

Item #1:

**Report Of The September 19, 2011 AC Meeting:
A. Signage For Chmela Fluency Center, 136 RPC**



AGENDA
ARCHITECTURAL COMMISSION
REGULAR MEETING
Monday, September 19, 2011 at 7:00 P.M.

CALL TO ORDER:

ACTION ITEMS:

1. Approval of the August 15, 2011 Draft Meeting Minutes.
2. Consideration of a request for signage for the “Chmela Fluency Center” on property commonly known as 136 Old McHenry Road and within the B-1 Historic District submitted by “Roman Signs” on behalf of Kristen Chmela.
3. Consideration of a request for signage for “Dandy Things” at 350 Old McHenry Road and within the B-1 Historic District submitted by Lindsey Wollan.
4. Consideration of a request for a replacement trash enclosure structure adjacent to the Stemple Parking Lot for the Cedar Grill Restaurant and within the B-1 Historic District submitted by Ken Siwieck.

OTHER BUSINESS:

- NONE

ADJOURNMENT: Next Scheduled Meeting: October 17, 2011, @ 7:00 P.M.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations for those persons.



ITEM #2: For the Architectural Commission on Monday, September 19 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for "Chmela Fluency Center", 136 Old McHenry Road within the B-1 Historic District, submitted by "Roman Signs" on behalf of Kristen Chmela.

HISTORY/STAFF REVIEW:

The property in question is located on the north side of Old McHenry Road and is above the space currently occupied by "Timmy's Sandwiches".

As submitted the petitioner proposes a wall sign measuring 24"x 36" (6 sq. ft.) for a total of 6 square feet of signage. Square footage of the commercial space for which the sign is being requested is approximately 700 square feet. For retail spaces containing 1 to 1,000 sq. ft. of floor area 12 square feet of signage may be allowed per the Village Zoning Code.

Based upon the total square footage of signage proposed (6 square feet), it appears the requested signage is at the maximum permitted signage for the square footage at this location. Signage may be divided up between wall signs, hanging signs and freestanding signs but may not exceed the maximum allowable square footage allocated by floor area.

The sign has been mounted to the front of the building and has been given temporary approval subject to review and approval of the Architectural Commission. The sign will be constructed of plywood painted green with black lettering and border over the green background. The sign will be non-illuminated. (See attached).

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

5-9-5 SIGNS

- (d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:
 - (1) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign.
 - (2) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET

Total Area of Business in Square Feet	B1		B2	
	No Arterial Access	Arterial Access	No Arterial Access	Arterial Access
1-1,000	12	12	12	20
1,001-3,000	20	20	20	30
3,001-5,000	30	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

- (i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.
- (ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

ARCHITECTURAL COMMISSION DECISION:

The request as proposed is permissible. The square footage as proposed is the maximum amount of square footage permitted at this location per the Village Code.

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage in the vicinity.

FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	



VILLAGE OF
LONG GROVE

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION**

BUSINESS NAME:	CHAMELA FLUENCY CENTER	BUS. PHONE #:	
BUSINESS ADDRESS:	136 OLD McHENRY RD		
BUSINESS OWNER'S NAME:	KRISTIN CHAMELA	ALTERNATE PH. #:	847-293-2571

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	WALL SIGN	2x3
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The Architectural Commission regularly meets every third (3rd) Monday of the month at 7:00pm in the Village Hall or as otherwise posted. The applicant (or representative) must be present. Please prepare and submit six (6) sets of all of the following information ten (10) days prior to the meeting:

- THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
- REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - PROVIDE SITE PLAN PICTURE - ON BUILDING
 - PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED EMAILED TO JAMES HOGUE
 - SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

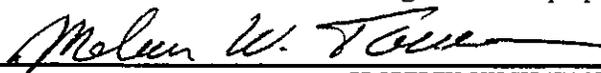
900 sq. ft.
- PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - DIMENSIONS 2' x 3'
 - SAMPLE OF COLORS ON SIGN SEE PICTURE
 - LETTER STYLE TO BE USED SEE PICTURE
 - SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN NONE

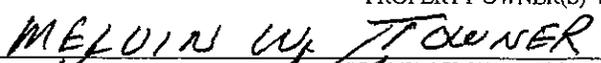
Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME:	ROMAN SIGNS	PHONE #:	847 381-3425
ADDRESS:	BARRINGTON IL 819 W. NWAY		

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.



