

# Town of Pleasant View

ADOPTION AS ORDINANCE

March 9, 2016

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## Design Standards



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## **APPENDIX A**

### **A1.01 STATEMENT OF INTENT**

The Town of Pleasant View is a historic, rural farming community uniquely positioned between two of the fastest growing cities in America. Pleasant View also borders a major interstate. These factors have made the Town of Pleasant View favorable for growth and development. The result of this growth and development is a change in the needs and desires of the Town and its citizens. The intent of these standards is to integrate growth and development in a manner that is aesthetically pleasing and in harmony with the rural lifestyle and character that the town enjoys. This can be done by the efficient use of land that provides green spaces, a neighborhood atmosphere, and commercial retail opportunities in planned developments.

High quality developments that efficiently move pedestrians, cyclists, and vehicular traffic with a combination of frontage roads, cycle, and sidewalks is a prerequisite of a well-planned city. It is the town's goal to provide maximum flexibility in the application and implementation of design standards within areas specifically designated by and adopted Community Concept Master Plan. The intent of achieving a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into new streets and roads, and provides for the sensitive placement of building masses, street design and accessories, and landscaping features in a manner otherwise not insured by the application of conventional developments and standards.

Developments must maintain property values, community standards, and civic pride. It is the intent of these design standards to shape development in a manner that is most beneficial to the citizens.

### **A1.02 HOW TO USE THESE DESIGN STANDARDS**

#### **A. FOR COMMERCIAL AND MULTI-FAMILY PROPERTIES**

Pleasant View is characterized by a mixture of farmland, residential, and commercial development patterns. In response to these different patterns, standards are created to address both urban and agricultural needs. The design standards are intended to preserve and enhance the special character of the Town and surrounding areas and to provide alternatives to preserve the character of the Town.

Property owners, developers, architects, builders, business owners, and others shall consult these standards when considering re-development or new construction. The zoning map shows the intended zones for all areas within the city limits. The Land Use Task Force created the map with specific goals in mind. Anyone considering Commercial or Multi-Family Residential or entrances

into non-residential property improvements should consult the Building Commissioner to determine the location and the zoning use for the property. The Planning Commission shall be the reviewing body for all applicable building projects to ensure consistency with these standards. Application submission for review shall be through the Building Commissioner office see Section A1.10 for details.

**B. ACTIONS EXEMPT FROM DESIGN STANDARD REVIEW**

1. Any building addition to an existing building constructed before 2002 totaling less than twenty-five percent (25%) of the existing building ground floor area. Exemption shall only be for new addition section of building. Addition wall and roof shall match existing building wall and roof materials. The square footage calculations for this section shall be done one time for lifespan of structure and noted on building permit.
2. One and two-family dwellings.

**A1.03 DEFINITION OF TERMS**

**Common Concrete Blocks:** Smooth faced Concrete masonry units.

**Earth Tone:** Colors of common soils including red, brown, tan, black, dark green or gray.

**EIFS:** A fiberglass type material over a foam substrate used to have the appearance of "concrete stucco".

**Exposed fasteners:** Screws, bolts or nails that attach through the outside face of materials to attach to structural members or substrate.

**Insulated non-exposed fastener metal wall panels:** Metal siding that has factory attached insulation as a system and fasteners are concealed by adjoining panels.

**Rain Garden:** An area of landscaping that is designed to slow, filter, store and release storm water on a site as an alternative to a detention pond.

**Sight triangle:** The land adjoining an intersection with a public street that is kept clear of obstructions two and one-half (2 1/2) feet and above grade to protect the visibility and safety of motorist and pedestrian. The protected sight distance area is the triangle with legs that are the intersecting flowlines of two (2) streets or points of access. Where streets meet, or points of access onto street, the legs shall extend forty-five (45) feet away from the intersection of the flowlines.

