

# Southwest Springdale

## Overlay District

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# Southwest Springdale Overlay District

## I. General Parameters

### A. Purpose

1. To create a strong framework for moving the entire overlay district area from its current uses into a fully developed, active destination.
2. To create a unique development as a regional attraction for entertainment, shopping, restaurants, offices, residences, and other uses.
3. To create an identifiable focal point within the many potential uses as well as creating a unique “brand” for the area.
4. To create a distinctive style and feel for development in this overlay district that is: easily identified; punctuated by unique individualized building design; and not dictated by franchise architecture.
5. To encourage an orderly and logical pattern of development in the area interspersing multiple uses among the various primary components to create a truly unique destination.
6. To recognize the economic development potential for the area, ensuring that development is held to the highest levels of quality and consistency, both in terms of actual construction materials as well as overall aesthetic standards.
7. To offer clear quantitative review standards that are easy to administer and to offer certainty to developers, and citizens alike, while maintaining a requisite degree of design flexibility to allow and encourage creative site and building design.
8. To create overlay district guidelines that are more specific than the general design standards now in place. Overlay district guidelines will be tailored to this particular geographic area.

### B. Background and Analysis

1. History of Site, Ballpark, and Overlay – The development site is over 1,000 acres. There are numerous landowners with holdings ranging from fewer than 5 acres to over 500 acres. The site is largely undeveloped and currently home to livestock farming, miscellaneous businesses, and single-family residences.

The site has had a varied history. It was previously used for vineyards and fruit groves. It was also a key poultry farming location. In 2008, through a cooperative effort between property owners and the City of Springdale, Arvest Ballpark was completed and opened as home to the Northwest Arkansas Naturals minor league baseball team. The Ballpark is located at an interior location in the southern portion of the development. It represents a major initial regional attraction for the overlay district area. Further development is envisioned to take place over a period of approximately 20 to 30 years. The City of Springdale and development property owners have worked together to create specific overlay district guidelines to provide a framework in which multiple property owners can proceed with a mixed-use

development that will benefit both the landowners and users, as well as generate economic benefit to the region.

2. Analysis of Area Development Impact – Stakeholders such as landowners, businesses, institutions, and local citizens look forward to a development that is unique with a mix of uses and tenants that make it a regional destination.

They also hope to create a distinct “brand” for the development utilizing the rich history of the land, area industry, and local entrepreneurs. Additionally, stakeholders look forward to other key features such as consistent design standards, sustainability, public art, long term planning, transportation options, and a sense of neighborhood.

The development site is anticipated to have many potential uses such as entertainment, office, multi-family residential, retail, restaurants, hotels, movie theaters, medical, educational, recreational, among others. As the development progresses, it will have a significant impact on the local economy through increased business activity, job creation, and tax revenue. Arvest Ballpark represents a major initial step toward that goal. (The findings in this section were derived from the Pizutti Solutions Analysis dated 2-9-09, as commissioned by the Springdale Chamber of Commerce.)

### **C. Boundaries**

#### **1. Current Boundaries**

- a. North Phase Overlay District. The development site is generally bounded by Sunset Avenue (Highway 412) on the North, by Interstate 540 on the East, by S. Maestri Road (Highway 112) on the West and Dearing Road / W. Oaklawn Drive / Don Tyson Parkway on the South. (See site plan – Exhibit D)
- b. South Phase Overlay District. Begins at the south edge of the North Phase Overlay District and extends the southern boundary of the district south to the City limit line north of Great House Springs Road (Johnson Mill Road).

2. Land adjacent to the District, which has been, or will be, annexed by the City, is expected to be included into the Overlay District.

### **D. General Requirements**

1. Applicability – All improvements proposed within this District shall be subject to procedures, standards, and guidelines as specified in this Overlay District.

In regard to the Use Unit Designation in the Overlay District, the underlying zoning district designations (permitted uses, conditional uses on appeal to the planning commission, temporary uses) shall apply unless specific changes are made by the Overlay District, in which case the Overlay District shall override the zoning district designation, but in no case shall a use not otherwise allowed in a zoning district be added to the zoning district by the Overlay District.

Improvements shall be defined as any permanent structure that becomes a part of, is placed upon, or is affixed to, real estate located within the boundaries of the Overlay District.

2. References – Other City of Springdale regulations related to this Overlay District include, but are not limited to, the following:

Springdale Code of Ordinances

- Chapter 42 – Article III Noise
- Chapter 56 – Landscape and Buffers
- Chapter 98 – Signs
- Chapter 106 – Stormwater Drainage
- Chapter 112 – Subdivisions
- Chapter 130 – Zoning Ordinance

In all existing zoning districts located within the Overlay District, the regulations for the zoning district, other zoning codes, and the Overlay District shall apply.

In the event of a conflict between this Overlay District Ordinance and the Zoning Ordinance District Standards, this Overlay District Ordinance shall control. No other provisions of the Springdale Zoning Ordinance now in effect, or as hereafter amended, including, but not limited to, any existing or future overlay district regulations, shall apply to the development or use of the Property.

3. Exemptions – The following structures or uses shall be exempt from the Overlay District requirements and development review, although they may be reviewed under separate administrative procedures where noted in this section or in other sections of the Springdale Code of Ordinances.
  - a. Non-conforming Structures – If a non-conforming structure is to be retained then the structure shall not be rebuilt, altered, or undergo major rehabilitation if such construction would exceed fifty percent (50%) of its replacement cost. If rebuilding, alteration, or repair of a nonconforming structure exceeds fifty percent (50%) of the replacement cost, then the building shall be required to conform to all provisions of the Overlay District. Major rehabilitation shall mean any renovation, restoration, modification, addition, or retrofit of a structure that exceeds fifty percent (50%) of the current appraised value of any structure as established by Washington County. Rehabilitation costs shall be aggregated over a five-year period to determine whether the development is subject to these rules effective on the date of this ordinance. Major rehabilitation shall not include routine maintenance and repair of a structure or other feature on the surrounding site, such as roof replacement or general repairs to a parking area or other site feature.
  - b. Non-conforming Uses – If an existing use is to stay in place as an existing non-conforming use, then the use shall not be changed. If the use is changed, then the building which houses the use, shall be required to conform to the provisions of the Overlay District at the time the use is changed.
4. Review Process – Review of the proposed development shall be as follows:
  - a. City Process - The review of any proposed development will be processed through the City as required by current City regulations.
  - b. It is recommended that any submittal for a zoning change be accompanied by a concept plan showing a preliminary site layout for the anticipated development.

5. Variances –Variances will be considered only on a very limited basis. Variances will be reviewed pursuant to the Springdale Code of Ordinances, Chapter 130, Article 2, Sec. 10. No other variances will be considered.
  - a. The Planning Commission may approve variances to depart from the literal requirements of this chapter, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the Planning Commission may grant requests for variances of any requirements of this chapter according to the following guidelines:
    1. The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.
    2. When the applicant can show that his or her property was acquired in good faith and where by reason the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning commission is satisfied that the granting of a variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this chapter.
  - b. A variance may be not requested for the following:
    - 2) Access management
    - 3) Street zone planting and site buffer landscaping
    - 4) Street lighting
    - 5) Signs

## **E. Uses**

1. Permitted Uses
  - Unit 1: Citywide public uses by right
  - Unit 2: Citywide uses by conditional use permit
  - Unit 4: Cultural, recreational, and health facilities
  - Unit 5: Institutional facilities (Not including city or county jail or detention facility)
  - Unit 8: Single-family dwellings
  - Unit 9: Zero lot line
  - Unit 10: Townhouse
  - Unit 11: Duplexes
  - Unit 12: High density residential
  - Unit 13: Three and four family residential
  - Unit 16: Offices, studios, and related services
  - Unit 17: Eating places
  - Unit 18: Hotel, motel, and entertainment facilities
  - Unit 19: Neighborhood shopping goods
  - Unit 20: Shopping goods
  - Unit 27: Parking lot
  - Unit 29: Home office
  - Unit 36: Horses kept in residential areas
  - Unit 38: Open display retail sales

Unit 41: Automobile sales  
Unit 42: Church/synagogue  
Unit 45: Health care clinic  
Unit 49: Commercial assembly

2. Uses not permitted

Unit 14: Residential manufactured housing (RMH)  
Unit 15: Manufactured home park  
Unit 26: General industrial  
Unit 31: Recycling collection facilities  
Unit 43: Automobile sales - damaged vehicles  
Unit 47: Flea market outdoor  
Unit 48: Automotive/machinery/equipment open display retail sales

3. Conditional Uses on Appeal

Unit 3: Utility facilities  
Unit 21: Trades and services  
Unit 22: Automotive services  
Unit 23: Commercial large sites  
Unit 24: Dedicated warehousing  
Unit 25: Limited manufacturing  
Unit 28: Home occupation  
Unit 30: Recreational vehicle park  
Unit 32: Temporary buildings and/or storage  
Unit 33: Self-supporting tower or antenna structure or monopole (unless enclosed)  
Unit 35: Transportation services  
Unit 37: Auction houses  
Unit 39: Temporary storage units  
Unit 40: Temporary classrooms  
Unit 44: Mobile vending site  
Unit 46: Flea market indoor

4. Temporary Uses

Unit 34: Model home/temporary marketing office

**F. Criteria for Conditional Uses on Appeal**

1. The uses listed as Conditional Uses in §I. E. 3. will be considered on a case-by-case basis, upon the ability to meet the following criteria in addition to the Development Guidelines and Standards listed in §II.

1. Must meet Conditional Use requirements of the City set forth in Article II, Section 12.
2. Traffic – Traffic from trucks, delivery vehicles, or patrons shall be limited, so that the level of service on the public and private street system remains at Level C or above, based upon traffic movement criteria. In addition, trip generation must be controlled as to not affect surrounding development. A traffic impact analysis performed in accordance with the requirements of the Arkansas Highway and Transportation Department must be provided.
3. Noise – No sound shall be emitted from the operations on the property that exceeds the City Noise Ordinance. Temporary variances for concerts or outdoor performances may be granted after review.
4. Screening– Potentially offensive uses shall provide additional screening through the use of landscaping or solid masonry walls as required. These uses shall not be visible to adjacent properties or public R.O.W.