 PROPERTY OWNER(S)' SIGNATURE(S)


 PROPERTY OWNER(S)' PRINTED NAME(S)


 BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION**

MAXIMUM SIGN SIZES AND FEES

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

RETAIL BUSINESSES:

MAXIMUM SIGN AREA (SQ. FT.) PERMITTED IN BUSINESS DISTRICTS			
TOTAL FLOOR AREA OF BUSINESS	B1	B2	
		NO INDIVIDUAL ARTERIAL ACCESS	INDIVIDUAL ARTERIAL ACCESS
1 – 500 sq. ft.	12	12	75
501 – 1,000 sq. ft.	12	12	75
1,001 – 3,000 sq. ft.	20	20	100
3,001 – 5,000 sq. ft.	30	30	125
5,001 or greater	30	30 ¹	125 ²

¹ For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 50 sq. ft.

² For each additional 2,000 sq. ft., an additional 10 sq. ft. of signage is permitted. The maximum total signage area shall not exceed 145 sq. ft.

FEE: Fees are calculated based on square footage of the sign and are as follows:

B – 1 DISTRICT		B – 2 DISTRICT	
10 sq. ft. or less	\$50.00	75 sq. ft. or less	\$100.00
10.1 – 12 sq. ft.	\$60.00	75.1 sq. ft. – 100 sq. ft.	\$125.00
12.1 – 20 sq. ft.	\$70.00	100.1 sq. ft. – 125 sq. ft.	\$150.00
20.1 – 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

SUBDIVISION IDENTIFICATION SIGNS:

Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.
FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.
Number of signs must be approved by Architectural Commission.
FEE: \$200.00 per sign

FOR OFFICE USE ONLY

TYPE OF SIGN(S)	FEE(S)

Amount Paid: _____

Date Paid: _____

Permit #: _____

Village Official: _____

Date of Issuance: _____

**CHEMISTIA
FLUENCY
CENTER**

Item #1:

**Report Of The September 19, 2011 AC Meeting:
B. Signage For Dandy Things – 350 Old McHenry Road**



ITEM #3: For the Architectural Commission on Monday, September 19 @ 7:00 P.M.

REQUEST: Consideration of a request for signage for “Dandy Things”, 350 Old McHenry Road within the B-1 Historic District, submitted by “Sign Central” on behalf of Lindsey Wollan.

HISTORY/STAFF REVIEW:

“Dandy Things” is currently located in the Mill Pond Development. They are looking to move to 350 Old McHenry Road and require signage at the new location. This space was formerly occupied by the “The Studio” art gallery and is presently vacant.

Based upon the items submitted the petitioner is requesting one (1) hanging (canopy) sign measuring 39.27” x 30.35” (8.25 square feet) and a single (1) ground sign, double faced, to be placed on an existing pole (shared with the “ Long Grove Performing Arts Academy”) and would measure 34” x 26.17” (6.1 square feet). The sum total of the requested signage is 14.35 square feet. Materials out of which the signs will be constructed were not identified in the application, but will likely be the same as the existing Mill Pond Signage. The signage would be brown & green and white with regard to the color scheme, identical to the existing Mill Pond signage. Signage appears to be non-illuminated and no request for illumination was included with the signage application.

Square footage of the commercial space for which the signage is being requested is approximately 1780 square feet. For retail spaces containing 1,001 to 3000 sq. ft. of floor area 20 square feet of signage may be allowed per the adopted Village Zoning Code (excerpt below).

Based upon the total square footage of the leasable commercial space and square footage of the signage proposed (14.35 square feet), the request is within the maximum square footage limitation for the floor area at this location.

Per the village sign regulations one hanging sign (canopy sign) and one ground sign are permissible at this location as follows;

(1) The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign.

