

## **Section 6.10 C-O: Corridor Overlay District**

### **6.10.01 Intent:**

The City of Hickman has established basic site and building development criteria to be implemented within the boundaries of this overlay district. The Corridor Overlay District has been established in order to implement the policies and guidelines developed by the City of Hickman. These criteria include but are not limited to the following: landscaping, building material selection, lighting, and road development. The purpose for regulating these items is to provide for a cohesive and properly developed corridor along existing and future arterial streets. Guiding development in this manner promotes the general health, safety, and welfare of the residents within the zoning jurisdiction of Hickman by providing quality design and construction, which also aids in the protection of past and future investment in the corridors. The regulations in the overlay district are in addition to those of the underlying base zoning district for the property and affect all new or expanded (20 percent or more of original footprint) public, commercial, industrial, multi-family residential, residential subdivisions, and mixed-use buildings and properties. Where regulations are in direct conflict with other regulations in this Ordinance, the stricter shall apply.

### **6.10.02 Purpose:**

The purpose of these criteria is to establish a checklist of those items affecting the physical aesthetics of Hickman. Pertinent to appearance is the design of the site, building and structures, planting, signs, and miscellaneous other objects observed by the public. The minimum criteria contained herein are not intended to restrict imagination, innovation, or variety but rather to assist in focusing on design principles that can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety, and welfare.

### **6.10.03 Geographic Area:**

The Corridor Overlay District extends generally from the right-of-way line up to 660 feet on either side of an existing or future arterial street. Entrance nodes should also be recognized on all four sides of the City. If a building or structure is, or proposed to be, partially covered by said overlay district, then the entire portion facing the corridor is to be covered by these regulations. For a graphically defined area, see the Official Zoning Map. In no case extends greater than 660 feet from the centerline of an arterial, or future arterial, street.

### **6.10.04 Permitted and Conditional Uses:**

All Permitted and Conditional Uses contained in the Land Use Matrix, Section 5.07, are permitted unless specifically noted in these regulations, Mixed Use Development agreement or a Planned Unit Development Agreement, subject to any conditions listed in this Ordinance and other conditions as recommended by the Planning Commission and approved by the City Council.

### **6.10.05 Criteria for Application:**

1. Structures Required for Review
  - A. All developments and properties consisting of one principal building with single or mixed uses shall comply with the design criteria of this section.
  - B. All developments and properties consisting of more than one principal building, mixed-uses, multiple-pad development, and/or similar developments shall comply.
  - C. Rehabilitation. The design standards shall apply to existing, conforming development within the corridor when rehabilitation is proposed to a structure or a site that will meet or exceed the standard of either 20 percent increase of the existing size or cost are more than 50 percent of the current appraised value of the structure or site. Rehabilitation is renovation, restoration, modification, addition or retrofit. Rehabilitation costs or measurements shall be aggregated over a five-year period to determine whether the rehabilitation is subject to the design standards. Rehabilitation projects shall conform to the model design standards to the greatest extent possible. Where conformance is not possible for any part of a standard, the applicant shall provide a written explanation for each area(s) of noncompliance to be considered with the application.
2. Process.
  - A. Subdivision, Conditional Use, and/or Building Permit Approval: All Commercial, Industrial, and Multi-Family building projects within the Corridor Overlay District of the City of Hickman are required to receive appropriate subdivision, conditional use permit, and/or building

permit approval. As a condition of its subdivision, conditional use permit, and/or permit approval, all commercial, industrial, and multi-family building projects within the required geographic region shall comply with the Corridor Overlay District regulations and Corridor Overlay District Design Guideline Booklet. The Developer shall place maintenance provisions required by this section within all restrictive covenants.