5. Structures -- Any conditional use in the Overlay District which may be changed to a use by right and operates in a permanent structure shall meet all of the requirements of the overlay district.

## II. Development Guidelines and Standards

- A. These guidelines and standards are intended to encourage an orderly and logical pattern of development that enhances the design aesthetic, convenience, safety, and livability of our district and encourages a creative approach in the utilization of the land through forethought and consideration of both a development's external relationships as well as its internal organization. The goal is to provide for a development that is superior to that which could be accomplished utilizing the basic zoning districts.
- B. **Site Planning Process** -- Preliminary development or site plans for new development subject to these Design Standards shall include proposed uses for the full development of the site, even where final development will be phased. The preliminary development plan or site plan shall show contiguous land under the applicant's control. Site plans will be reviewed through the Plat Review process.
- C. **Site Design**
  1. Site Layout: Non-residential – A side of a principal building that directly faces an abutting public right-of-way should be upgraded to include the design requirements in §II, D., 5 of this Overlay ordinance. A customer entrance is encouraged, but not required, to be provided. Where a principal building directly faces more than two abutting public 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.
  2. Site Coverage – Maximum site coverage for impervious surface, building, or parking lot is as follows: Lot Coverage – 90% (Landscape/pervious area – 10%)
  3. Location of Parking – The percentage of off-street parking between front façades and abutting streets shall not be restricted as long as buffers at streets, in addition to parking lot landscaping, are utilized.
  4. Pedestrian Connectivity:
    - a. Sidewalks at least five feet (5') in width shall be provided along all sides of the lot that abut a public right-of-way, excluding interstate highways or alleys.
    - b. At least one internal pedestrian walkway (or designated area), no less than five feet (5') in width, clear of obstruction including vehicular overhangs, 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, and building and store entry points.
    - c. Sidewalks, no less than five feet (5') in width, shall be provided along the major length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas.
    - d. If the sidewalk is part of the trail system, it must meet all City trail regulations, including, but not limited to, the City's minimum width requirements.

5. Amenities:

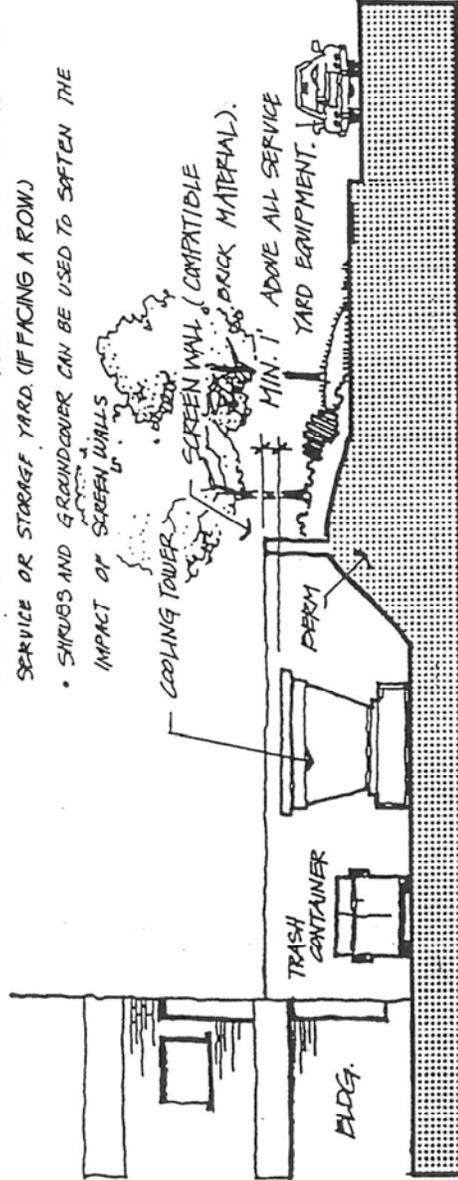
- a. Each non-residential establishment shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following amenities: patio/seating areas, pedestrian plaza with art work, benches, transportation center, window shopping walkways, outdoor play area, kiosk area, water feature, clock tower, or steeple. Any such areas shall have access to the public sidewalk network and such features shall be constructed of materials that are either an accent or complement to the principal materials of the building and landscape. Areas should be provided or designed to accommodate possible future transit service.
  - 1) Artwork– Artwork for public viewing or active participation is encouraged. Artwork shall be within a planned public outdoor space. See examples in Exhibit B.
  - 2) Site Furnishings – Site furnishings including benches, trash and recycling containers, bollards, pedestrian scale lighting, and pedestrian directional signage are to be designed and placed to complement the exterior experience. Consistent or complementary designs are required. See examples in Exhibit B.
  - 3) Kiosks – Freestanding kiosks, such as for display or sale of merchandise, are to be placed at positions within the site that encourage pedestrian activity. Sight lines and access for circulation shall be maintained. The exterior design of the kiosk shall incorporate similar materials to the building design. See examples in Exhibit B.
  - 4) Monumentation and Identity Icon elements are encouraged and will count for both (2) of the required elements. This includes obelisk and monumental features that are visible from a substantial distance due to height or volume related to the adjacent building or site features. These icons are to assist in place-finding.

6. Screening – Loading docks, trash and recycling containers, storage areas, and mechanical equipment shall be screened from public R.O.W., internal streets, and public/customer areas by evergreen shrubbery, trees, masonry, or concrete screen wall treated with graffiti resistant coating. If screening a loading dock with shrubbery, the shrubbery must be a minimum of five feet (5') tall at time of planting and must comply with the planting standards set forth in Chapter 56 - Landscape and Buffers. If screening equipment, the shrubbery must be a minimum of one foot (1') taller than the item they are to screen at time of planting (with maximum required height at five feet (5') at the time of planting) and must comply with the planting standards set forth in Chapter 56 - Landscape and Buffers. Landscaping must be maintained at all times, and replaced immediately when needed. Refer to Exhibit A, Diagrams 3 & 4.

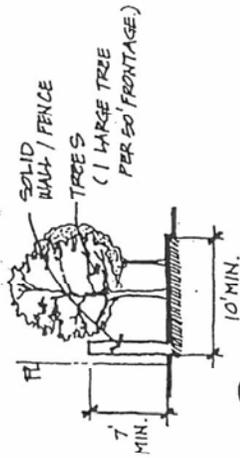
- a. Trash Container Screen – Trash containers, trash compactors, and recycling bins shall be located in a manner to avoid undue interference with off street loading or parking area. Screened from public view on all four sides with a solid fence, wall, or gate constructed of masonry, concrete, or other compatible building material with a metal gate, a minimum one foot (1') taller than trash container (minimum 7' tall), and shall be appropriately landscaped. If the building walls form screening for the trash container, the screen wall may be eliminated on that side that is formed by the building wall.
- b. Service/Loading Corridor Screen – Service corridors and loading areas shall be screened with landscaping or walls a minimum one foot (1') taller than item to be screened at a minimum seven feet (7') tall, and a minimum 10' tall at truck docks. Siting and design of such services areas shall reduce the adverse effects of noise, odor, and visual clutter upon adjacent residential uses.

REQUIRED:

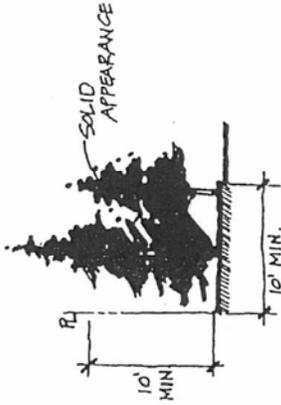
- ANY COMBINATION OF WALL AND BERM SCREENINGS CAN BE USED TO PROVIDE A SOLID SCREEN A MIN. 1 FOOT ABOVE ALL SERVICE YARD EQUIPMENT AND LANDING AREAS.
- WALLS SHALL HAVE A MIN. 4 FOOT HORIZONTAL OFFSET ALIGNMENT, A MIN. 60 FT. APART.
- 1 SHADE TREE PER 50 FT. OF STREET FRONTAGE SHALL BE PLANTED FOCUS OR LOOSE GROVES ALONG THE MOUNTAGE OUTSIDE THE SCREENED SERVICE OR STORAGE YARD. (IF FACING A ROW)
- SHRUBS AND GROUNDCOVER CAN BE USED TO SOFTEN THE IMPACT OF SCREEN WALLS