## **A1.04 STREET DESIGN**

### **A. CONNECTIVITY**

1. The street network of any one commercial development or Multi-Family development shall connect with the street network of any adjacent development or neighborhood, creating an interconnected city-wide street network. Gated Multi-Family communities shall be exempt from this connectivity section.
2. Multi-family Residential street connections to public street shall be two-hundred (200) feet apart and not be within one-hundred (100) feet of another intersection.
3. Cul-de-sacs shall be permitted where existing development, floodplains, wetlands, and slopes exceeding fifteen (15%) percent or other unique site conditions prevent a street connection. Cul-de-sacs shall also be permitted where connectivity to adjacent developments are adequately addressed. Hammer head turn around or temporary cul-de-sacs will be required at dead end streets longer than one-hundred fifty (150) feet and designed to meet the adopted Fire Code.
4. Streets stubs shall be provided in new development located adjacent to undeveloped land in order to permit future street network connections.
5. To prevent unnecessary turning movements and to facilitate pedestrian activity, cross-access easements shall be provided between adjoining commercial sites.
6. Street and sidewalk connections shall be made between neighborhood commercial centers and adjacent neighborhoods.

### **B. STORM WATER CONTROL**

- A. Storm water control structures shall be implemented to prevent increased volumes and velocities of storm water onto adjacent properties and streets. Site storm water shall be prevented from sheeting onto streets and adjacent properties. Paved areas shall be curbed. Designs if possible that use landscaped rain gardens or subsurface systems to meet these criteria.

**C. STREET DESIGN**

- A. All streets shall be paved and curbed as set forth in Appendix B of adopted Subdivision Regulations. The maximum grade on any Multi-family residential internal street or drive is seven (7%) percent.

**A1.05 STREETScape**

**A. STREETScape TREATMENT**

A consistent streetscape treatment along public rights-of-way enhances the appearance of the public domain and provides an attractive, unified setting for the variations among individual developments and sites.

- 1. Landscaped zone of not less than five (5) feet must be planted along all street frontages starting at the right of way edge. Landscaping material shall not block sight- triangle at any intersection. Low height less than thirty-two (32) inches shall be allowed in sight triangle. See section A1.09 subsection A 4 for landscape materials size requirement.
- 2. Required site trees can be planted into the streetscape area. Planting shall include shrubs to cover at least fifty (50%) percent of required streetscape area. The remainder of the space shall be covered with living groundcover material or required entrances.
- 3. A private water source is required within fifty (50) feet of of all shrub and ground cover areas.

**B. SIDEWALKS**

- 1. Sidewalks are required on one side of all new streets. Sidewalks shall be a minimum of five (5) feet wide. Sidewalks adjacent to buildings in commercial areas shall be a minimum of six (6) feet wide. Sidewalks shall be constructed of concrete, brick, textured pavers, or a combination of these materials.
- 2. As with streets, all sidewalks shall connect with adjacent properties and development to reinforce pedestrian interconnection. Sidewalks shall connect building entries within and between developments, where possible.
- 3. Sidewalks shall be designed to meet Federal Americans with Disabilities Act (ADA) requirements.

## **C. OTHER CONSIDERATIONS**

When incorporated into the site, streetscape furnishings, such as benches, trash receptacles, light fixtures, bollards, fences, fountains, sculpture, etc., shall create a unifying theme throughout the site. This entails the selection and specification of products based on harmonious design and compatibility with the architecture of the site or area.

### **A1.06 SITE OF BUILDINGS: MULTI-FAMILY RESIDENTIAL**

#### **A. BUILDING USE AND RELATIONSHIP**

1. Multi-family Residential development shall be physically integrated by using compatible design elements, such as appropriate scale, setbacks, materials, roof forms, and streetscapes.
2. Multi-family buildings shall comprise a single lot or tract of land, except where divided by public streets.

#### **B. BUILDING ORIENTATION**

1. The primary facades of all Multi-family residential buildings shall front onto a public street or gated private street. Minimum Distance between Multi-family residential buildings shall be thirty (30) feet minimum.
2. "Reverse frontage," in which the rear of a building fronts onto a street, is prohibited.
3. The use of well-designed parallel access drives is an alternative to "reverse frontage." Where curb cuts for driveways are not an option along the associated street, access by rear alleys (service lanes) is another alternative.
4. Buildings shall be located parallel to the associated street or shall be consistent with existing development patterns, rather than being sited at unconventional angles.
5. Parking lots and parking garages shall not abut street intersections.