- B. Pre-application Conference: A pre-application conference with the Zoning Administrator is required to give the applicant an opportunity to discuss plans before a great deal of time or money is expended. The applicant shall schedule and attend a pre-application conference with the City no more than 60 days prior to the submitting a complete site plan application. Site plan information shall be submitted to the City at least 14 business days prior to the pre-application conference in a form identified by the City.
- C. Application for Design Review: The applicant shall fill out the "Application for Certificate of Approval" and submit it along with the required submittals and design review fee. See Corridor Overlay District Design Guideline Booklet for a listing of required submittals.
- D. Design Review: The Zoning Administrator (or Design Review Board/Architect) will review the submittal documents for compliance with regulations and intent of the overlay district and those identified in the Corridor Overlay District Design Guideline Booklet. When an outside consultant for design review is determined to be in the best interest of the public, all fees associated with the review shall be borne by the applicant.
- E. Certificate of Approval: Upon a successful review, the City of Hickman will issue to the applicant a Certificate of Approval. A copy of this shall be included with the Building Permit documents in order to receive a Building Permit. Any changes or amendments to the building design and/or site plan will require another review of the City and depending on the changes may warrant another full review application process and fee.
- F. Appeals: In the event where the Applicant, the Zoning Administrator, and City Design Review Board/Architect cannot come to an agreement, the applicant may appeal the decision by requesting an amendment to the Subdivision Agreement (if appropriate) from the Hickman City Council.
- G. Certificate of Occupancy Permit: After the building permit is issued, all design requirements must be completed as approved in order for a Certificate of Occupancy to be issued.
- H. Maintenance of Design requirements: The property owner is required to maintain the design requirements of the project. Neglect in maintaining the structure's appearance, landscaping, lighting, and other design requirements may result in the revocation of the Occupancy Permit.
- I. Fees: Fees may apply to each step as established in the City's Master Fee Schedule.

3. Factors for Evaluation.

The following factors and characteristics that affect the appearance of a development will govern the evaluation of a design submission:

- A. Conformance of regulations and the Building Design Criteria provided for in Sections 11.05 and 11.18 and consistent with the Corridor Overlay District Design Guideline Booklet.
- B. Logic of design.
- C. Exterior space utilization.
- D. Architectural character.
- E. Attractiveness of material selection.
- F. Harmony and compatibility.
- G. Circulation-vehicular and pedestrian.
- H. Maintenance aspects.
- I. Protection of natural features, resources, historical and cultural aspects, and sensitive areas.

**6.10.06 Criteria for Appearance:**

- 1. Relationship of Buildings to Site. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
  - A. Site planning in which setbacks and yards are in excess of standard zoning restrictions is encouraged to provide an interesting relationship between buildings.
  - B. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
  - C. Without restricting the permissible limits of the applicable zoning district, the height and

- scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- D. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.
  - E. Refuse and waste removal areas, service yards, storage yards, loading areas, and exterior work areas shall be oriented to the rear of the building away from public right-of-way or properly and permanently screened from view from public ways and from residential zoned properties using materials and berming as stated in criteria for equipment screening.
2. Relationship of Buildings and Site to Adjoining Area (Outside of subdivision or developments)
- A. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
  - B. Attractive landscape transitions shall be designed to be compatible to adjoining properties, particularly residential zoned properties.
  - C. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
3. Landscape and Site Treatment. Landscape elements included in these criteria consist of all forms of planting and vegetative cover, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures. Upon installation of required landscape materials, each owner shall take actions to ensure continued health and maintenance of such. Required landscaping that does not remain healthy shall be replaced consistent with these regulations.
- A. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good site design and development.
  - B. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.
  - C. Landscape treatments shall be provided to enhance architectural features and provide shade. Large landscape features with spectacular effects shall be reserved for special locations only.
  - D. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
  - E. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used. See Corridor Overlay District Design Guideline Booklet for a listing of preferred plant materials.
    - 1) Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments. One tree at least every 40 feet shall be planted and maintained on the property along all street frontages. All projects shall use a minimum of the following listed plant varieties. See Corridor Overlay District Design Guideline Booklet for a listing of those plant materials.
      - a. A minimum of two species listed under the deciduous tree category.
      - b. A minimum of one species listed under the coniferous tree category.
      - c. A minimum of one species listed under the deciduous shrub category.
      - d. A minimum of one species listed under the coniferous shrub category.
  - F. Parking areas and traffic ways shall be hard surfaced and striped and shall be enhanced with landscaped spaces containing trees or tree groupings and shrubs to provide shade, direction, and aesthetics. Plant material within the right of way shall meet the applicable standards of County or City depending on location.
  - G. Screening of service yards and other places such as mechanical equipment, trash dumpsters, or other items that tend to be unsightly shall be accomplished by use of screen walls (brick, stone, ironwork, or some other accepted material finish), fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer months. Screening shall be taller than the item to be screened.
  - H. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Such building lighting shall be downward facing and be similar in appearance and quality level as those in the Corridor Overlay District Design Guideline Booklet. Lighting standards and fixtures for pedestrian ways, parking areas, and drives within the commercial, industrial, and multi-family building area shall be similar in appearance and quality level as