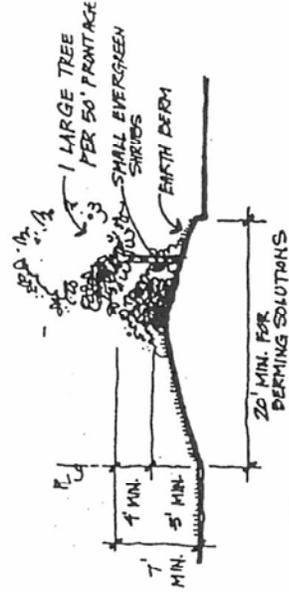
Service, Loading, Storage Screening



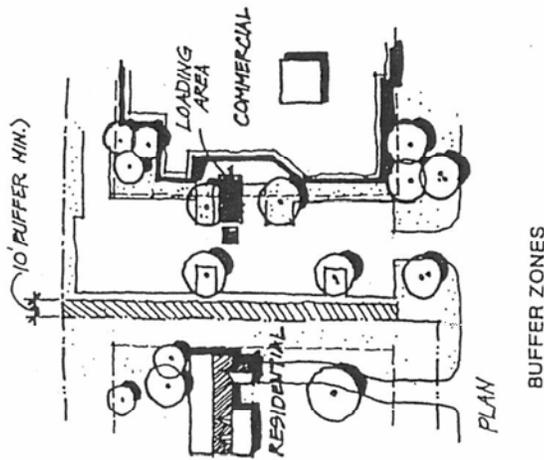
**A** WALL / FENCE WITH TREE PLANTING



**B** EVERGREEN TREE PLANTING



**C** BERM / EVERGREEN PLANTING



Methods of Screening Loading Areas

- c. Mechanical Equipment Screen – Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, solar panels, utilities and banks of meters, shall be screened from any public right of way or residential use/zoning district (either on the same site or on an adjacent site). Equipment can be screened with evergreen shrubbery or masonry or concrete screen wall. Gates, if incorporated in the design of the screen wall, can be constructed of metal. Screening is subject to approval by the appropriate controlling utility company and easements, and may be adjusted as required.
  - d. Rooftop Equipment – All rooftop equipment shall be screened from public view with parapet, sloping roof, or an architectural treatment that is compatible with the building architecture. Equipment shall not be visible from adjoining property lines or any property line adjacent to a right-of-way. Screening shall not include painted mechanical units or prefinished mechanical units. A consideration may be made for supplementary screening provided by the use of ornamental metal screening or other lightweight screening material, if specifically approved by the Planning Commission. The height of the parapet/screen shall be no lower than the height of the unit as measured from the roof surface.
  - e. No areas for outdoor storage, trash or recycling collection or compaction, loading or other such uses shall be located within twenty feet (20') of any right-of-way of a public street.
  - f. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, recycling bins, 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 residential property and public streets. No attention should be drawn to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.
  - g. Outdoor Sales:
    - 1) Outdoor sales areas that do not occur in the front sidewalk:
      - a) Areas in excess of two hundred (200) square feet shall be screened as follows: wrought iron, solid wall of brick, stone, concrete, or landscape screen. If an open type screen is used, it shall have ten percent (10%) solid masonry wall area of two feet eight inches (2'-8") minimum width. Screen shall be minimum six feet (6') tall or the height of the sales items, whichever is taller.
      - b) Areas less than or equal to 200 square feet: refer to City requirements.
    - 2) Outdoor sales within the front sidewalk adjacent to the building wall are limited to two hundred (200) sq. ft., or two percent (2%) of store area, whichever is greater.
7. Outdoor Storage – All outdoor storage shall be screened with a solid wall, minimum eight feet (8') tall or the height of the storage, whichever is taller.
8. No satellite dish shall be placed in an area visible from a public R.O.W. or customer area, and no dish shall be mounted to a balcony.
9. Vending Areas – Vending machines or other remote sales/service areas shall be screened or inset into a wall extension to create an alcove. Screen materials shall match the building materials.

10. Vehicle Access – Vehicular access shall be designed to provide safe, efficient, and logical transportation from public streets to and from the interior of the development. Internal circulation shall be well defined by the use of landscape islands and striping.
11. Public transportation access will be incorporated into the design of the site. Consideration for an integrated transportation system is to be provided. General location of public transportation nodes should be established in conjunction with a “loop” road system and the trail system with trailhead locations through the Overlay District. Siting and location of public transportation design is to be determined as part of the master plan.
12. Transitions Between Land Uses:
  - a. Prior to the division of real property, circulation and access standards shall be applied, through the use of cross access easements to allow for circulation throughout the development, and use of shared curb cuts where appropriate.
  - b. At retail or restaurant outparcel pad sites – cross access is required between adjacent pad sites approximately thirty feet (30’) inside property line. There must also be access between the pad site and the larger adjacent development.

#### **D. Building Design**

1. Setbacks – Commercial - Building setbacks are as follows:
  - a. Front: 30’
  - b. Front (if parking is provided between R-O-W and the building): 50’
  - c. Side: 0
  - d. Side (when adjacent to a residential district): 20’
  - e. Rear: 10’
2. Setbacks – Office - Building setbacks are as follows:
  - a. Front: 30’
  - b. Front (if parking is provided between R-O-W and the building): 50’
  - c. Side: 10’
  - d. Side (when adjacent to a residential district): 20’
  - e. Rear: 20’
3. Building features, outdoor patios (covered or uncovered), and Architectural building feature elements (fountains, towers, awnings, trellis, or similar) may encroach upon the front setback (by as much as 10’), within restrictions. Encroachment may occur on one side only.
4. Heights:
  - a. Non-residential – There shall be no maximum height limits in the district; provided, however, that any building which exceeds the height of twenty feet (20’) shall be set back from any common property or boundary line of any residential district a distance of one foot (1’) for each two feet (2’) of height in excess of twenty feet (20’).
  - b. Residential – Heights as required by the Base Zoning District.

5. Areas:

- a. Floor area ratio shall not exceed 4:1. This includes enclosed buildings and parking garages. Any development requesting a floor area ratio exceeding 4:1 shall apply for a variance.

6. Façades:

- a. Non-residential building façades over one hundred feet (100') in linear length facing a public street or customer area shall incorporate design elements which break up the large expanse of the wall.

This shall be accomplished through the use of two of the following:

- wall projections or recesses a minimum of one foot (1') depth and a minimum of three (3) contiguous feet within each one hundred feet (100') of façade length;
- wall projections or recesses extending over ten percent (10%) of the façade; or
- articulating features such as arcades, display windows, entry areas, or awnings along at least fifty percent (50%) of the front façade.

- b. All building façades shall include a pattern that shall include no less than three (3) of the elements listed below. All elements shall repeat at intervals of no more than one hundred feet (100') horizontally or thirty feet (30') vertically.

- Windows for twenty-five percent (25%) of façade length
- Color change
- Texture change
- Material change
- Medallions/Accent pieces, minimum size of 2'x2', such as cast stone, or EIFS
- Decorative light fixtures
- A change in plane of no less than 16" in width, for seventy-five percent (75%) of the height of the building

7. Windows – where principal non-residential buildings contain separately owned stores, which occupy less than 8,000 square feet of gross floor area each, with separate, exterior entrances, the street level principal entrance storefront façade of such stores shall be transparent between the height of three feet (3') and eight feet (8') above the walkway grade for no less than forty percent (40%) of the horizontal length of the building façade.
8. Unifying Element -- Unifying elements are used throughout the development to provide consistent design integration and recognizable features. These elements are to be provided in each building design on the façade of the building. Native stone consistent with the look of the stonework of Arvest Ballpark; and 2 of the 3 following: medallions, accent light fixtures or standing seam roofing material.
9. Roofs – roof line or parapet lines shall be varied with a change in height of a minimum of two feet (2') every one hundred linear feet (100') in the building length. Parapets, gable roofs, high 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 development plan. Any flat roofs shall be energy efficient, and shall meet Energy Star rating or similar.

10. Materials/Colors – All improvements that contain multiple buildings, including pad sites, shall comply with the following design guidelines and standards:

- a. Use of Similar Building Materials – In order to achieve coordination of design between all buildings in a Development Area, all buildings in a particular Development Area, including pad site buildings, shall be constructed of building materials from the color and material palette approved for the Development Area.
- b. Use of Similar Architectural Styles or Theme in a Development Area – A coordinated architectural style or theme should be used throughout a Development Area, and in particular to tie outlying pad site buildings to the primary building; building entrances or accent façades are appropriate locations to express individual building character or identity.

11. Materials and Colors – All Buildings:

- a. Exterior building materials for all façades shall be high quality materials. These include, without limitation:
  - o Brick
  - o Native stone consistent with the look of the stonework of Arvest Ballpark
  - o Stucco or EIFS
  - o Architectural precast concrete
  - o Decorative face concrete masonry units, such as split-face, scored, ground face, burnished
  - o Glass
  - o Wood – natural
  - o Textured or texture coated concrete panels
  - o Cement fiber panels (maximum 20% of façade area)
  - o Pre-fabricated steel panels such as Alucobond or prefinished metal interlocking panels.
  - o Roofing materials for visible portions of roof surfaces may be slate, synthetic slate, clay tile, concrete tile, standing seam metal, metal shingles. Also, Architectural asphalt shingles.
- b. All buildings shall have a minimum of twenty percent (20%) of the solid wall surface (not including glass and glazing or trim/coping) as stone, brick, or high quality composite panels on the façades visible to the public.
- c. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors. Building trim and accent areas may feature brighter colors, including primary colors, for a maximum 10% of the façade area.

If high intensity colors, metallic colors or fluorescent colors are used, such as part of a Trade Dress, branding, etc, for example, such colors or materials will be limited to the trim and accent areas of the façade.

Trade Dress means features that represent a tenant's or owner's unique or distinct colors, materials, elements, shapes, designs, or other similar features that are trade-marked, service marked, or copyrighted designs that identify a national business that presents to the public a recognizable brand or business concept.

- d. Exterior building materials as well as accents should be compatible with the surrounding area and not include the following:
    - o Smooth-faced concrete block.
    - o Smooth (not textured or texture coated) or exposed aggregate tilt-up concrete panels.
    - o Pre-fabricated corrugated metal deck panels.
  - e. Awnings may be varying shapes and colors and are to be metal or long lasting fire resistant fabric (not vinyl). Backlit awnings are not allowed.
  - f. After the building is constructed and approved, any changes to the exterior appearance of a building must be approved by the Planning Commission.
12. Entries – Each principal building on a site (except for multi-tenant retail buildings) shall have clearly defined, highly visible entrances featuring any three (3) of the following:
- o Canopies, porticos, or awnings
  - o Overhangs
  - o Recesses/projections
  - o Arcades
  - o Raised corniced parapets over the door
  - o Peaked roof forms
  - o Arches
  - o Outdoor patios
  - o Display windows
  - o Architectural details such as tile work and moldings which are integrated into the building structure and design
  - o Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
13. Façades of elevated parking garages shall contain unifying elements, and for the facades visible to the public, a minimum of ten (10%) of the total façade area that is visible shall incorporate materials to match the materials of the building it is serving. Open façade areas are to incorporate a screen to obscure the view of vehicles within the garage.
14. Peripheral Opaque Screen – Where a non-residential building façade faces adjacent residential uses or areas designated on the Comprehensive Land Use Plan as residential use, one of 3 types of screening methods shall be employed:
- a. An earthen berm shall be installed, no less than six feet (6') in height, containing at a minimum, a double row of evergreen or deciduous trees planted at intervals of fifteen feet (15') on center.
  - b. A solid masonry screen fence or wall not less than six feet (6') in height along all rear and side property lines which are common to property zoned for residential purposes, except that such screening shall not extend in front of the building line or adjacent dwellings.
  - c. An opaque or semi-opaque landscape screen per Chapter 56 – 38 of Springdale Zoning Ordinance.

