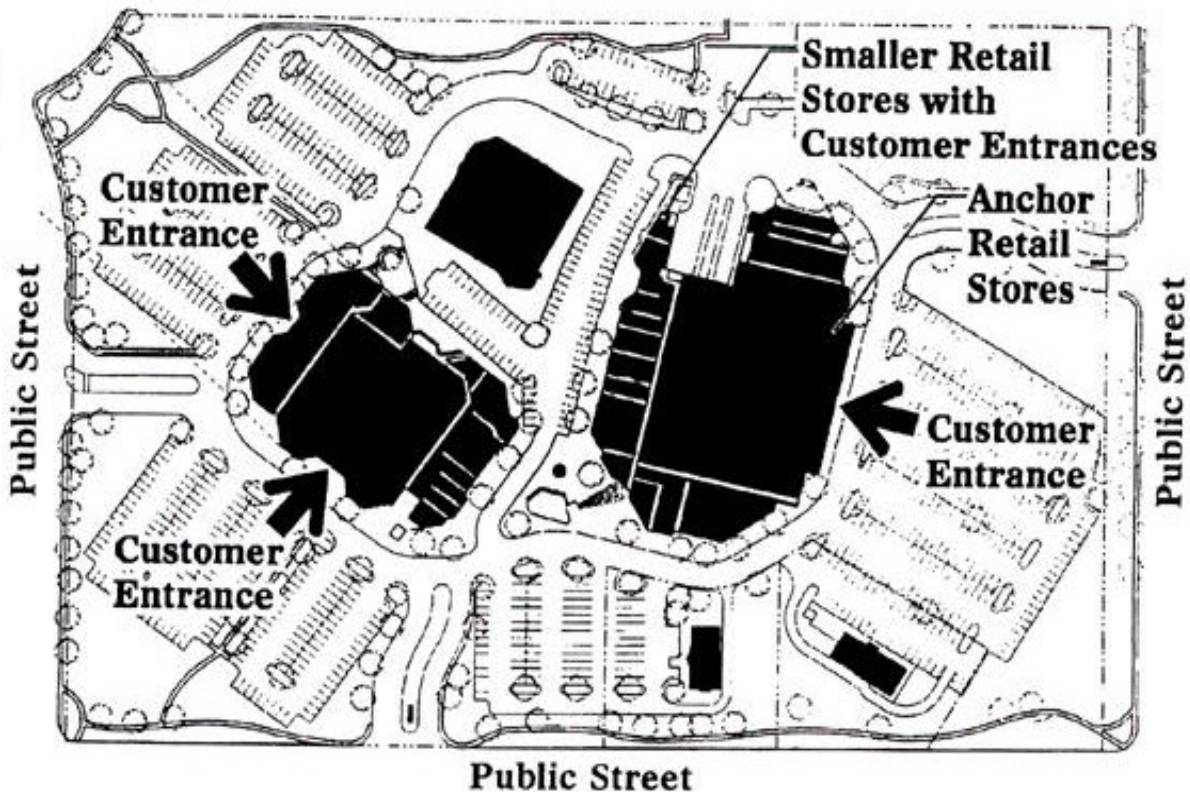


5-106 SITE DESIGN AND RELATIONSHIP TO THE SURROUNDING COMMUNITY

5-106.1 Entrances

INTENT: Large retail buildings should feature multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses.

GUIDELINE: All sides of a principal building that directly face an abutting public or private right-of-way shall feature at least one customer entrance. Where a principal building directly faces more than two (2) abutting public or private rights- of-way, this requirement shall apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street. The number of entrances for the principal building shall be addressed at the preliminary development plan or site development plan stage. Where additional stores will be located in the principal building, each such store shall have at least one (1) exterior customer entrance, which shall conform to the requirements in Section 5-105.6 of this Design Review Manual.



5-106.2 Parking Lot Orientation

INTENT: Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. If buildings are located closer to streets, the scale of the complex is reduced, pedestrian traffic is encouraged, and architectural details take on added importance.

GUIDELINE: No more than sixty (60) percent of the off-street parking area for the entire property shall be located between the front facade within the front yard of the principal building(s) and the primary abutting street unless the principal building(s) and/or parking lots are screened from view by out lot development (such as restaurants) and additional tree plantings and/or berm.

5-106.3 Back and Sides

INTENT: The rear or sides of buildings often present an unattractive view of blank walls, loading areas, storage areas, HVAC units, garbage receptacles, and other such features. Architectural and landscaping features should mitigate these impacts. Any back or side of a building visible from a public or private right-of-way shall be built in accordance with Article 2, Subsection 2-104.3, of this Design Review Manual. The Planning Commission may waive this requirement as part of the site development plan.

GUIDELINE: The minimum setback for any building facade shall be in accordance with specific zoning district regulations as established in the Fairview Zoning Ordinance. Where the facade faces adjacent residential uses an earthen berm shall be installed, no less than six (6) feet in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen (15) feet on center. Additional landscaping may be required by the Planning Commission to effectively buffer adjacent land use as deemed appropriate.

5-106.4 Outdoor Storage, Trash Collection, and Loading Areas

INTENT: Loading areas and outdoor storage areas exert visual and noise impacts on surrounding neighborhoods. These areas, when visible from adjoining properties and/or public streets, should be screened, recessed or enclosed. While screens and recesses can effectively mitigate these impacts, the selection of inappropriate screening materials can exacerbate the problem. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site and such buildings are not more than forty (40) feet apart, or on those sides of buildings that do not have customer entrances.