those in the Corridor Overlay District Design Guideline Booklet. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact and adversely affect adjoining properties, especially residential areas. Lighting within the right of way shall meet the applicable requirements of County or City depending on location and shall be of aesthetic quality where possible.

- I. No residential fencing within this Corridor Overlay District shall exceed six feet in height and perimeter fencing within the subdivision shall match in style and color. If multiple styles and colors exist prior to the adoption of these regulations, then any new fence shall be similar to that style and color used most.
- J. Fencing used for screening within the Corridor Overlay District and/or as part of a commercial or industrial development shall be required to be a solid fence. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement. All industrial and commercial fencing shall follow the established fencing regulations of the zoning ordinance but shall not exceed eight feet within the Corridor Overlay District.
- K. Whenever possible, all off street parking shall be to the rear of the building, and all such parking shall have a six feet wide planting buffer and berming, plantings, and/or screen wall at the public right of way or nearest exterior lot line.
- L. Screen walls shall either be brick, stone, ornamental ironwork, or some other accepted material finish. All parking in the front of the building shall require berming and/or landscaping that screens the parking from public right-of-way.
- M. Outdoor vending machines, ATMs, group mailboxes, or other accessory structures shall be properly screened from public right-of-way by landscaping screens.
- N. Any proposed shopping cart storage and returns shall be identified on the site plan and considered in the overall design process.

#### 4. Building Design

- A. Each commercial, civic, industrial, business, and multi-family development shall create its own identity with unique design themes based on a palette of compatible rooftops, materials, and colors. Such identity shall be developed according to these base design guidelines but may go above and beyond. Once a theme is developed, all buildings in the development shall share the common architectural and landscaping themes, materials, and styles. See Corridor Overlay District Design Guideline Booklet for examples of developments or buildings considered meeting this preferred concept. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- B. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development. Buildings with multiple heights or section levels shall orient the shorter to the public right-of-way.
- C. The primary building material of all portions of the structures shall be negotiated with the City; however, sample materials shall include, but not be limited to, preferred materials of high quality such as brick (clay), stucco, wood, glass, precast concrete, split faced concrete masonry units (CMU) with integrated color pigmentation, and stone material native to Eastern Nebraska. The materials shall be similar and compatible throughout the entire development. Other primary building materials (of good architectural character, i.e., standard CMU, pre-engineered metal building panels) will be allowed if a minimum of 30 percent of the street side façade(s) is of a preferred material. Changes in use from industrial to another use shall require preferred materials improvements to the building. Other secondary building materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
- D. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
- E. Materials shall be of durable quality.
- F. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- G. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.