See also screening guidelines listed under Section E, Landscaping for this Overlay ordinance.

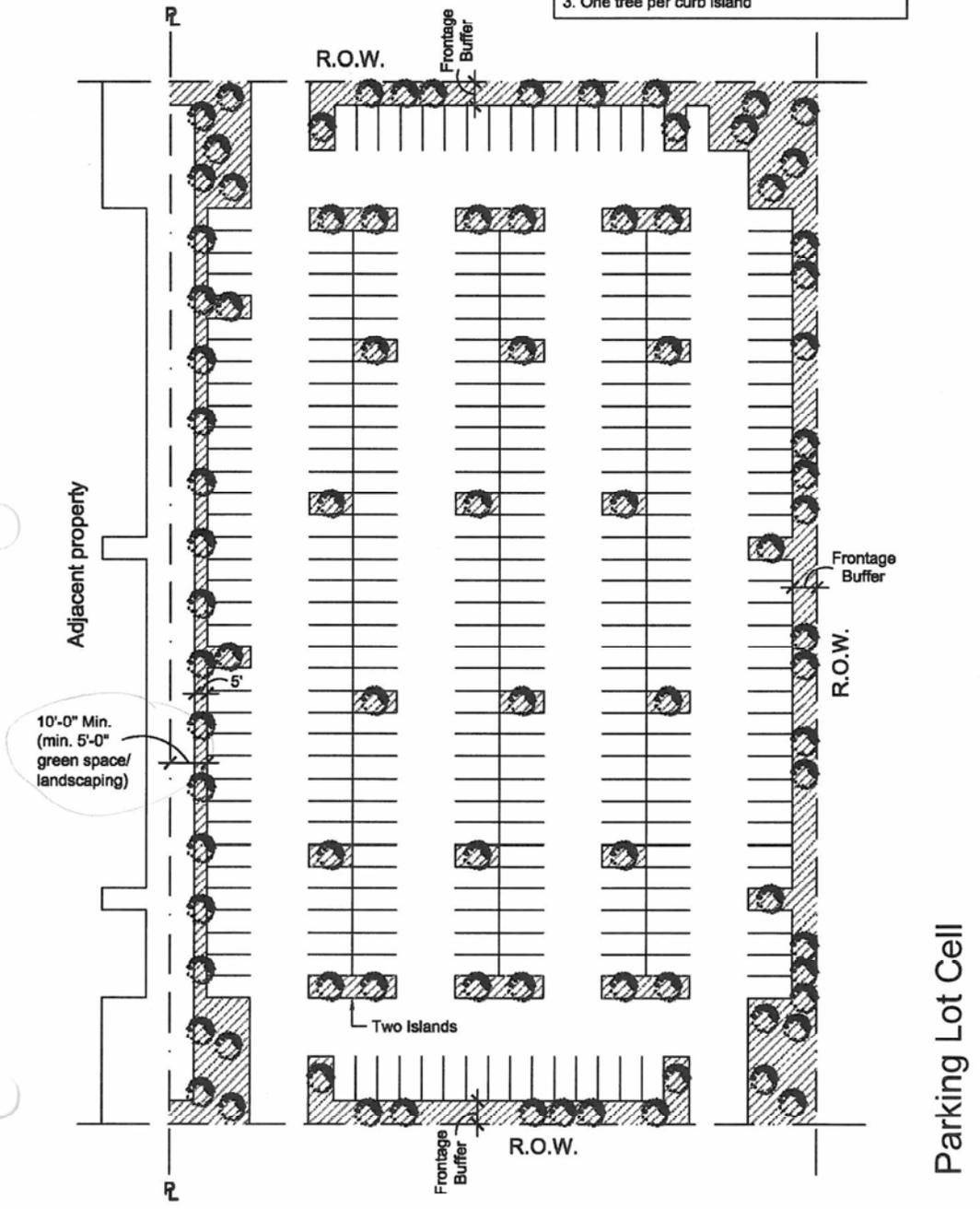
15. Limited modifications to applicable architectural design standard or sign regulation may be authorized to the extent necessary to accommodate architectural requirements, or signage of a specific user's Trade Dress. Trade Dress may apply to

buildings, signs, and other structures, but will not allow applicant a variance to the materials standards in subsection 10 above.

## **E. Landscaping**

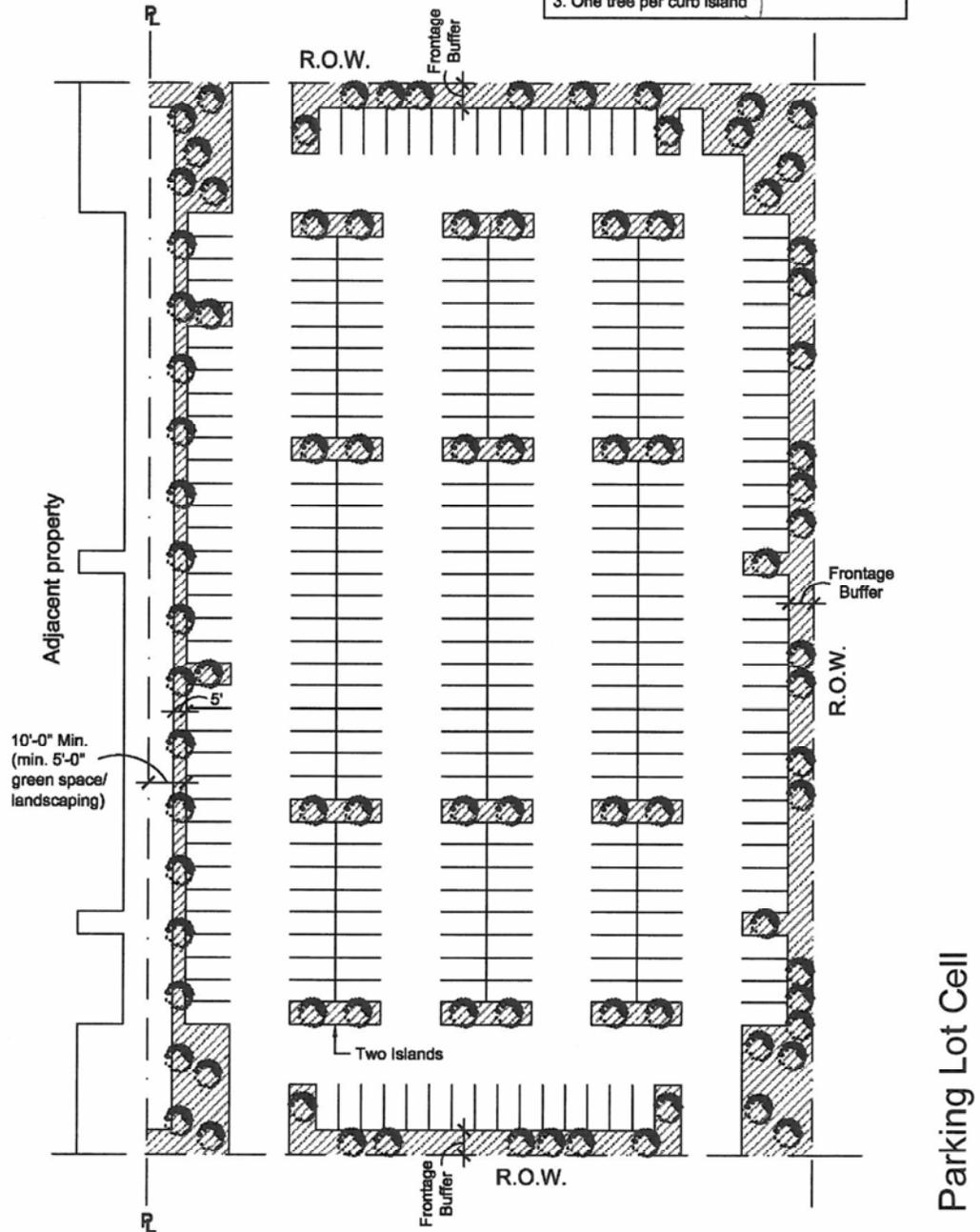
1. General – Landscaping shall be as outlined below. Refer also to Exhibit A diagrams for additional info. Remaining requirements for landscaping are as outlined in Chapter 56 of the City of Springdale Code of Ordinances.
2. Plant Materials:
  - a. Materials used for street plantings should be those incorporated within Chapter 56 of the Springdale Code of Ordinances list of plant species found throughout the region. Use of low maintenance and water saving materials is strongly recommended.
  - b. Trees used in the public streets within the Overlay District shall be one of the following: Eastern Redbud, Sawtooth Oak, Red Oak, Willow Oak, October Glory Maple, or Autumn Blaze Maple. Shrubs to be American Beauty Berry, Dwarf Fothergilla Gardenia, or Border Forsythia.
  - c. Any materials used in public right-of-way must be low maintenance and water saving, natively adapted plantings.
  - d. Trees may be planted in easements provided acceptable to the utility company – subject to agreement for Owner to replace if damaged or removed during maintenance.
3. Sidewalk Landscaping – Landscaping and site amenities along pedestrian walkways are encouraged, but not restricted to a fixed percentage.
4. Entrance Landscaping– Development main entryways (minimum one per site frontage) shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers; landscaping should break down in scale and increase in detail, color, and variety to mark entryways into development; and plantings shall be massed and scaled as appropriate for the entryway size and space. Entrance landscaping shall also include accent lighting.
5. Parking Lot Landscaping – Planted parking islands shall be a minimum of eight feet by sixteen feet (8' x 16'). Parking island dimensions shall be the same as a parking space with radii reduction. One (1) curb island for every fifteen (15) spaces, one (1) tree per curb island.