GUIDELINE:

1. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way.
2. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within twenty-five (25) feet of any public or private street, public sidewalk, or internal pedestrianway.
3. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
4. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and designs of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors of the building. If such areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the buildings.
5. Temporary sales/displays, such as Christmas trees, landscape materials, and fireworks, location and time/duration of such sales/displays shall be reviewed and approved by the Planning Commission or appointed designee.

5-106.5 Pedestrian Flows

INTENT: Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This section sets forth standards for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the center grounds.

GUIDELINE:

1. Sidewalks at least six (6) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way, excluding limited access roads. The Planning Commission may waive this requirement as part of the site development plan review process.

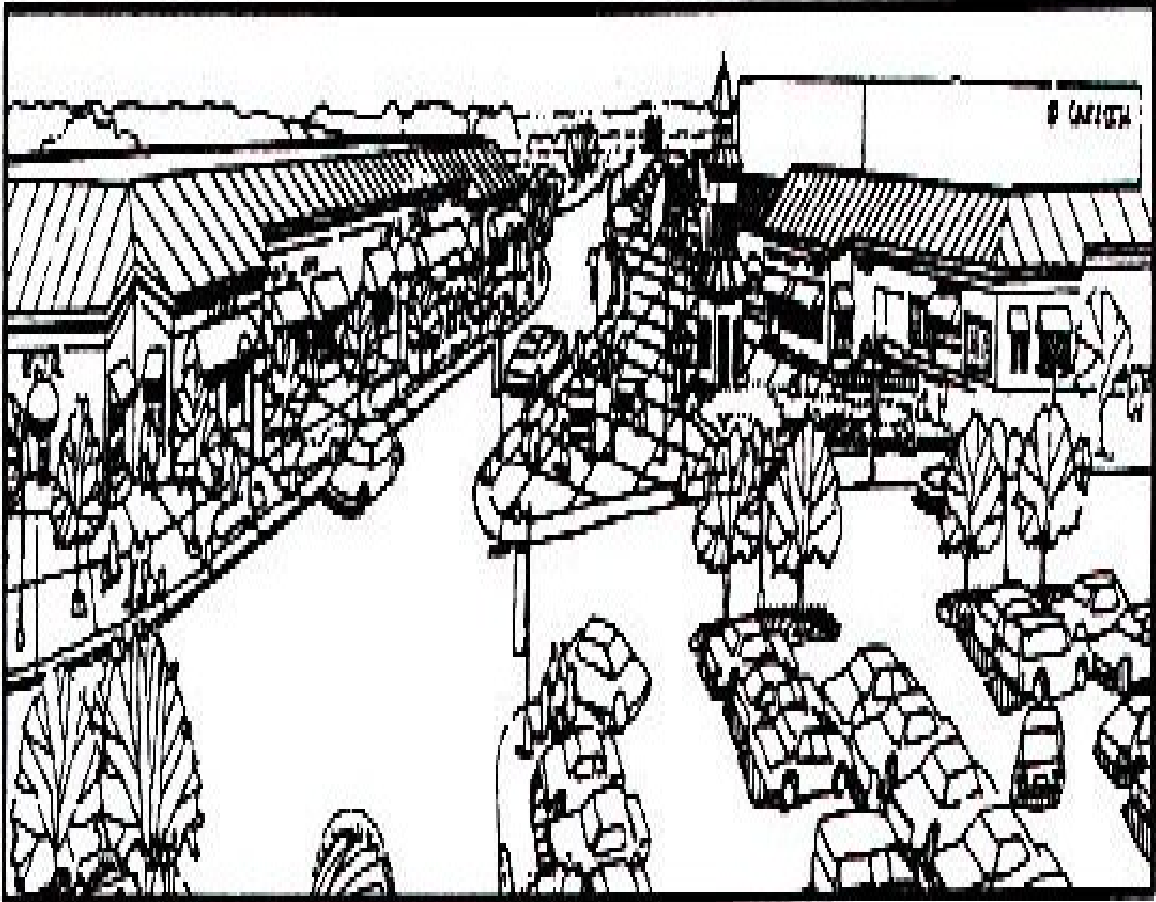
2. Continuous internal pedestrian walkways, no less than six (6) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than fifty (50) percent of their length.
3. Sidewalks, no less than six (6) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
4. Internal pedestrian walkways provided in conformance with Subpart 2, above, shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances, constructed parallel to the facade of the building. This is not intended to extend into the driving aisles or parking areas.
5. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.

5-106.6 Central Features and Community Spaces

INTENT: Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pick-up points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces.

The features and spaces should enhance the building and the center as integral parts of the community fabric.

GUIDELINE: Each retail establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following: patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, steeple, or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces. Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape. Although Fairview does not currently maintain a public bus system, areas should be provided or designed to accommodate the possibility of future bus service and the growing number of private bus services (i.e., nursing home/assisted living, Waves, etc.)



DESIGN REVIEW MANUAL – EFFECTIVE DATE

Approved by the FAIRVIEW MUNICIPAL PLANNING COMMISSION on **September 11, 2007.**

Allen Bissell
Chairperson
Fairview Municipal Planning Commission

September 11, 2007
Date