SIGN REGULATIONS:

The following are excerpts of applicable portions of the Village Sign Ordinance:

(d) Business District Signage. The cumulative size of all signs permitted by this ordinance shall be governed by the square footage of the associated business as follows:

(1) Except as otherwise authorized by variation pursuant to section 5-11-15(E)1(c) of this code, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN
BUSINESS ZONING DISTRICTS IN SQUARE FEET

Total Area of Business in Square Feet	B1	B2	B2
	No Arterial Access	Arterial Access	
1-1,000	12	12	20
1,001-3,000	20	20	30
3,001-5,000	30	30	40
5,001 or greater	30	30 ⁽ⁱ⁾	50 ⁽ⁱⁱ⁾

(i) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 50 square feet.

(ii) For each additional 2,000 square feet, an additional 10 square feet of signage is permitted. The maximum total signage area shall not exceed 70 square feet.

ARCHITECTURAL COMMISSION DECISION:

The Commission should review the request for signage against the aforementioned regulations and render a determination based upon those criteria as well as the appropriateness of the signage at this location in relation to other signage on the structure. As submitted the requested signage is with the parameters of the Village Code and therefore approvable.



FOR OFFICE USE ONLY:	
AC Received:	
AC Reviewed:	
AC Approved:	
Village Bd. Approved:	

FOR OFFICE USE ONLY:		
Date Received:		
Permit No.:		
Date Issued:		
Township:		
Sec:	T:	R:
PIN No.:		
Zoning:		

**ARCHITECTURAL COMMISSION
SIGN PERMIT APPLICATION**

BUSINESS NAME: <i>Dandy Things</i>	BUS. PHONE #: <i>847-821-1422</i>
BUSINESS ADDRESS: <i>350 Old Mc. Henry Road, Long Grove, IL 60047</i>	
BUSINESS OWNER'S NAME: <i>Lindsey Wollan, Rachel Herold</i>	ALTERNATE PH. #: <i>920-475-3197</i>

TYPE OF SIGN(S) FOR WHICH YOU ARE APPLYING:	<i>Permanent exterior signage, one hanging from building, other from a post</i>
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1. THIS FULLY COMPLETED APPLICATION SIGNED BY BOTH THE PETITIONER AND THE PROPERTY OWNER
2. REGARDING THE POSITION OR LOCATION OF PROPOSED SIGN ON THE BUILDING OR PROPERTY:
 - (a) PROVIDE SITE PLAN
 - (b) PROVIDE PHOTOGRAPH OF THE LOCATION ON THE PROPERTY OR BUILDING WHERE THE SIGN WOULD BE INSTALLED
 - (c) SQUARE FOOTAGE OF COMMERCIAL SPACE FOR WHICH SIGN IS BEING INSTALLED:

Approx 1780 sq. ft.
3. PROVIDE A DETAILED DRAWING (TO SCALE) OF THE PROPOSED SIGN, INCLUDING:
 - (a) DIMENSIONS
 - (b) SAMPLE OF COLORS ON SIGN
 - (c) LETTER STYLE TO BE USED
 - (d) SAMPLE OF ANY UNUSUAL MATERIAL TO BE USED ON THE SIGN

Should the sign be completed prior to the Architectural Commission's approval (this is not encouraged), the sign itself, or a photograph of the sign, shall be presented at the Architectural Commission meeting.

SIGN CONTRACTOR:

NAME: <i>Sign Central</i>	PHONE #: <i>847-818-9002</i>
ADDRESS: <i>646 S. Arthur Avenue, Arlington Heights, IL 60005</i>	

The property owner's signature is required below before any sign application may be processed. The property owner's signature is confirmation that he/she has read and understands the regulations governing the erection of signs in the Village of Long Grove and further approves the erection of the above-described sign on his/her property.

[Signature]
PROPERTY OWNER(S)' SIGNATURE(S)

Robert Stone
PROPERTY OWNER(S)' PRINTED NAME(S)

Lindsey Wollan *[Signature]*
BUSINESS OWNER(S)' SIGNATURE(S)

(See the reverse side for maximum sign dimensions and fee schedule.)

**SIGN PERMIT
ARCHITECTURAL COMMISSION APPLICATION**

MAXIMUM SIGN SIZES AND FEES

The following dimension regulations and fee information are provided as a guideline and are excerpted from the Village Code, 5-9-5, "Sign Regulations." It is recommended that applicants read the entire section, available online at www.longgrove.net, to better understand the basis for sign permit approval.