- Notes:
1. See Chapter 56 in the Springdale Code of Ordinances for Frontage Buffer requirements
  2. One curb island for every 15 parking spaces
  3. One tree per curb island



Parking Lot Cell

- Notes:
- 1. See Chapter 56 in the Springdale Code of Ordinances for Frontage Buffer requirements
  - 2. One curb island for every 15 parking spaces
  - 3. One tree per curb island

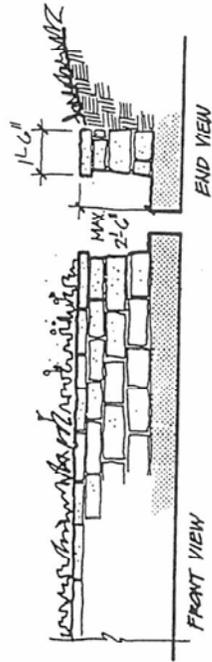


6. Building Landscaping:

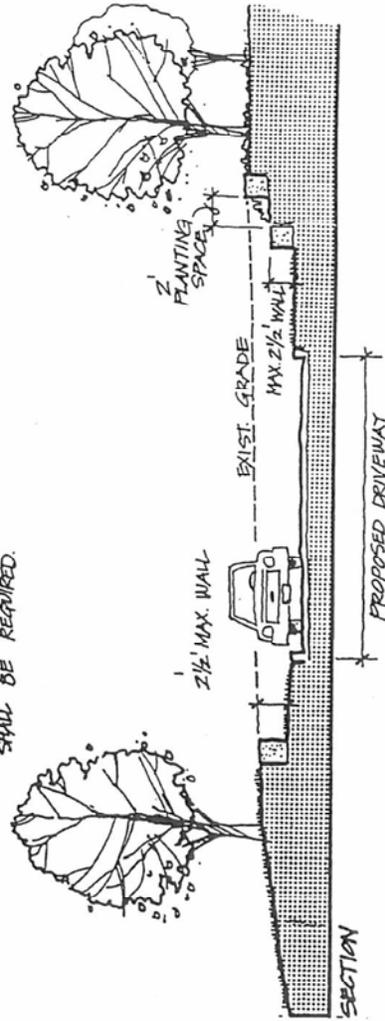
- a. Building foundations are encouraged to be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials, and ground covers. Owners shall provide water mitigation techniques to avoid compromising the building soil preparation.
- b. Landscaping at retail locations typically will not be placed against foundation walls. Retail landscaping will include leave outs within sidewalks, or at edges of sidewalks, or adjacent to parking, or may include potted plants.
- c. Planting shall be massed and scaled as appropriate for the entryway size and space.

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IF MORE THAN 2'-0" OF CUT IS NEEDED AT THE PROPOSED DRIVEWAY - 2 WALLS OF EQUAL HEIGHT SHALL BE REQUIRED.



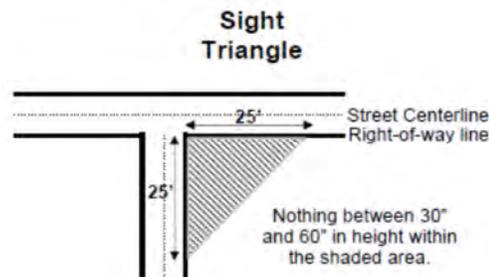
Driveway Installation (through existing berm in the landscape zone)

## 7. Fencing and Walls:

- a. The maximum typical height of a fence or wall shall be eight feet (8').
- b. Walls and fences shall be constructed of high quality materials, such as decorative cmu, brick, stone, redwood, and wrought iron (color of fence to be compatible with building materials).
- c. Breaks in the length of a fence shall be made to provide for required pedestrian connections to the perimeter of a site or to adjacent development minimum three feet (3') wide.
- d. The maximum length of continuous, unbroken, and uninterrupted fence or wall place shall be one hundred feet (100'). Evenly spaced breaks shall be provided through the use of columns, transparent sections, and/or a change to different high quality materials, minimum two feet (2') wide, and four inches (4") deep.
- e. Breaks may be provided through the use of a landscaping pocket of a species, width and depth approved by the Planning Commission, a minimum of four (4) feet wide and two (2) feet deep.
- f. Use of landscaping beyond the minimum required in these standards is strongly encouraged to soften the visual impact of fences and walls.

## 8. Buffers and Screening

- a. Street Buffers – A landscaped street frontage buffer is the planting area parallel to and including the public street right-of-way.
  - 1) Requirement – All development plans submitted in the Overlay District shall show the landscaped street frontage buffer.
  - 2) Variances – As outlined in Section I. D. 5 above, a variance may not be requested for street buffer landscaping. The exception would be for a development proposal for a C4 planned commercial district, which may in the discretion of the Planning Commission be allowed variances upon request for the buffer and setback requirements set forth herein, subject to the other requirements of the overlay district and the Springdale Code of Ordinances. requirements.
  - 3) Minimum Width – Unless a variance to street buffer or setback is granted, the landscaped street frontage buffer shall be a minimum of thirty feet (30') and is the planting area parallel to and including the public street right-of-way. Street trees may be planted in the right-of-way with adjustments made when significant utility conflicts exist.
  - 4) Sight Distances – Safe sight distances at intersections and points of access shall be maintained. In order to provide a reasonable degree of traffic visibility, landscaping constructed near street intersections shall stay clear of the "sight distance triangle" shown below:



- 5) Number of Trees – Shade trees shall be provided at a rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage. When possible, it is encouraged and preferred that trees not be evenly spaced.
- 6) Clustering or Grouping – Clustering or grouping of shade trees is encouraged and preferred for a decorative effect following professional landscaping standards for spacing, location and design.
- 7) Tree Size – At the time of planting, shade trees shall have a minimum caliper size of two and one-half inches (2.5"). Caliper is defined as the measurement of the diameter of the trunk six inches (6") above ground level for trees up to four inches (4") in caliper size.
- 8) Mulch – At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four foot (4') diameter ring of mulch, three to four inches (3"-4") deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.
- 9) Overlay Street Tree Corridor Plan – For developments along a street designated on the Overlay Street Tree Corridor Plan, the trees listed on the plan shall be planted.
- 10) Landscaping Materials– The intent is to minimize expansive areas without plant coverage.
  - a) Living Material – living materials, such as lawn grass or herbaceous groundcovers like juniper or liriopse, etc., shall cover a minimum of eighty percent (80%) of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and maintained in a mulched bed. One hundred percent (100%) of living material is strongly encouraged.
  - b) Non-Living Material – gravel, concrete, brick paver, other pavement, or organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty percent (20%) of the landscaped street frontage buffer. Weed barrier or pre-emergent herbicides shall be installed or applied. For purposes of this calculation, the material used to construct a sign allowed by Exhibit C shall not be counted.
- 11) Encroachment – parking areas may encroach upon the street buffer a maximum of ten feet (10') for one hundred foot (100') segments provided the screening provisions of section b. below are met. In addition, a patio area may encroach upon the street buffer a maximum of ten feet (10') provided the screening provisions of Section 6 (g) above for screening of outdoor sales areas.

b. Parking Lot Screening – the planting area adjacent to parking areas and designed to provide necessary green space to give relief to expansive parking areas and assist with vehicular circulation.

i) Requirement – All development plans submitted in the Overlay District for parking lots shall show parking lot screening.

ii) Variances – As outlined in Section I. D.5 above, a variance may not be requested for parking lot screening.

iii) Available options – The applicant may choose among five options illustrated below, choosing one or a combination of several to meet the particular site constraints of the development. Parking lot screening is only required for the portion of the development where a parking lot fronts on a public street, and in any case may overlap with street buffers so long as the parking lot screening area is placed nearest the parking lot and not nearest the public street and so long as the portion of the area identified as parking lot screening complies with one of the options below.

Option 1: A minimum buffer of ten feet (10') in width, planted with a minimum of one (1) shade and seven (7) shrubs per 25 linear feet (25') of street frontage.

Option 2: Earth berms, at least two and one-half feet (2½') higher than the finished elevation of the parking lot, planted with a minimum of one (1) shade tree and three (3) shrubs per 25 linear feet (25') of street frontage, with no set dimension with a 3:1 slope.

Option 3: A six foot (6') landscaped buffer with three feet of fall that includes a minimum of one (1) shade tree and three shrubs per 25 linear feet (25') of street frontage.

Option 4: A three foot (3') high solid wall made of brick, stone, along with a ten foot (10') buffer area including one shade tree per 25 linear feet (25') along street frontage.

Option 5: A landscaped buffer area with existing woodlands maintained in a twenty-five foot (25') strip along the street frontage.

iv) Tree Size – At the time of planting, shade trees shall have a minimum caliper size of two and one-half inches (2.5"). Caliper is defined as the measurement of the diameter of the trunk six inches (6") above ground level for trees up to four inches (4") in caliper size.

v) Mulch – At the time of planting and for the life of the tree, all tree root areas shall be mulched with a minimum four foot (4') diameter ring of mulch, three to four inches (3"-4") deep. Mounding or piling mulch against the tree trunk is prohibited. Organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch shall be used.

vi) Landscaping Materials – The intent is to minimize expansive areas without plant coverage.

1) Living Material – living materials, such as lawn grass or herbaceous groundcovers like juniper or lirioppe, etc., shall cover a minimum of eighty percent (80%) of the landscaped street frontage buffer. Herbaceous groundcover shall be planted and

maintained in a mulched bed. One hundred percent (100%) of living material is strongly encouraged.