**C. BULDING SETBACKS**

1. Exceptions shall be considered in setbacks for existing vegetation, natural features of sites, and historic development patterns.

**A1.07 SITE PLACEMENT AND MATERIALS OF BUILDINGS: COMMERCIAL**

**A. BULDING USE AND RELATIONSHIP**

**1. COMMERCIAL**

Commercial development shall be designed at a scale and in a manner compatible with adjacent residential areas to encourage a better integration of land uses and to promote pedestrian connections. In locations where residential uses adjoin nonresidential uses which are incompatible because of their use, scale, or design, buffering shall be used to mitigate adverse impacts.

**B. BUILDING ORIENTATION AND SETBACKS**

**1. MASSING**

In commercial core areas, the width of an uninterrupted façade plan shall be a maximum of thirty-five (35) feet. Pilasters, variations in the roof line, or parapet wall, and building wall recesses shall be used to break up the mass of a single building into distinct vertical bays which maintain a rhythm similar to surrounding buildings.

Buildings within the C-4 commercial zoning district and industrial uses in industrial zoned district shall include a defined building entry and glazing feature for a minimum of twenty (20%) of a front wall. **(amended by ordinance 18-11 June 12<sup>th</sup> 2018)**

**2. FACADES**

- (a.) Buildings shall have a defined base and cap.
- (b.) Window and door openings shall have a vertical orientation and shall be vertically aligned between floors.
- (c.) Rear and side facades, if visible from public streets, shall be similar to the primary façade in their architectural treatment.
- (d.) Blank walls facing streets shall be avoided.

- (e.) Where a clearly established development character and scale exist, new infill development should include:
  - (1) Window and door openings with area ratios and proportions similar to those on adjoining buildings.
  - (2) Key design elements of surrounding buildings with respect to windows, doors, rhythm of bays, detailing, roof forms, materials, and colors.

### **3. BUILDING MATERIALS/FEATURES**

#### **(a.) SITE FEATURES/REFUSE ENCLOSURES**

Site features such as landscaping, site fences, walls, refuse, and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions, including landscaping and screening. Refuse and recycling containers shall be in an enclosure made of similar materials as primary structure with a closable door/gate.

#### **(b.) BUILDING FEATURES**

Building(s) may be required to incorporate similar design elements and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail.

Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Bright obtrusive colors are allowed only as accent shall be less than five (5%) percent of structure.

On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture, and wall treatment to provide visual interest and prevent development of a long continuous blank wall.

#### **(c.) BUILDING WALL MATERIALS**

**(amended by ordinance 18-11 June 12<sup>th</sup> 2018)**

Commercial and institutional buildings which are visible from a public street shall have a minimum of fifty (50%) percent brick, glazing, and/or stone on front façade(s) facing a public street and fifty (50%) percent brick, glazing, and stone on all other facades except rear. Rear facades shall be at minimum any as per this standard approved secondary material and/or plain masonry if not visible from a public street and colored/painted to match primary colors of structure. Multi-family Structures required to be fifty

(50%) percent brick and/or stone on all facades. Where EIFS or synthetic stucco is to be used as secondary material it shall be at least two feet above grade and above a brick, and/or stone base. Secondary materials shall be any exterior treatment not expressly prohibited below.

The use of vinyl siding, exposed fastener painted or plain metal siding shall be prohibited. Insulated non-exposed fasteners metal wall panels shall be allowed for sides and rear of structures up to fifty (50%) percent on sides and one-hundred (100%) percent on rear.

Exposed standard concrete block are prohibited except on rear of structure(s) not visible from public streets as listed above.

Buildings within the C-4 commercial zoning district and industrial uses in industrial zoned district shall be permitted for the building base including a minimum ten (10ft) feet distance from grade to be colored/tinted split faced or fluted CMU masonry, or brick and stone materials with painted metal siding material for area above building base. The painted metal siding shall not be within 10ft of grade.