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20.1 - 30 sq. ft.	\$80.00	125.1 sq. ft. or greater	\$200.00
30.1 sq. ft. or greater	\$100.00		

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Not more than one (2) signs per entrance to subdivision; total signage not to exceed 40 sq. ft.

FEE: \$50.00 per sign

SUBDIVISION DEVELOPMENT SIGN:

FEE: \$100.00 per sign

OFFICE & OFFICE RESEARCH DISTRICT:

Maximum two (2) signs, not to exceed 100 sq. ft. total combined dimension; 50 sq. ft. maximum per sign.

Number of signs must be approved by Architectural Commission.

FEE: \$200.00 per sign

FOR OFFICE USE ONLY					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">TYPE OF SIGN(S)</th> <th style="width: 50%;">FEE(S)</th> </tr> </thead> <tbody> <tr> <td style="height: 100px;"> </td> <td> </td> </tr> </tbody> </table>	TYPE OF SIGN(S)	FEE(S)			<p>Amount Paid: _____</p> <p>Date Paid: _____</p> <p>Permit #: _____</p>
TYPE OF SIGN(S)	FEE(S)				
<p>Village Official: _____</p>	<p>Date of Issuance: _____</p>				



Earth & Spirit

Beans & Leaves
Coffee & Tea Cafe

Enzo & Lucia
Restaurant

Long Grove
Performing
Arts Academy

Old McHenry Rd

Historical Ln





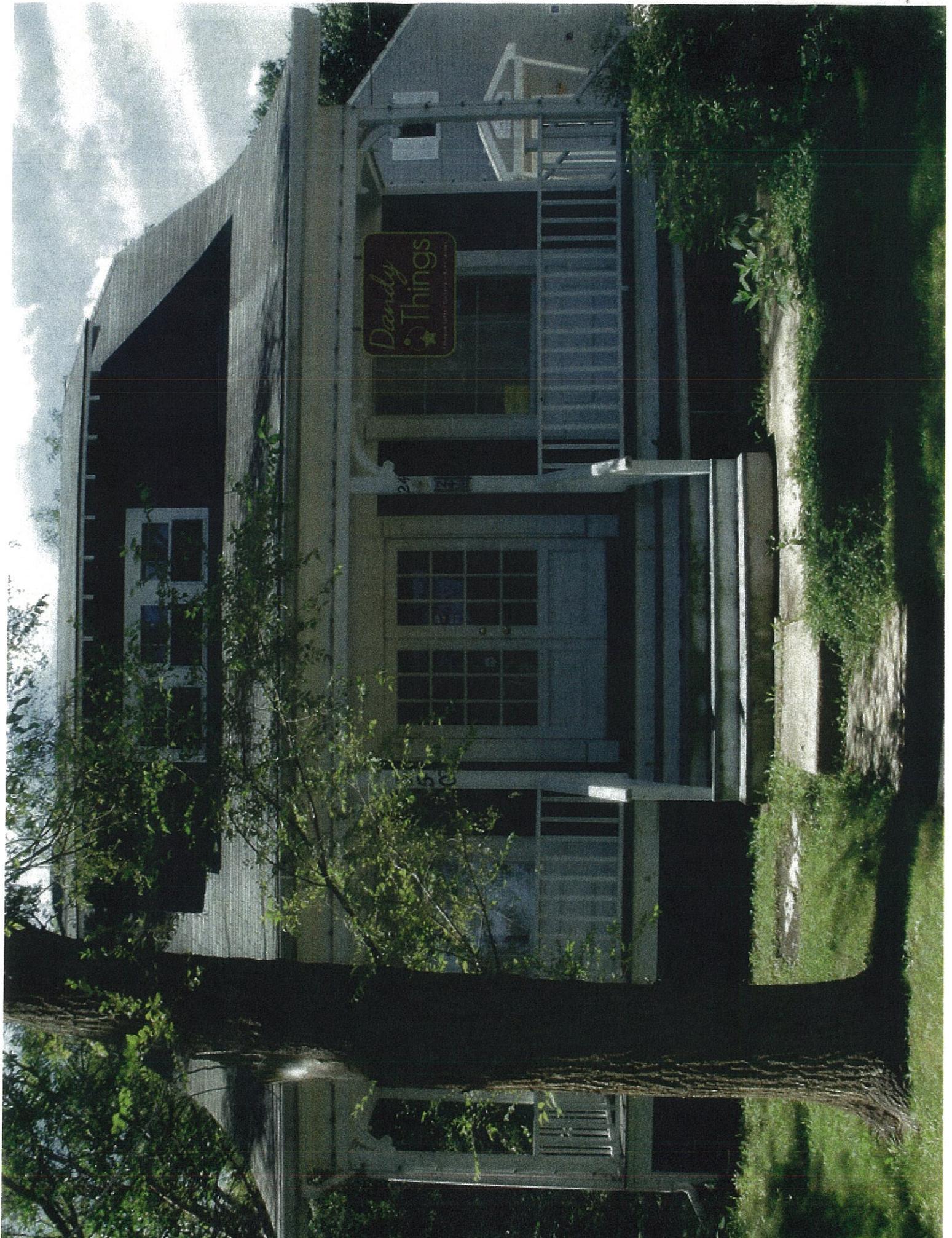
Dandy Things

39.27"

Daddy iThings

Unique Gifts • Gallery • Art Classes

30.35"

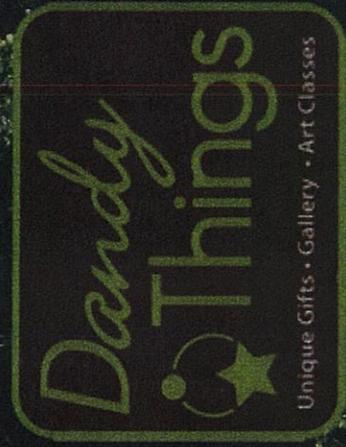


34"

Daddy Things

Unique Gifts • Gallery • Art Classes

26.17"



