

Sec. 90-96. Evans town center overlay district.

(a) The Evans town center overlay district (the ETCO or ETCOD) is established to provide for and encourage the creation of a town center with a unique identity, to promote linkages between public, medical, retail and service uses in order to increase pedestrian activity, to provide opportunities for diversifying land uses and to improve vehicular access to the district. Urban design features such as lighting, coordinated signage, street furniture and landscaping should be used to provide visual cues that tie the district together. The architectural compatibility and aesthetic harmony of structures located within the ETCOD are important in protecting and promoting its appearance and character. The intent of the design review process is to assure respect for the character, integrity and quality of the built environment of the ETCOD; it is not intended to stifle compatible innovative architecture or beneficial economic development.

(b) Property located in the ETCOD shall be subject to the requirements, restrictions and limitations for the zoning district in which each property is located (i.e. C-1, C-C, C-2, C-3, etc.) subject to modifications made thereto by the requirements, restrictions and limitations set forth in this section for the ETCOD. Such property shall also be subject to the requirements, restrictions and limitations as herein set out which apply to the ETCOD. The land uses permitted in ETCOD shall be as set forth in section 90-97, and lot and structure requirements shall be as set forth in section 90-98 of this chapter.

(c) Proposed development shall be located and configured in a visually harmonious manner with the terrain and vegetation of the land on which the improvements are being developed and structures shall not dominate, in an incompatible manner, an adjacent building or surrounding general development that is in compliance with this chapter. The architectural design, color and material of a proposed structure shall conform to community standards of good taste and design as expressed by this chapter. Proposed structures of inferior architectural design and/or material composition and long monotonous facade design, including those characterized by unrelieved repetition of shape or form, or by unbroken extension of line shall not be permitted. All elevations of a structure shall be in harmony with one another in terms of scale, proportion, detail, material, color and design quality. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are often viewed by the public. Roof lines and architectural detailing shall present a consistency in quality design. Structures within a proposed development and all canopies shall utilize a uniform architectural theme. It is not inferred that the buildings must look alike to achieve harmony. Harmony of style can be created through proper consideration of scale, proportion, detail, material, color, site planning and landscaping design. The architectural design and material finish of buildings, signs, canopies and other necessary structures shall be compatible with one another and adjacent and surrounding structures that are substantially in compliance with this chapter. Properties located in the ETCOD shall be subject to the following requirements in addition to those contained in other parts of this chapter:

(1) Building exterior elevations shall consist of materials that are generally equal in quality, appearance and detail to all other exterior elevations of the same structure or those structures within the same planned development. External building walls shall be architecturally integrated and faced with bricks, stucco, structural masonry, split face block, wood siding or wood shingles. In the T-R townhouse residential, A-R apartment

residential, PUD planned unit development and PDD planned development district zoning districts, herein referred to as the multi-family residential zoning districts, vinyl siding or other finished composite siding may be used, provided that not more than 50 percent of the exterior wall surface of any building may be finished with vinyl or other finished composite siding. In the M-1 light industrial and M-2 general industrial zoning districts, herein referred to as the industrial zoning districts, front external building walls shall be faced with bricks, stucco, structural masonry, split face block, wood siding or wood shingles or decorative pre-cast concrete and be architecturally integrated with the other elevations of the building. Vinyl siding, corrugated metal siding or unadorned painted masonry units may be used on the side or rear elevations of industrial buildings. All openings in the external walls shall be square or rectangular provided that arched or circle topped openings will be permitted. Except in the industrial zoning districts, a pedestrian arcade with a minimum depth of six feet is encouraged for all openings off of public streets or public open spaces. In commercial zoning districts C-1 neighborhood commercial, C-C community commercial, C-2 general commercial and C-3 heavy commercial zoning districts, herein referred to as the commercial zoning districts, in the P-1 professional zoning district, and in PUD planned unit development and PDD planned development district zoning districts, side and rear set back lines along the common boundary lines with property in said commercial zoning district or professional zoning district may be reduced, but not to a distance of less than three feet in the discretion of the Director of the Planning and Development Services Department of Columbia County. External building walls fronting on North Belair Road or public open space which fronts on North Belair Road shall be constructed on the set back lines which are established by this chapter which for purposes of this section shall also be build-to-lines provided that the Columbia County Planning Commission may in its discretion increase or decrease the distance between the build-to-line/set back line and the road right-of-way line or public open space boundary line. The Columbia County Planning Commission may, under subsection (c)(16) of this section, grant a variance from the preceding sentence if it finds from the evidence presented to it that features such as the topography of the land or other physical characteristics of the lot will increase the cost of construction of the project by more than ten percent and that such variance will not materially damage the appearance and character of the immediate area as it has been developed to the time such a variance is granted.