- H. Colors shall be harmonious and use only compatible accents.
- I. Building material colors (including painted) shall be of low reflectance, subtle, neutral, or earth tones and shall not be of high-intensity or metallic colors unless the colors are true to the materials being used and are aesthetically pleasing. See Corridor Overlay District Design Guideline Booklet for examples of preferred colors.
- J. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building such as plant material, walls, fences, and parapets, or they shall be so located as not to be visible from any public ways and/or residential zoned properties.
- K. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Such building fixtures shall be down lighting and consistent with style of lighting used for parking and pedestrian ways. See Section Error! Reference source not found. and Corridor Overlay District Design Guideline Booklet for examples of preferred fixtures and standards for the identified corridors/areas.
- L. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance. Measures shall be taken to break up the flatness of all buildings and reduce the scale of large buildings using windows and architectural building design and techniques. No street-facing façade may have a continuous length of 50 feet or over without an offset in the building elevation equal to a dimension of at least five feet and minimum change in plane of 24 inches. One of the following is also required in the building design to break up the monotonous appearance:
  - 1) Changes in color, graphical patterning, changes in texture, or changes in material(s);
  - 2) Windows and fenestration;
  - 3) Arcades and pergolas;
  - 4) Towers;
  - 5) Gable projections;
  - 6) Horizontal/vertical breaks; or
  - 7) Other similar techniques
- M. Building orientation shall be toward a street unless it is demonstrated that this would not be feasible. All sides of a building facing public rights-of-way shall be designed as a building front and each building shall have clearly defined, highly visible customer entrances featuring at least three of the following elements:
  - 1) Canopies or porticoes;
  - 2) Overhangs;
  - 3) Recesses or projections;
  - 4) Arcades;
  - 5) Arches;
  - 6) Peaked roof forms;
  - 7) Outdoor patios;
  - 8) Display windows;
  - 9) Architectural tile work or moldings integrated into the building design;
  - 10) Integrated planters or wing walls that incorporate landscaped areas or seating areas.
- N. Drive-thru windows should not face any arterial or collector streets/highways unless screened with landscaping or separated with an access/frontage road.
- O. Pitched or gabled roofs shall have a minimum roof slope equal to one foot of vertical height to every three feet of horizontal distance. Flat roofs on buildings shall have parapets. Permitted roof materials may include asphalt shingles, slate or simulated slate shingles, standing seam metal, or other similar roof materials.
- P. Buildings shall not be allowed to have visible exterior metal supports.
- Q. All openings in the façade of a building (windows, doorways, etc.) shall be proportioned to reflect pedestrian scale and designed in a manner that encourages interest at the street level. Window area on each façade shall be equal to at least 20 percent of the area of the façade. Main or primary entrances to buildings must be delineated through the use of architectural detailing appurtenant to the architectural style of the building.
- R. Windows shall maintain the architectural character of the structure of which they are a part.
- S. Awnings or canopies shall be made of metal or cloth material and when over entries shall



not be over nine feet high (pedestrian height).

- T. Building gutters and downspouts shall be located on the side of the buildings instead of the front and said gutters and downspouts shall be interior instead of exterior whenever possible.
- U. Walkway coverings shall be of sheet metal, metal shingles, standing-seam construction, or canvas or cloth.
- V. Planter boxes and screening walls, when used, shall be compatible with the primary structure.
- W. Franchise architecture that meets these minimum standards is allowed. National "standard", prototype, or trademark designs shall be adapted to be compatible with these standards.
- X. Multi-family residential developments shall provide a minimum 30 feet of open space between principal buildings. Multi-family structures taller than two stories shall provide a gradual height transition by "stepping-down" to meet the approximate height of adjacent single-family homes or other structures of lesser height.