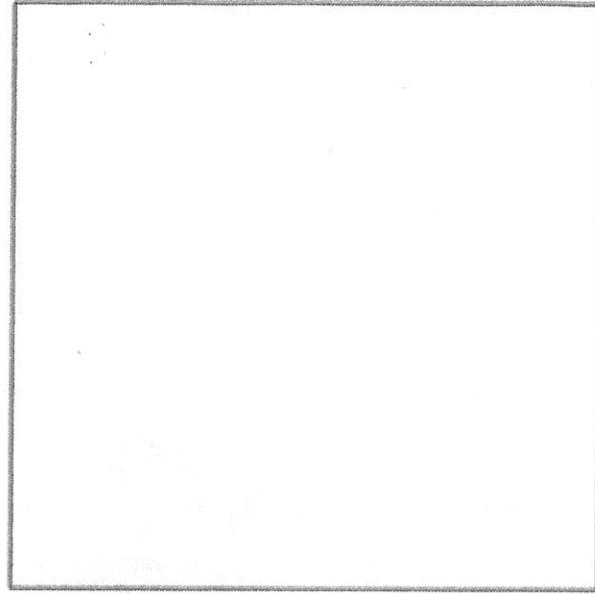
Bickley Scripts & ET Plain

Basic Regular

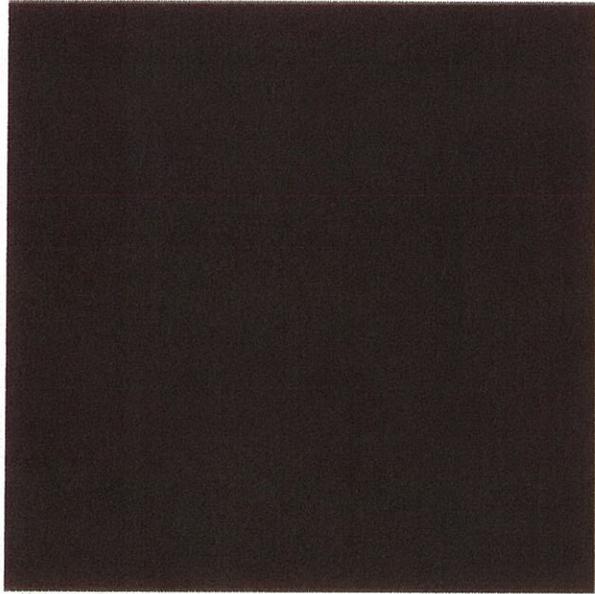
Myriad Bold

Daddy Things

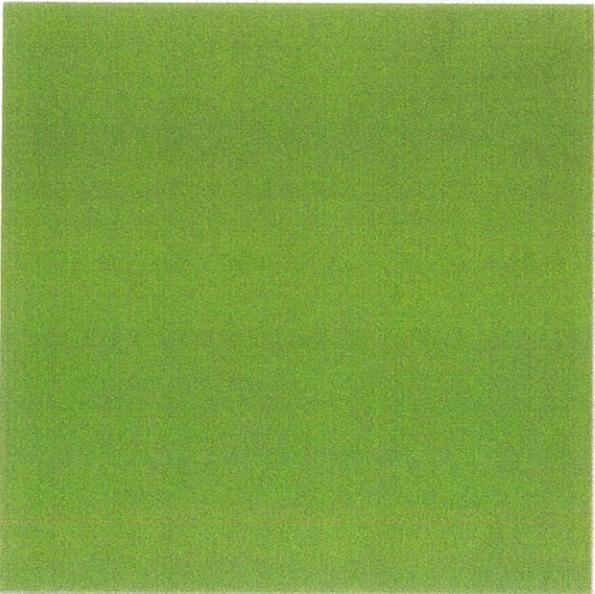
Unique Gifts • Gallery • Art Classes



WHITE



CMYK: 0%, 81%, 100%, 77%



CMYK: 45%, 0%, 99%, 0%

Item #1:
Report Of The September 19, 2011 AC Meeting:
C. Replacement Trash Enclosure For The Cedar Grill



ITEM #4: For the Architectural Commission on Monday, September 19 @ 7:00 P.M.

REQUEST: Consideration of a request for a replacement trash enclosure structure adjacent to the Stemple Parking Lot for the Cedar Grill Restaurant and within the B-1 Historic District, submitted by Ken Siwieck.

HISTORY/STAFF REVIEW:

As proposed the dumpster/trash enclosure would be sited at on the southwesterly corner of the property which contains both Beans and Leaves and the Cedar Grill (formerly "For Pete's Sake) within the downtown B-1 Historic District.

There are no specific standards for structures of this nature. Building permits are required and, as such, review by the Architectural Commission is also required.

The Downtown Planning & Design Guidelines do however offer some direction with regard to such structures. These are attached.