**(d.) ADDITION / ACCESSORY WALL MATERIALS**  
(Added by ord. 18-31 October 16, 2018)

Additions or Accessory structures associated with an existing commercial structure that are twenty-five (25%) percent or less in size compared to the primary use structure shall be at least twenty-five (25%) percent of the wall material being brick / stone with the remnant being at minimum fiber cement or wood siding or other approved secondary material from section (c.). (amended by ordinance 18-31 October 9<sup>th</sup> 2018)

The Planning Commission may issue a waiver in written form on any of these design requirements upon a showing by the developer that alternative materials/percentages will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

Notwithstanding the foregoing, in its discretion the Planning Commission may consider alternative building materials, national business design as part of brand/franchise and processes/percentages that it considers consistent with the safe and contemporary development of the Town.

**4. ROOFS**

- (A.) Flat roofs or low-pitched roofs with parapet walls are encouraged. High pitched roofs are allowed with materials listed below. Alternative roof forms may be used if appropriate for a particular acceptable architectural style.
- (B) Pitched roof material shall be earth toned. Architectural shingles and standing seam metal are acceptable. Exposed fastener painted metal panels shall be allowed on roofs 5/12 pitch and less.

**5. UTILITIES**

- (A.) All utility service to individual structures shall be underground.

**A1.08 COMMERCIAL & MULTI-FAMILY PARKING: DESIGN, SCREENING & ACCESS**

**A. DESIGN**

To break down the mass of large parking lots, parking areas shall be organized into a series of smaller modules with landscaped islands consisting of trees and low shrubs separating them. In parking lots with twenty-four (24) spaces or more, no more than twelve (12) contiguous spaces are permitted without a landscaped island.

1. Adjoining parking lots servicing nonresidential buildings shall be interconnected between sites. Parking areas shall be asphalt, pavers, or concrete. All parking areas shall be curbed.
2. Parking areas for the following occupancies Mercantile, Assembly, and/or Business that serve food or beverage shall have a point of use refuse container holding not less than thirty-two (32) gallons and not more than fifty-five (55) gallons for each fifty (50) parking spaces or fraction thereof with the minimum number being one (1). Located in the parking area. Receptacles shall be permanently mounted and shall have a means of keeping refuse from blowing out and rainwater from collecting inside.
3. Every off-street parking area shall be designed to discourage the parking of vehicles within public rights-of-way.
4. Storm water shall be controlled as set aside in Section A1.04 Subsection B.

5. Drought resistant varieties of trees shall be planted and maintained at each island in parking areas. Minimum island size shall be one-hundred (100) sq.\ft. Parking island trees shall count towards your site tree requirements. Trees shall be a minimum of two (2) inches Diameter at Breast Height (DBH)

**ACCEPTABLE DROUGHT RESISTANT TREES;**

Shumard Oak, Willow Oak, South Red Oak, Post Oak, Northern Red Oak, Pin Oak, Black Oak, Scarlet Oak, Red Maple, Ginkgo (male), Disease resistant Elm, Zelkova, and Black Gum.

**B. SCREENING**

1. Perimeter and internal landscaping shall be aligned to create “green edges” necessary to define parking lots.

**C. ACCESS**

1. Where feasible, driveways to adjacent properties shall be combined. Road cuts to development should be minimized.

**A1.09 LANDSCAPING: MATERIALS, PRESERVATION, REPLACEMENT, AND SCREENING**

**A. MATERIALS, PRESERVATION AND REPLACEMENT**

1. Significant landscaping shall be preserved whenever feasible.
2. Development shall not disturb, by grading and so forth, environmentally sensitive features (wetlands, floodplains, and slopes of twenty (20%) percent or greater), with the exception of greenways and other recreational uses.
3. Buildings sites shall have two (2%) percent of developed area landscaped. This landscaping shall consist of shrubs and associated living ground cover installed in shrub bed type arrangement. Landscaped areas shall not be required to be directly adjacent to building facades. A minimum of seventy-five (75%) percent of landscaping shall be on the public facing sides of the site. Areas of naturally exposed bedrock shall not be required to be landscaped.