2) Non-Living Material – gravel, concrete, brick paver, other pavement, or organic mulch such as shredded bark mulch, pecan hulls, cotton seed hulls or cypress mulch may cover up to twenty percent (20%) of the landscaped street frontage buffer. Weed barrier or pre-emergent herbicides shall be installed or applied. For purposes of this calculation, the material used to construct a sign allowed by Exhibit C shall not be counted.

c. Open Space – Open space is defined as the area of the lot or development that is not in the right of way, the street buffer area, the building footprint, the signage footprint, or any parking lot constructed of impervious pavement. If the required street buffers, adjacent property buffers, landscaping and screening using landscaping materials do not provide a minimum landscaped area of ten percent (10%) of the total surface area of the lot or development, then owners shall incorporate a combination of vertical elements such as trees and shrubs, and ground cover such as grass or spreading ground cover, in the open space until the required percentage is achieved. The landscaping in the open space should enhance the design of the building and pedestrian spaces.

d. Adjacent Property Buffers– When adjacent to the property line of a residential use, a five foot (5') landscaped area and a six-foot (6') opaque screen, as defined in Chapter 56 of the Springdale Code of Ordinances, shall be required.

## **F. Lighting**

1. Photometric Plans – Applicants shall submit a lighting plan subject to these lighting standards. A point-by-point calculation to show compliance with the lighting standards is required. The calculations shall be measured at grade for lighting levels within the development site. A cut sheet of proposed fixtures, including a candlepower distribution curve, shall also be submitted. A vertical plan footcandle calculation shall be submitted, based upon “maintained” values.
2. General Lighting Standards:
  - a. Pedestrian Walkway Lighting – Pedestrian-level, bollard light, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
  - b. Light Height – Bollard type lighting shall be no more than four feet (4') high. See subsection below for lighting standards specific to parking areas.
  - c. Lighting for Security – Accent lighting on buildings is encouraged as a security feature and interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.
  - d. Illumination Levels – Pedestrian areas shall be illuminated to a minimum of one (1) footcandle.
  - e. Design of Fixtures/Prevention of Spillover Glare – Light fixtures shall use cutoff lenses or hoods to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.
  - f. Color of Light Source – lighting fixtures should be white, color-correct types such as metal halide or LED to ensure true-color at night and ensure visual comfort for pedestrians.

### 3. Public and Private Street Lighting Standards:

#### a. Luminaire Fixture Height:

- 1) The mounting height for roadway luminaire fixtures shall be forty feet (40') as measured to the top of the fixture from grade.
- 2) Mounting height for accent fixtures at entry to be fourteen feet (14') high.

#### b. Average Maintained Footcandles:

- 1) Non-residential – The minimum average maintained footcandles shall be .25 footcandle. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles (maintained).
- 2) The maximum maintained vertical footcandle at any adjoining residential property line shall be 0.3 footcandles, measured at five feet (5') above grade.
- 3) Tall pole fixtures are to be \_\_\_\_\_
- 4) Streetlight pole banners may be used. Such streetlight pole banners may not have dimensions larger than \_\_\_\_\_, (check sizes of banners at XNA and Crystal Bridges) and may be approved by the Planning Commission only for community or development events. The streetlight pole banner attachment brackets may only be mounted at fifteen feet (15') above grade to the lowest bracket, and are to be included on every second pole. Such brackets should be of a size and material approved by the City.

### 4. Parking Lot Lights:

#### a. Luminaire Fixture Height:

- 1) Non-residential – The mounting height for luminaire fixtures shall not exceed forty-two feet (42') as measured to the top of the fixture from grade, including the concrete base.

#### b. Average Maintained Footcandles:

- 1) Non-residential – The maximum average maintained footcandles for all parking lot lighting shall be five (5) footcandles; the minimum average maintained footcandles shall be two (2) footcandles. For the purpose of this standard, the average maintained footcandle shall be calculated at 0.8 of initial footcandles (maintained). All areas within ten feet (10') of the building must have 0.5 footcandle minimum illumination.
- 2) All uses – The maximum maintained footcandle at any adjoining residential property line shall be 0.3 footcandles, measured at five feet (5') above grade.

- c. Uniformity Ratios – Luminaire fixtures shall be arranged in order to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.

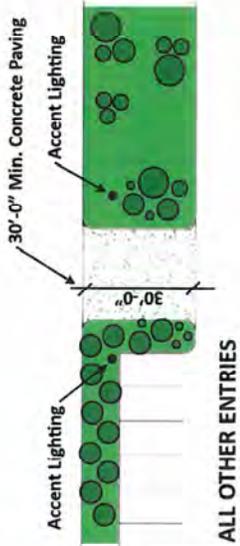
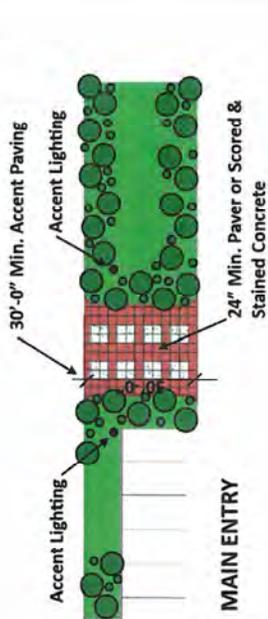
## 5. Canopy Lights

- a. Average Maintained Footcandles – The maximum average maintained footcandles under a canopy shall be 25 footcandles. Areas outside the canopy shall be regulated by the standards above.
  - b. Fixtures – Acceptable fixtures and methods of illumination include:
    - 1) Recessed fixtures incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy.
    - 2) Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy. Such fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the canopy.
6. Strobe Lights – Strobe lighting is prohibited in all areas.
  7. On-site access and parking lot lighting shall be high quality design throughout the development. Lighting to be Metal Halide or LED, color corrected to 3600° to 4000° Kelvin, and must include permanently affixed concrete or metal poles prefinished. Other lighting types may be considered on a specific case-by-case basis.
  8. Building Lights –Wall mounted lighting and ground mounted lighting may shine upward provided it is designed to keep light overspill to a minimum. Lighting shall be provided at special building design features and at all public entrances.
  9. Security – Security lighting must be provided around all sides of the building at the minimum lighting levels as noted above.

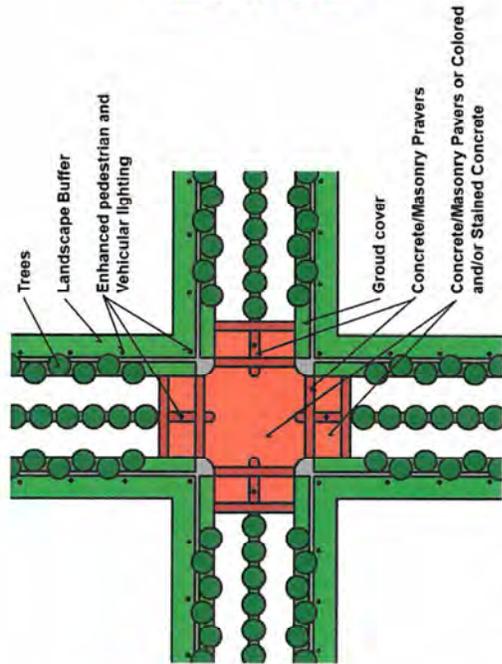
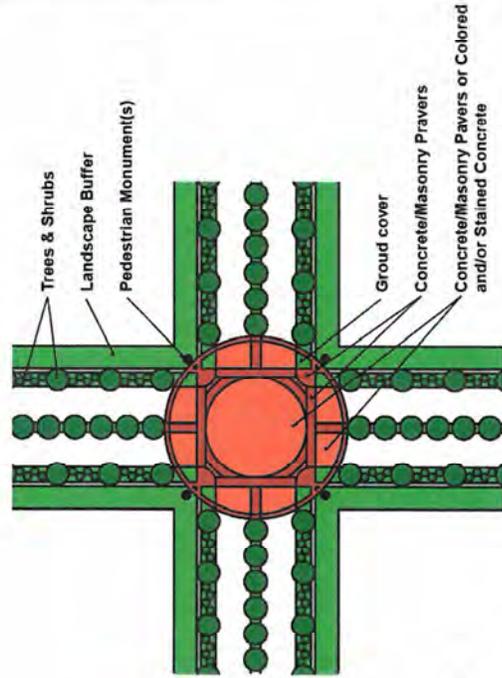
## G. Parking and Loading

1. General – Parking shall be as outlined below. Remaining requirements for parking are as outlined in Chapter 130, Article 7 of the Springdale Code of Ordinances
2. Parking Layout and Design –Width and depth of standard parking space shall be nine feet by eighteen feet (9' x 19'). Also, compact parking may be permitted for up to twenty percent (20%) of total parking spaces in a parking lot that contains at least twenty-five (25) parking spaces. Compact space size shall be 8' x 16'.
3. Accessibility –Accessible spaces must meet the current version of the Americans with Disabilities Act (ADA) and any state requirements. In general, spaces shall be minimum eight feet (8') wide with a five feet (5') wide access aisle adjacent to the space. Van spaces shall be a minimum of eight feet (8') wide with an eight feet (8') wide access aisle adjacent to the space. Alternatively, a Van space may be eleven feet (11') wide minimum with a five feet (5') wide access aisle adjacent to the space.
4. Off-Street Parking:
  - a. Permitted entrance and/or exit drives may provide for off-street parking areas so long as the parking is set back from the street right-of-way line a minimum of ten feet (10'). No off-street parking area shall be located within five feet (5') of any other property.