The present structure has become dilapidated and enclosure area needs to be expanded to accommodate the disposal needs of the restaurant. Some existing trees will need to be removed to accommodate the new, expanded, trash enclosure. A tree removal permit will also be required.

PROPOSAL:

The petitioner proposes the trash enclosure (site plans attached) to be in approximately in the same location but expanded to the east toward Red Oaks. The enclosure would accommodate dumpsters, recycling container and grease receptacle.

The enclosure is proposed to be constructed of wood. The enclosure will measure approximately 10' x 16' (160 sq. ft.). Height of the enclosure was not identified but will likely be between 7 & 8 feet in height.

ARCHITECTURAL COMMISSION DECISION:

There are no hard and fast standards for this type of structure. The AC should heed the advice of the design guidelines and use "good judgment and an underlying spirit of goodwill" in considering this request.



STRUCTURE/FIXTURE ARCHITECTURAL COMMISSION APPLICATION

DATE: SEPT 8, 2011

APPLICANT'S NAME: KEN SIWIECK

ADDRESS: 1111 WILLIS, WHEELING PHONE: 847-420-1785

NAME OF BUSINESS: CEDAR GRILL

BUSINESS ADDRESS: 330 OLD McHENRY PHONE:

TYPE OF STRUCTURE/FIXTURE: DUMPSTER ENCLOSURE

- 1. LOCATION OF STRUCTURE/FIXTURE ON PROPERTY: A. PROVIDE SITE PLAN. B. PROVIDE PHOTOGRAPH OF SITE. C. SQUARE FOOTAGE OF STRUCTURE 160 SQUARE FEET.

