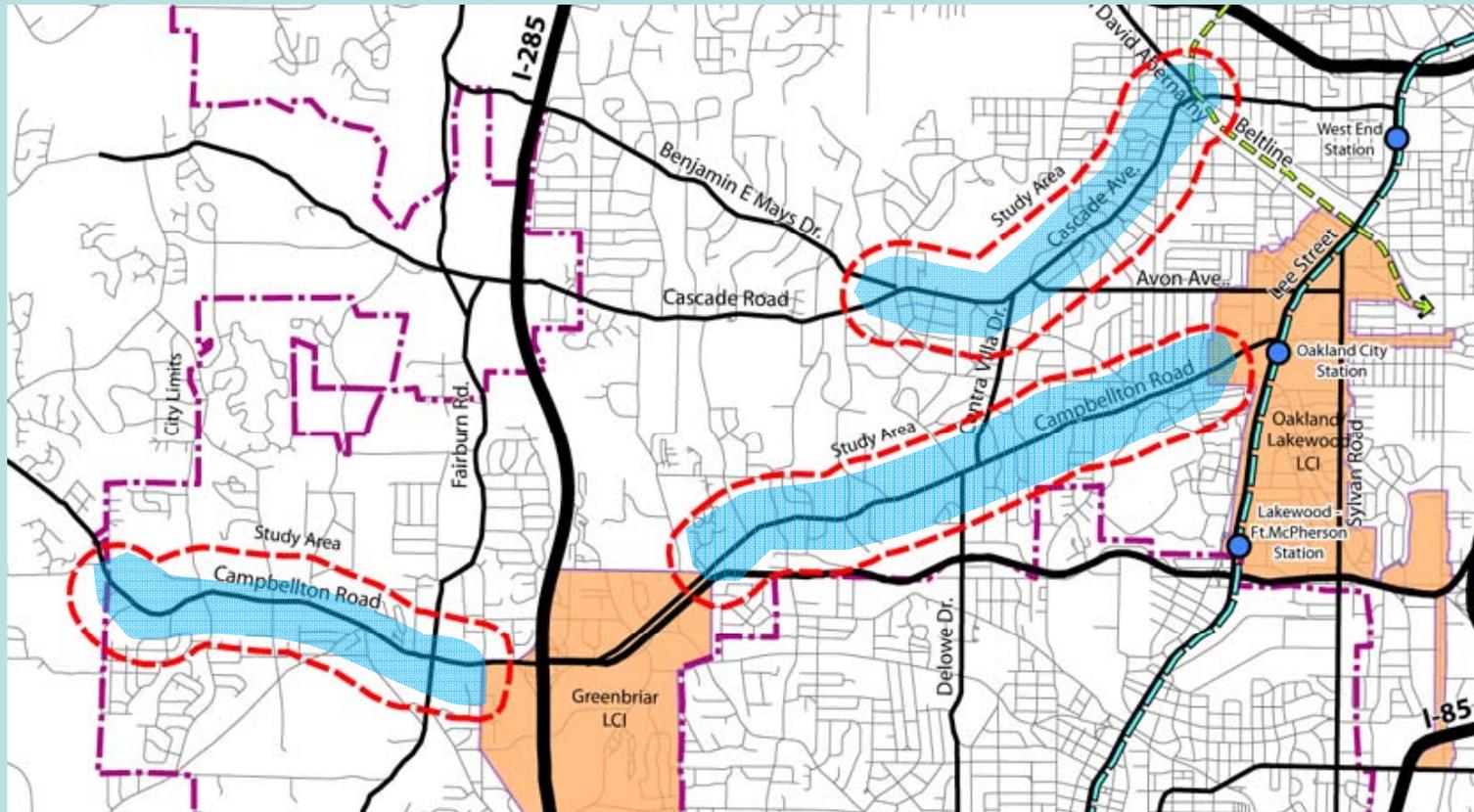


Campbellton-Cascade Road Corridors Redevelopment Plan



Proposed Design Restrictions in the Zoning Conditions

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Council Districts 4, 10, 11 and 12

Department of Planning and Community Development

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Building Materials

To enhance the quality of the built environment, the following restrictions on building façade materials are recommended:

- Single and two-family: brick, horizontal wood clapboard siding, or horizontal hardiplank (cementitious siding).
- Townhouse:
 - Adjacent to a public street: brick, stone, cast stone, three-part hard coat stucco, horizontal wood clapboard siding or hardiplank.
 - Not adjacent to a public street : same as above but also split-faced concrete and split-faced brick.
- All other multi-family and non-residential:
 - Each façade adjacent to/visible from a public street:
 - Brick: at least 51%
 - Stone, cast stone or three-part hard coat stucco: up to 49%
 - Each façade not adjacent to/not visible from a public street:
 - Brick, stone, cast stone, three-part hard coat stucco
 - Architecturally treated concrete masonry units, split-faced concrete/brick, horizontal wood clapboard siding, or horizontal hardiplank.
- Prohibited materials:
 - Exposed (untreated) concrete masonry units
 - EIFS (synthetic stucco)



Hardiplank siding



Split-faced concrete



Prohibited: Exposed concrete masonry units

Other Design Recommendations

The following additional design restrictions are recommended to enhance the built environment:

- *Building Façade articulation with:*
 - *Columns, canopies, arches, facade offsets, or*
 - *Windows, balconies, clock towers, cupolas, or*
 - *Belt courses, cornice lines or similar architectural detailing*
- *Building entrances:* *The main building entrance should be articulated and express in greater architectural detail than other portions of the building.*
- *Fencing:* *Chain link fencing where permitted shall be black or hunter green vinyl coated.*
- *Dumpsters and Loading areas:*
 - *Enclosed with a self-closing opaque gate and walls or fencing that are 12 inches higher than the dumpster.*
 - *Landscape screening where required with evergreen shrubs that reach 6 feet tall.*



Articulated facade



Screened Dumpster

Signage Recommendations

- Free-standing signs:
 - *Constructed directly and continuously upon the ground or a grade-level support structure with no separations.*
 - *Not be supported by visible columns, uprights, poles or braces.*
 - *Continuous solid construction without holes, gaps or spacing.*
- Wall signs: *signs attached to the building façade should be internally illuminated or lit from behind (halo lighting) .*
- Window signs: *signs on the storefront windows should be prohibited.*



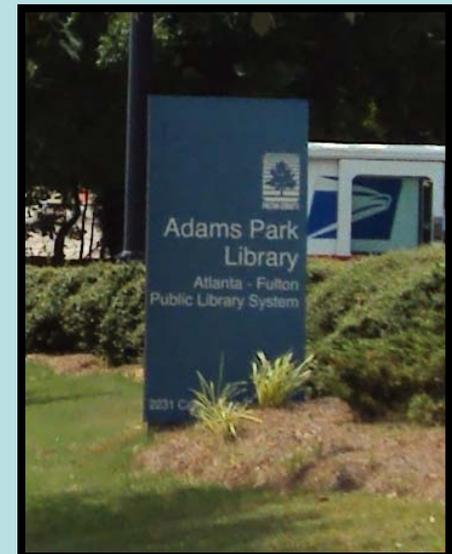
Free-standing sign - visible columns



Wall sign: Halo lighting



Window signage



free-standing sign – solid structure