- b. Parking garages may be provided for satisfying the off-street parking requirements so long as it otherwise meets the provisions of Article 7 of the City zoning ordinance relating to off street parking. Exterior design of the parking garage to meet the Design Standards of the Overlay District.
- 5. On-Street Parking – On-street parking is allowed as provided by City Code. This cannot be assigned or dedicated parking. On street parking shall be parallel parking, minimum eight feet wide by twenty-two feet (8" x 22') long spaces, striped with contrasting color (white or yellow).
- 6. Combined Parking –In the event the POA is established and if the Property Owner is a member of the POA, certain uses that do not share the same operating hours may share parking spaces. Shared parking requires a written reciprocal parking agreement by involved parties and with approval calculations by the City. Uses with hours of operation different from commercial or retail might include educational, entertainment, cultural, religious, etc.
- 7. Loading / Parking:
  - a. Off-Street Loading – A loading space of twelve foot by thirty foot (12' x 30') and fourteen foot (14') height clearance shall be provided for a building of 8,000 square feet up to 50,000 square feet, and one (1) additional space for every fifty thousand (50,000) square feet of building or fraction thereof for any commercial use.
  - b. In Commercial Districts, recreational vehicles, trailers, commercial vehicles, or combinations of vehicles exceeding twenty-four feet (24') in length shall not be parked within any commercial zoned property, except for the purpose of loading or unloading or if allowed through a conditional use permit on the site. No vehicle shall be parked overnight and used for permanent or temporary habitation.
- 8. Surfacing:
  - a. Asphalt paving or concrete paving is required in all parking and drive areas – also for all areas used for storage.
  - b. Provide thirty feet (30') deep approach of concrete paving at all drive connections to public streets.



### Drive Surfacing



### Intersection Hardscape & Softscape Enhancement Suggestions

## **I. Water Management**

1. Water Elements and Standing Water – Water features are encouraged to be incorporated into the project. These may be used for retention, detention, or for amenities for the site development. Specific design should incorporate a hard edge or soft edge, fountains, aquatic plantings, and other features to provide for a well-maintained amenity.
2. Retention/Detention – Each site development is encouraged to incorporate water management practices, including allowable storm water runoff. Refer to the latest edition of the City of Springdale Drainage Criteria Manual. If needed, retention or detention may be accomplished on site, or potentially off site if the property owners association (POA) is established and the Landowner is a member of the POA, assuming then that a regional detention program has been established. If the POA is established and has in turn established a regional detention program, temporary detention will be encouraged until the regional detention site has been completed.
3. Off-Site Drainage – If the POA is established and the POA creates a regional retention or detention program, all members of the POA may be allowed to participate in the program. In that event, the Landowner must agree to provide funding to the off-site owner upon whose land the Regional retention or detention will occur.
4. Irrigation – All landscaping areas located on non-residential and multi-family developments are required to be irrigated with underground piped irrigation systems. The water source may be from City provided water, or from other natural sources.

**J. Access Management** – access management, control points, roadway design, and circulation shall meet all requirements of the City of Springdale ordinances and access control standards.

## **K. General Items**

1. Wind Turbines. Turbines or windmills may only be allowed as generating equipment or an aesthetic icon. Maximum size to be 1½ times maximum building height on site, not to exceed sixty feet (60'). Fan blade to be vertical style.
2. Solar Panels. Solar panels may occur on roofs only, and are to be positioned flat onto a sloped building roof, or placed in an area not visible to the customer areas or adjacent residential zoning.
3. Mobile vendors and itinerant street vendors shall meet the licensing requirements of City of Springdale Ordinance and may occur in designated areas, as approved by the City on a Site Plan. Additionally, mobile Vending:
  - a. Noise level of unit or sound equipment may not exceed 65 decibels when measured at the property line.
  - b. May not include drive in service.
  - c. Must have hooded or shielded exterior lighting.
  - d. May not have signage that projects more than six inches (6") from unit.
  - e. Must keep the area clear of liter and debris at all times.
  - f. May operate only between the hours of 6:00 a.m. and 10:00 p.m. without specific variance.
  - g. No permanent water or wastewater connection is permitted. Electrical power may be provided by temporary service by connection or on board generator.

4. The Design Standards and Operational Guidelines of C.P.T.E.D. (Crime Prevention Through Environmental Design) are strongly recommended.
5. Sound level maximums to be per City standards.
6. Sustainable Design: Sustainable principals are strongly encouraged to be incorporated into the Site and Building Design and Operational parameters of the development. Guidelines such as the USGBC – LEED rating system or Green Building Initiative – Green Globes rating system and Low Impact Design on Landscaping (L.I.D. Manual) are provided to establish minimum guidelines for design, construction, and operations of the project. (Buildings meeting the minimum of “Certified” under the LEED system or an equivalent will be given special consideration in exterior design review - for design elements required to meet the rating.)

## **L. Definitions**

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word “person” includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

Accessory Structure – a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot site or with such principal building.

Adjacent or Abutting – to physically touch or border upon, or to share a common property line or border. “Adjacent” or “abutting” shall include properties or uses that are separated by a drive, street, or other public-dedicated right-of-way.

Arcade – a series of arches supported on piers or columns

Balcony – a platform projecting from the wall of an upper-story enclosed by a railing, with an entrance from the building and supported by brackets, columns, and cantilevered out.

Berm – an earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.

Buffer – open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Building Form – the shape and structure of a build as distinguished from its substance or material.

Building Mass – the three-dimensional bulk of a building height, width, and depth.

Building Scale – the size and portion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Carport – an accessory structure used for a parking of motor vehicles. A carport has roof, but is distinguished from a garage in that a carport is enclosed on no more than three sides.

Commercial Center, Large – a “large commercial center” contains one or more commercial buildings or establishments with 50,000 square feet or more (gross floor area).

Commercial Center, Small – a “small commercial center” contains one or more commercial buildings or establishments and all the buildings in the center contain less than 50,000 square feet (gross floor area)

Commercial Development – all retail, office, restaurant, service, hotels, motels, and similar businesses, but shall not include industrial uses. However, any office or industrial development or building that includes more than a twenty percent (20%) retail component by square footage shall be subject to these Commercial Design Guidelines and Standards.

Common Open Space – land within or related to a multi-family development, not individually owned or dedicated for public right-of-way use but generally owned and maintained by the developer, owner, or a property owners association, that is designed and intended for the common use or enjoyment of the residents of the development and their guests, and may include such complementary structures and improvements as are necessary, appropriate, and permitted under this chapter.

Density – the number of dwelling units allowed per acre of a development site or parcel.

Development Area – the area defined by a single development plan, as defined by the Springdale Code of Ordinances, for the development of one or more parcels of land.

Elevation – the external faces of a building; also a mechanically accurate, “head-on” drawing of any one face (or elevation) of a building or object, without any allowance for the effect of the laws of perspective.

Façade – any side of a building. The front façade” is the front or principal face of a building, generally defined by the location of the majority of public entrances into the building.

Fence – a man-made barrier of any material or combination of materials erected to enclose, screen, or separate areas.

Floor Area Ratio – the relationship of the total gross floor area of a building to the land area of its site, as defined in a ratio which the numerator is the gross floor area, and the denominator is the site area.

Garage – an accessory building or portion of a main building primarily used for storage of motor vehicles. A garage is distinguished from a carport in that a garage is enclosed on more than three sides, so that the stored or parked car is contained entirely inside the building.

Guidelines – advisory regulations, which are indicated by use of the terms may and should.

Kiosks sign – a multi-sided structure for the display of signs.

Major Tenant – within a commercial center that does not fit the definition of “Large Commercial Center” any user or tenant containing 15,000 square feet or more of gross

floor area. Where more than one user or tenant in such a center contains more than 15,000 square feet, the user or tenant with the largest amount of gross floor area shall be considered the center's "major tenant".

Maximum Extent Feasible – nor feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent feasible."

Maximum Extent Practicable – under the circumstances, reasonable efforts have been undertaken to comply with the regulations or requirements, that the cost of additional compliance measures clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Mixed-Use Development – a single building containing more than one principal permitted land use or a single development of more than one building containing more than one principal permitted land use. Such land uses may include office, retail, residential, or services uses such as hotels and motels. In a mixed-used development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.

Multi-Family Development – a building or portion thereof designed exclusively for occupancy by five or more families in five or more dwelling units and commonly referred to as a townhome or townhouse, or apartment.

Natural Features – includes, but are not limited to, flood plains, and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.

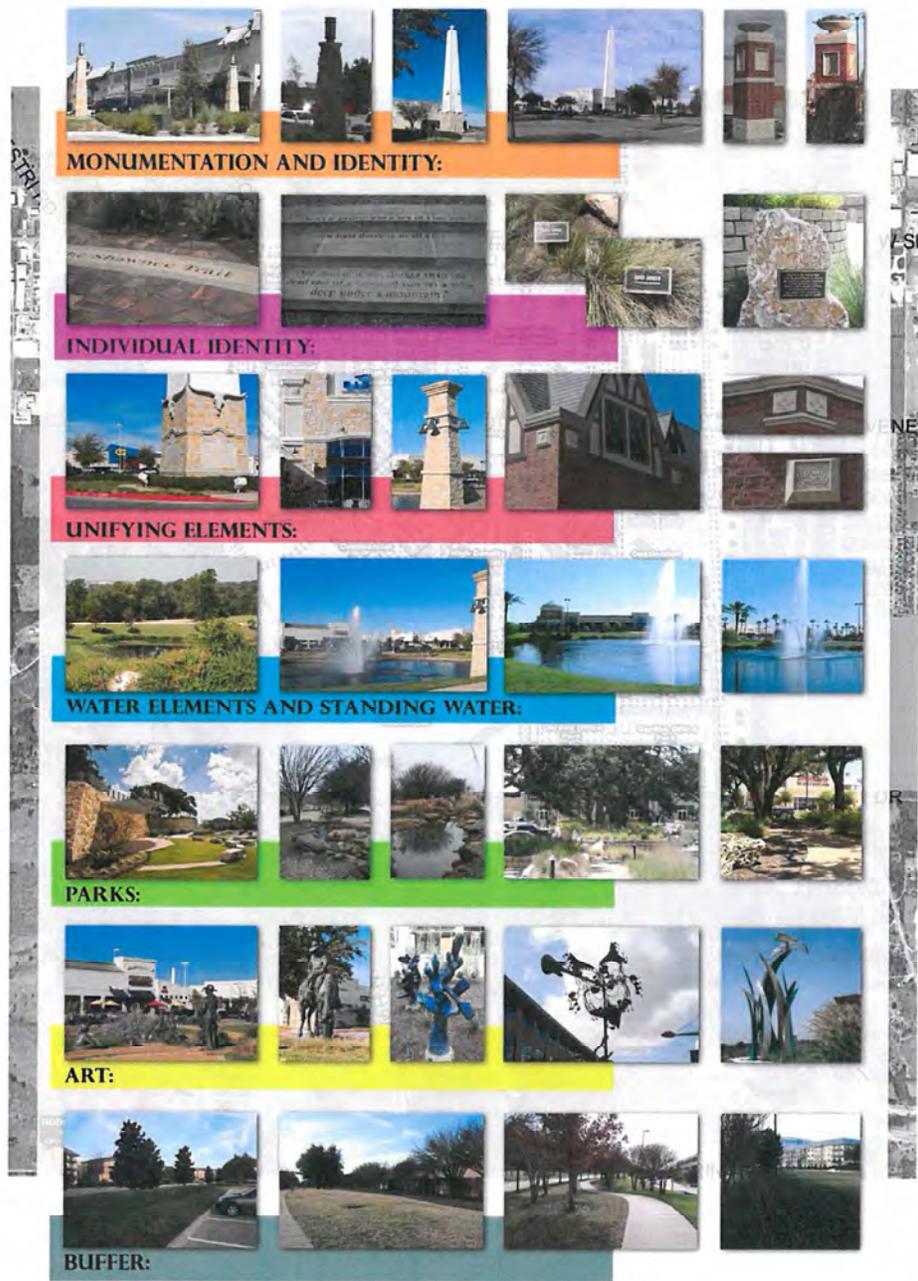
Orient – to bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designed "front" of a building) facing in certain directions; or to set or arrange in a determinate position, as in "to orient a building."