5. On-Site Automobile, Pedestrian, and Bicycle Circulation

- A. Intent Create a safe and efficient vehicular circulation system that avoids traffic congestion. Create a safe, continuous pedestrian and bicycle network that minimizes conflict with vehicular movement while promoting a convenient option for movement within and between developments.
- B. Standards All city and/or county vehicular and pedestrian circulation standards shall apply unless otherwise provided herein.
- C. All multifamily and nonresidential developments shall provide pedestrian and vehicular connections to each adjoining public street.
- D. Primary circulation and access to and from multifamily and nonresidential use areas shall be oriented toward predominately non-single-family residential streets.
- E. All on-site sidewalks and pedestrian walkways shall be a minimum width of five feet unless part of a city trail system where such walks shall adhere to such standards.
- F. All sidewalks and pedestrian walkways shall be aligned and connected with those on adjacent properties and public rights-of-way.
- G. Except for single family dwellings, private full movement driveways giving access to development sites shall be aligned across public streets to contribute to circulation efficiency unless determined otherwise by the City Engineer.
- H. On-site sidewalk systems (or identified walkways) shall provide pedestrian connections that do not require walking across grass, landscaped areas, or the drive lanes of parking areas.
- I. Each point at which the system of sidewalks or walkways must cross an internal street, drive, or parking lot shall be clearly marked through the use of change in paving materials, height, or distinctive colors.
- J. The hardscape features described in this section, e.g., sidewalks, driveways, etc., shall seek to minimize imperviousness whenever possible and be designed to complement the LID (low impact development) stormwater management features on the site.
- K. All parking requirements shall meet the minimum standards for the use of the property and parking, and related drive-thru uses shall be designed to promote efficient circulation.

6. On-Site Surface Parking

- A. Intent. Parking areas shall be designed and located to minimize negative visual impacts particularly as viewed from an existing or future arterial street, frontage streets, and residential development.
- B. Standards
  - 1. All applicable local minimum off-street parking and loading requirements shall be met, and all off-street parking shall be hard surfaced and striped.
  - 2. No more than 35 percent of a site's frontage along 1) existing Arterial Street, 2) future Arterial Street, or 3) residential development shall be occupied by parking. If a property has dual or reverse frontage on both arterial streets and a frontage road, this standard shall apply to the frontage on the arterial street.
  - 3. Garage entries, carports, and parking structures shall be internalized in building groupings or oriented away from street frontage to the maximum extent feasible.
  - 4. The number of contiguous parking spaces shall be limited to 20, and each block of 20

shall be separated from each other by at least one of the following methods:

- a. A landscaped island that separates the blocks and is at least nine feet wide;
  - b. A pedestrian walkway or sidewalk within a landscaped median that is at least nine feet wide;
  - c. A decorative fence or wall, a minimum of three feet in height, bordered by five feet of landscaping on at least one side;
  - d. An access drive or public street bordered by five feet of landscaping on at least one side; or
  - e. A building or buildings.
5. All of the required landscaped areas must contain a minimum of 75 percent living and irrigated landscaping material with a maximum of 25 percent nonliving landscaping material. Approved sidewalks are not counted toward the nonliving landscape material percentage.
  6. Parking lot design shall incorporate terminal islands at the end of parking row. Divider strips between parking rows shall be used to help disperse the required landscaping throughout the entire parking lot.
  7. Large areas of parking (50 or more spaces) shall be distributed between the back or sides of a building with not more than 50 percent of the parking for the entire property remaining between the principal building and the primary abutting street.
  8. The perimeter of all parking areas shall be buffered from adjacent streets, public rights-of-way, public open space, and adjacent uses by at least one of the following methods:
    - a. A berm three feet high with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs;
    - b. A hedge at least three feet high, consisting of a double row of shrubs planted three feet on center along 75 percent of the perimeter length; or
    - c. A fence or wall at least three feet high in combination with landscaping.
  9. All plant materials (see Corridor Overlay District Design Guideline Booklet for a listing of preferred plant materials) shall be installed in the following minimum sizes:
    - a. Deciduous shade trees – 2-inch caliper
    - b. Ornamental trees – 2-inch caliper
    - c. Evergreen trees – 5 feet high
    - d. All shrubs – 5-gallon container
    - e. Groundcover, annuals, and perennials – 1 gallon container

#### **6.10.07 Penalties.**

Any person, firm, corporation or agency acting as principal, agent, and employee or otherwise, who fails to comply with the provisions of this article, shall fall under Article 13.