(2) Roofs if sloped shall be covered with shingles, tiles, standing seam metal, or other roofing material with similar appropriate texture and appearance. Flat roofs are not discouraged where they are appropriate to the design of the structure and shall be built-up on membrane. No flat roofs shall be permitted in the T-R townhouse residential and A-R apartment residential zoning districts. Sloped roofs shall be symmetrical hipped and gabled. Shed roofs may be placed against an external wall of a principal building only and must be sloped.

(3) Gutters for stormwater drainage which are metal and exposed and which include the gutters, downspouts and leaderheads are permitted. All exposed gutters, downspouts and leaderheads facing public streets and public open space shall be designed as an architectural element in the wall and roof design. Downspouts may connect directly to a storm drainage system or discharge on grade.

(4) Windows shall be clear glass with not more than a 30 percent reduction in light transmission permitted. The window frames must be metal, wood or vinyl and must be painted or vinyl clad. Except in commercial buildings with an enclosed heated area of 70,000 square feet or more, individual window openings shall be no larger than four feet horizontally and eight feet vertically. Circular, semi-circular and octagonal windows are permitted. Whether the windows shall be fixed glass or operational windows shall be coordinated with the uses of the interior and exterior spaces in the vicinity of each window. In commercial buildings with an enclosed heated area of 70,000 square feet or more, and all industrial buildings, the size of the window openings shall be appropriate for and consistent with the scale of the building.

(5) Doors may be solid or hollow core metal, aluminum, fiberglass or wood and may be either solid or have glass or louvers. Glass in any door shall be clear or leaded glass with not more than a 30 percent reduction in the light transmission permitted. Door frames may be metal or wood and must be painted or stained. Door openings shall be no larger than six feet horizontally and ten feet vertically. Solid doors shall have raised panels and/or louvers. Door operation shall be coordinated with the uses of the interior and exterior spaces in the vicinity of each door. Overhead doors for loading docks, delivery and distribution shall be permitted only on the rear of the building, except that in commercial buildings with an enclosed heated area of 70,000 square feet or more, and all industrial buildings, such overhead doors shall also be permitted on the side of the building. The size of door openings shall be appropriate for and consistent with the scale of the building.

(6) Balconies and porches shall be encouraged if they are constructed to blend with the architecture of the building. Balconies and porches at floor elevations above ground level shall be designed to create a pedestrian arcade at the ground level along public streets and public open space.

(7) Fences and landscaping walls may be used. Fences shall be constructed of materials coordinating with external building walls, wrought iron, vinyl or painted aluminum. Landscaping walls shall be constructed of materials matching external building walls, wrought iron, painted aluminum, or concrete landscape block that compliments the material used for exterior building walls. Landscaping wall surfaces shall have a minimum overall opacity of 85 percent. In the M-1 and M-2 zoning districts green or black coated or painted chain link fencing may be used provided that a solid hedge which is allowed to grow to and is maintained at the same height of such fence is planted in front of the fence along the section of fence that is visible from the road.

(8) Outbuildings and accessory structures may be constructed only of materials which match the external building walls of the principal structure. The layout and massing of outbuildings and accessory structures shall be designed to coordinate with the primary structure.

(9) Color combination or stains shall be complimentary, with generally no more than three colors per building being permitted. The exterior of any structure in the ETCOD including buildings and the doors, windows and trim thereof, fences, landscaping walls and any other type of structure may be any color provided that all color combinations are complimentary and do not exceed three colors unless expressly approved in writing by the Columbia County Planning Commission; provided, however, that no colors shall be used which are listed in a master list of excluded colors which shall be prepared by the

Columbia County Planning and Development Services Division and approval by the board of commissioners. The master list of excluded colors may have colors added to it or deleted from it from time to time as the Columbia County Planning and Development Services Division with the approval of the board of commissioners shall determine.

(10) Heating and/or air-conditioning mechanical equipment, whether ground level, raised or roof-top must be screened from view. In addition, garbage receptacles, fuel tanks, electric and gas meters and other unsightly objects must be screened from view. Screened from view shall mean concealed from view from any abutting road or adjacent tract of land by a structure constructed of the same materials as the exterior elevation of the principle structure, and if on or attached to the principal structure front designed to be perceived as an integral part of the building.

(11) Structures shall be oriented, or screened in accordance with sections 90-139 and 90-140 of the Code of Ordinances of Columbia County so that loading, delivery and distribution areas are in no manner visible from residential zoning districts or existing or planned public road rights-of-way. Loading areas may be oriented toward adjoining properties that are similarly zoned, if and only if they are screened from view with fencing and landscaping in accordance with sections 90-139 and 90-140 of the Code of Ordinances of Columbia County. In areas where significant elevation differences exist such that residential zoning districts or existing or planned public road rights-of-way look down on the structures in question and screening fences or other screening devices of eight feet in height would not hide such loading, delivery and distribution areas, this shall constitute a basis on which the Columbia County Planning Commission may grant a variance under subsection (16) hereof to the requirements of the preceding two sentences. Loading docks and doors shall be situated so as to accommodate all trucks and trailers without requiring them to maneuver in (other than turning into the access drive) or protrude into a street during loading or unloading. Exceptions can be made in cases of extreme elevation differences at staff's discretion during plan review.