4. Shrub\Bed ground cover material shall be sized as follows:
  - a). Upright species thirty-six (36) inches height minimum.
  - b). Spreading species eighteen (18) inches spread minimum.
  - c). Bedding Ground cover minimum twelve (12) inches on center. Turf type lawn grass or weeds shall be prohibited for shrub bed ground cover.
5. Sites shall put into place at least twenty-four (24) caliper inches per acre of trees two (2) diameter at breast height (DBH) or greater. Parking island trees shall be permitted to be a part of this total.
6. Efforts shall be made to protect all existing trees twelve (12) inch DBH, or greater. Areas within ten (10) feet of the trunk shall be protected. **(amended by ordinance 16-08 June12, 2016)**
7. When necessary to remove a tree having a caliper of twelve (12) inches or more, the tree shall be replaced on site. Replacement shall match the tree's caliper by reaching an equivalent multiple, not to exceed fifty (50%) percent of the supplemental caliper requirements for the property. For example, a twenty-four (24) inch caliper tree could be replaced by six (6) four (4) inch-caliper trees or eight (8) three (3) inch-caliper trees. This replacement requirement shall apply in addition to normal landscape requirements.
8. Dead or dying landscaping must be replaced as needed. Grassed areas shall be seeded and mulched, hydro-seeded, or sod applied at sites. Barren grassed areas shall be replanted as needed.

## **B. SCREENING**

1. Elements such as parking, loading areas, dumpsters, outdoor storage, backflow preventers, and electrical boxes shall be obscured by screening.
2. Specific screening needs shall dictate the required materials and amounts. Evergreen trees provide the greatest year-round screening, with staggered double rows preventing gaps. Where appropriate, materials such as deciduous trees and shrubs, fences, and walls may be used. The materials and colors of fencing and walls shall be compatible with the architecture of the associated building.

3. Screening areas shall have a minimum width of five (5) feet when vegetative materials are used. There is no minimum width for walls or fencing.
4. Loading areas shall not front any streets unless screened from public rights-of-way.
5. Outdoor storage is prohibited in any front yard. Outdoors sales storage area(s) (if allowed for zone) shall be paved and have landscaping. This area cannot be used as site required parking area(s).
6. Dumpsters, trash refuse, and recyclable containers shall be set on concrete pads and located to the rear of sites. They shall be screened on all four (4) sides by a masonry wall and gate with materials and colors that match the associated building.
7. Electrical boxes and similar utilities shall be screened with evergreen hedges at least twenty-four (24) inches tall upon installation. Except one (1) side for access for maintenance of transformers and back flow devices preferable the least visible side.
8. Utility and mechanical equipment on roofs or on site shall be totally screened.
9. Acceptable species of screening trees\ Sizes of Material.
  - (A.) Easter Red Cedar, Virginia Pine, Eastern White Pine, Holly species, Pin Oak, and Cypress species.
  - (B.) Required screening materials shall be at least six (6) feet tall at installation. These materials shall be installed at a density that is able to perform as an adequate screen at installation.

### **C. BUFFERING**

The intent of these standards is to promote good design. Buffering should only be used as a last resort in those cases where the impacts from a land use cannot be mitigated through sensitive design and planning. In these cases, buffers, which can include walls, fences, berms, or shrubs, may be appropriate. It will be the responsibility of the Planning Commission to determine when buffering is needed. If the standards outlined in this document are followed for new development, buffering shall not be required. When buffering is needed the minimum width of buffer strip shall be thirty (30) feet. Material shall be at least four (4) inch DBH and

not contain less than fifty (50%)percent screening species of trees as listed in section B subsection 9 above.

**A1.10 SITE AND STREET LIGHTING** (added by ord. 18-02 march,20<sup>th</sup>2018)

Outdoors lighting has a significant impact on the safety, security and visual quality of the town.

- A. The designer of exterior lighting shall provide a grid photometric lighting plan, showing pole locations and maintained horizontal illuminance at grade. This grid shall extend until 0.0-foot candles is maintained. Detailed drawings of poles and fixtures shall also be provided on the lighting plan. The detail or fixture schedule shall denote the type and height of each pole and fixture.
- B. The maximum foot candle intensity at property lines shall be one (1) foot candle, exception at property lines of residential uses and residential zoning districts the maximum shall be one-tenth (0.10) foot candle.
- C. Attached building or wall pack lighting shall have thirty-five (35) degree cutoff shield. In no case shall building parking areas be illuminated by building mounted lights.
- D. Canopy mounted lights shall be recessed with flush mounted lenses.
- E. Parking light poles shall have a maximum height of thirty-five (35) feet. Street and parking light poles shall be at least twelve (12) feet tall.
- F. Illumination where required shall as a maximum, have the intensities and uniform ratio in the lighting handbook of the Illuminations Engineering Society of North America (IESNA) 8<sup>th</sup> addition as follows:

**Parking High Activity** (Regional shopping centers/fast food/facilities /civic and cultural events) 0.9 minimum maintained foot candles 4:1 uniform average min.\*

**Parking Medium Activity** (Community shopping centers /office parks/hospitals/recreational events) 0.6 minimum maintained foot candles 4:1 uniform average min.\*

**Parking Low Activity** (Neighborhood shopping/industrial employee parking/schools/church parking) 0.2 minimum maintained foot candles 4:1 uniform average min.\*

**Non-residential walkways and bikeways** 0.5 min.-maintained foot candles 5:1 uniform average min.\*

**Building entrances** 5.0 maintained foot candles

**Private commercial and Multi-family streets** 0.6 min-maintained foot candles throughout the street section and light poles shall be spaced a maximum of three hundred (300) feet apart. A street light pole shall be within fifty (50) feet of each street intersection.

*\*The uniformity average: Minimum stands for the uniformity ratio comparing the average illumination with the minimum foot candle value.*

#### **A1.11 APPLICATION FOR REVIEW (amended Ord.16-17 Oct. 11,2016)**

Developers and owners may submit a Site Plan for review on both requirements of Zoning Ordinance and Design Standards at the same time. Decisions will be made on Site Plans and Design Standards separately. Ten (10) copies or an electronic copy in a reviewable format of the Site Plan and façade elevations with samples of materials (material samples may not be necessary if common materials are used) and application for review by the Planning Commission with applicable fees paid. The Building Commissioner will collect these items and place it on the agenda of the next available Planning Commission meeting. A decision to accept, accept with conditions, or decline designs shall be made in writing within thirty (30) days of actual review of the Planning Commission Design Standards Application. Failure of the Planning Commission to complete its review and make a written decision and recommendation within sixty (60) days after formal application with all of the required materials and documents shall be deemed approval of the application unless the Planning Commission and applicant agree to a greater time period. All decisions of the Planning Commission are deemed final. Any decision shall be in writing and recorded in the minutes. Conditions for approval and reason for decline shall be clearly stated for record. Approved design plans shall be signed by the Secretary of the Planning Commission as approved.

#### **A1.12 APPEALS**

Appeals of the Design Standards Planning Commission decision can be made within thirty (30) days of the decision in writing to the Board of Mayor and Alderman. The application for appeal shall set forth the grounds with which the person filing the appeal takes exception to the decision made by the Planning Commission. Appeals shall be decided within sixty (60) days from the filing of the appeals. The Board of Mayor and Alderman may overturn decisions on the above Design Standards by simply majority of the entire leadership. The reason for decision shall be clearly reflected in the Board of Mayor and Alderman meeting minutes.

#### **A1.13 COMPLETION OF PROJECT**

All work shall be completed before Certificate of Occupancy is issued.

In the event that all items cannot be completed due to weather or other reasons a Temporary Certificate of Occupancy can be issued once for a time period no greater than one-hundred and eighty (180) days.

The Temporary Certificate of Occupancy will be issued after a performance bond or irrevocable letter of credit is agreed to in a legal contract binding on the Owner, Contractor or Developer of said project to complete agreed items, such contract to have been first approved in form and substance by the city attorney or designee of such city attorney in the exercise of such persons commercially reasonable discretion.

The Bond/letter of credit will be made payable to the Town of Pleasant View, Tennessee. The amount of bond or letter of credit will be twenty (20%) percent more than required labor and materials cost as agreed to by the Building Commissioner. Itemized list may be required by the Building Commissioner of items not completed and cost. In the event that the Owner, Contractor or Developer, as the case cannot complete the items listed at time of expiration of Temporary Certificate of Occupancy the Town of Pleasant View will move to deposit the letter of Credit or Bond in Town of Pleasant View Account to fund the contract for work to be completed on item(s) outstanding. The permanent Certificate of Occupancy will be issued after all work completed.