Pad Site – typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for free-standing commercial uses, each such use containing not more than 15,000 square feet of gross floor area. Typical pad site uses include, by way of illustration only, free-standing restaurants, banks, and auto services.

Primary or Principal Building – the building or structure on a commercial development site used to accommodate the majority of the principal permitted use(s). When there are multiple buildings on a commercial development site, such as in a shopping center, the primary or principal building shall be the one containing the greatest amount of gross floor area. Buildings sited on pad sites or free-standing kiosk/ATM machines cannot be "primary" or "principal" buildings.

Standards – mandatory regulations, which are indicated by use of the terms "shall" and "must".

Steep slopes – any portion of a development site where the natural grade of the land has a slope of thirty percent (30%) or greater.



Example Site Items

Springdale Master Plan

Exhibit B - Plate #2



Architecture Examples

Springdale Master Plan

Exhibit B - Plate #3



Metal Roofing



CMU



Wood



Glass



Tile Roof Slate



EIFS



Stucco



Brick



Cement Fiber Panel

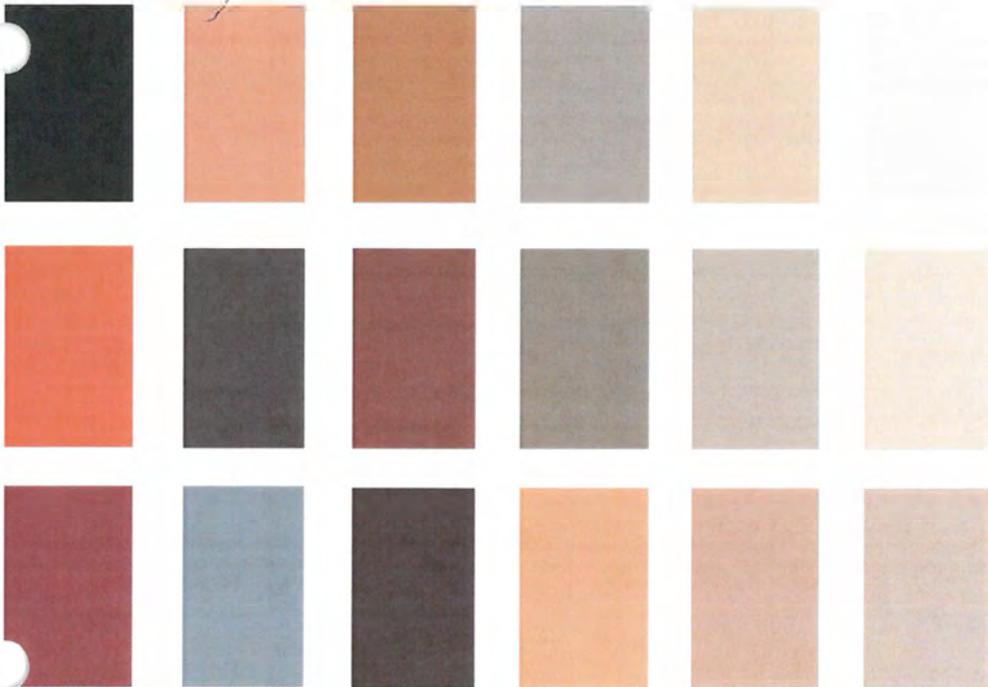


Metal Panel



Stone

Color Palette



Colors are for illustrative purposes only.

Material List

Springdale Master Plan

Exhibit B - Plate #4



Benches

Tree Grates



Waste Receptacles

Bike Racks

Benches.....To match: Dumor, Inc - 160 series metal slats  
- 165 series wood slats

Tree Grates.....To match: Olympic Foundry, Inc. - LP Series

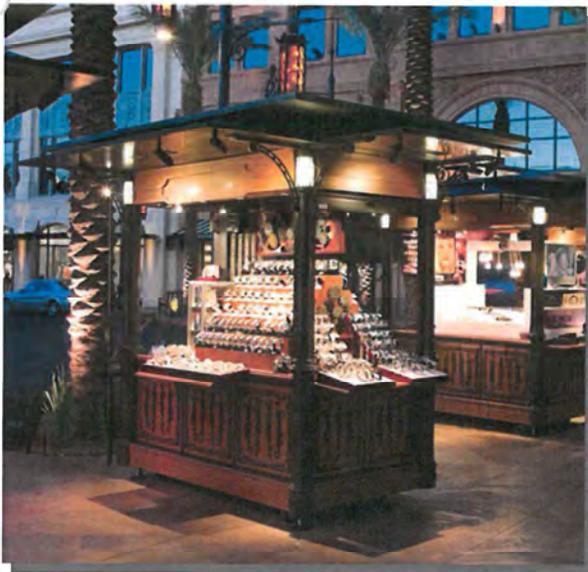
Waste Receptacles.....To match: Dumor, Inc. - Receptacle 133 or Receptacle 84

Bike Racks.....To match: FairWeather Site Furnishings - Cambria or Portico

Amenity Specifications

Examples of Site Amenities

Springdale Master Plan



Kiosks

Springdale Master Plan

Exhibit B - Plate #6



Building Sconce Lighting



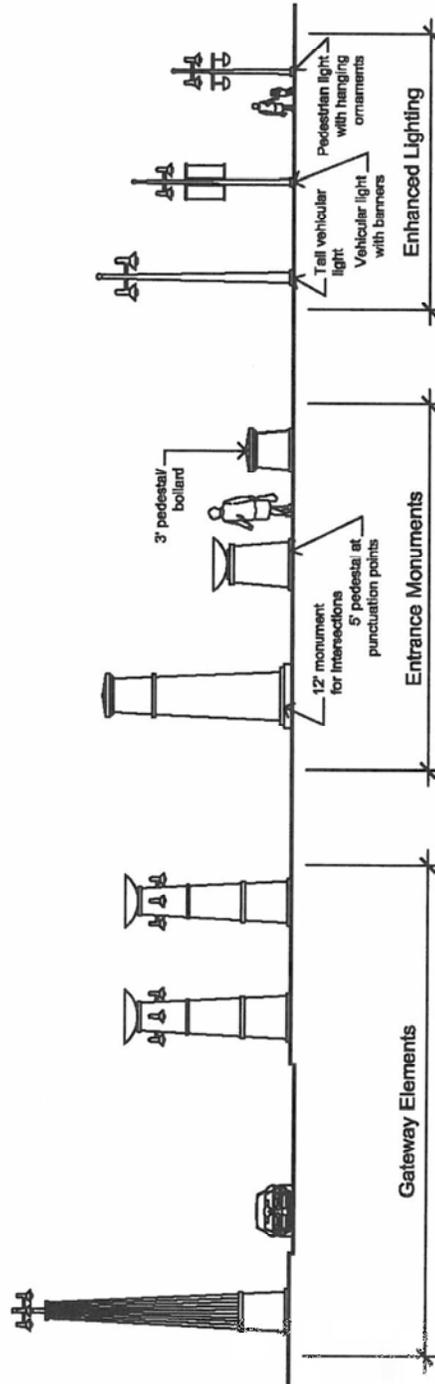
Pedestrian Level /  
Accent Lighting



Parking Lot Lighting

Site Lighting and Building Sconce

Springdale Master Plan



# Identity Elements

## Property Owners Associations

1. Establishment – The POA may be established for the maintenance of common property not fully dedicated for public use. The first established property owners association consisting of representation by a majority of the acreage within the Overlay District shall be considered The Property Owners Association (“the POA”) for purposes of the Overlay District. If established, all owners adjacent to or benefited by the common improvements should be part of the POA.
2. Role – If established, the POA should provide for the maintenance, repair, replacement, and liability obligations of the private improvements such as: roads, alleys, gates, fences, landscaping, road lighting, detention, drainage and/or other held facilities and/or common areas, appurtenances, associated ancillary items, and improvements. The POA should also review proposed development or changes to existing development.
3. In the event the POA is established, membership in the POA will allow the property the following advantages that may be, in the POA’s discretion, only available to those who are a member of the POA:
  - b. Sharing of detention areas required by having the option to participate in regional detention (off site or on site).
  - c. Common area maintenance.
  - d. Shared parking to provide required parking areas.
  - e. Additional green space credit for required open areas.
  - f. Ability to use the Overlay District name/branding on private development for signage, logos, advertising, etc.
  - g. Potential authorization to place icon signs on land owned by members of the POA.