(12) Structures of symbolic design for reasons of advertising shall only be permitted when they meet the provisions of this chapter.

(13) Reserved.

(14) Reserved.

(15) Any buildings, structures, signs or uses in the ETCOD which are existing on November 18, 2002 which are not in conformance with the requirements for the ETCOD shall be treated as nonconforming buildings, structures, signs or uses pursuant to section 90-132 of this chapter.

(16) In order not to stifle compatible innovative architecture or beneficial economic development, the Columbia County Planning Commission may review site plans, building plans and landscape/tree protection plans for any project in the ETCOD which do not meet the standards and requirements of this section, and may approve variations from those standards and requirements if the planning commission finds that the variations permitted will not materially alter the unique identity and character of the ETCOD, materially interfere with the architectural compatibility and aesthetic harmony of structures located within the ETCOD or otherwise materially adversely affect the appearance or environment of the ETCOD. Prior to approving such a variation the Columbia County Planning Commission shall hold a public hearing advertised in the same manner as a public hearing for a variance application under section 90-179(c) of

this chapter. Any person who appears at such public hearing and supports a position contrary to the actions taken by the planning commission may appeal the action of the planning commission to the board of commissioners of Columbia County by filing a written notice of such appeal with the clerk of the board of commissioners and the Director of the Columbia County Planning and Development Services Division. The notice of appeal must be so filed within seven days of the date of the meeting at which the planning commission voted to take the action being appealed from. The board of commissioners shall hear such appeal at a regular or special meeting within 30 days of the date the notice of appeal is filed. The action of the board of commissioners shall be final.

(d) The initial boundaries of the ETCOD and the land included therein shall be as shown on an Evans Town Center Overlay District Official Zoning Map prepared by the Planning and Development Services Division of Columbia County dated October 17, 2002, which is incorporated herein by reference. The then current Evans Town Center Overlay District Official Zoning Map as updated from time to time to show changes in the boundaries of the ETCOD shall be maintained as an official zoning map in accordance with the provisions of section 90-5 of this chapter. Single-family residential properties in the R-A residential-agricultural, R-1 single-family residential, R-1A single-family residential, R-2 single-family residential, R-3 single-family residential, R-3A single and two family residential and R-4 recreational residential zoning districts (the single-family residential zoning districts) are not included in the ETCOD. Any land which is in one of the single-family residential zoning districts and located in the circle with a 1 1/4 mile radius measured from the center of the intersection of Washington Road with North Belair Road on its southwest side and Industrial Park Drive on its northeast side as shown on the Evans Town Center Overlay District Official Zoning Map if it is rezoned so that it is no longer in one of the single-family residential zoning districts shall automatically be included in the ETCOD.

(Ord. No. 02-15, § 2, 11-18-2002; Ord. No. 02-16, § 2, 2-18-2003)

Editor's note: Ord. No. 02-15, § 2, adopted Nov. 18, 2002, repealed the former § 90-96 in its entirety and enacted a new § 90-96. The former § 90-96 pertained to similar subject matter and derived from Ord. No. 00-4, § 2, adopted June 20, 2000.

Sec. 90-140. Landscaping

(a) *Landscaping required.* Landscaping required shall be as follows:

(4) Industrial, commercial and multi-family residential property located in a CPOD shall plant an evergreen hedge in a landscaping strip at least ten feet in width along the entire road frontage of the property. This hedge shall be continuous, except for ingress and egress points to the property, and reach a 30-inch height within two growing seasons from the date of planting. Thereafter, such hedge must be continuously maintained at a height of not less than 30 inches. This landscaping strip may cover the same area in front of parking lots as the landscaping strip required in subsection (a)(1) above.

(f) *Tree density required.* Each tract of land on which improvements are constructed shall have provided and continually maintained thereon trees measuring in the aggregate the following caliper inches per acre:

TABLE INSET:

	Within ETCOD or any CPOD	Outside ETCOD or any CPOD
Multifamily zoning districts	105	70
Professional zoning districts	75	50
Commercial zoning districts	75	50
Industrial zoning districts	37.5	25

The caliper inches required per acre shall be multiplied by the total acreage within the tract of land to determine whether or not this requirement is being met. All trees growing on the tract of land shall be included to determine if the requirement of this subsection is being met. A tree whose trunk is on a property line such that the trunk is on more than one tract of land shall contribute its caliper inches of credit to all tracts of land in which a portion of the trunk is situated. Meeting such requirement shall not be in lieu of or satisfy other tree planting or growing requirements of this chapter. Existing trees six inches or larger in diameter at breast height shall contribute toward the tree density requirement at the rate of three inches of required density for each one inch of diameter at breast height. Existing trees smaller than six inches in diameter and replacement trees shall contribute one inch of credit for each caliper inch.