- 2. DRAWING OF PLANNED STRUCTURE/FIXTURE: A. DIMENSIONS. B. ELEVATIONS (ALL DIRECTIONS). C. LIST MATERIALS TO BE USED/SAMPLE OF COLORS.

- 3. NAME, ADDRESS, AND PHONE NUMBER OF FIRM ERECTING OR MANAGING STRUCTURE: NEW MIDWEST CAPITAL PHONE: 847-420-1785 1111 WILLIS WHEELING, IL

The property owner's signature is required below before any application may be processed. It is understood by the property owner(s) that he or she has read and understands the regulations governing the commercial property under this application in the Village of Long Grove, accepts and is liable for any corrections or modifications required to meet the standards of the Village, and further approves the work to be done on their property.

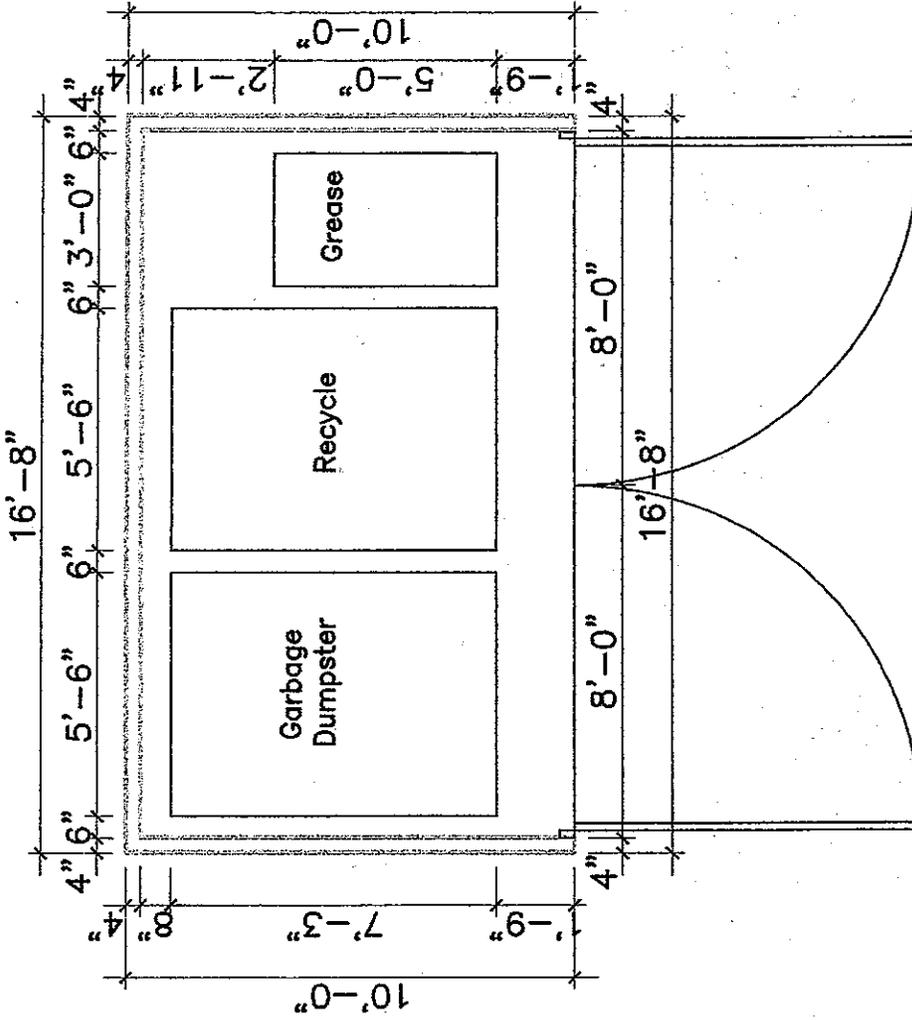
Business owner signature: Cedar Grill
Property owner signature: New Midwest Capital

APPLICATION APPROVAL: DATE:



NEW ENCLOSURE 10 X 16

GATES SWING TOWARD PARKING LOT

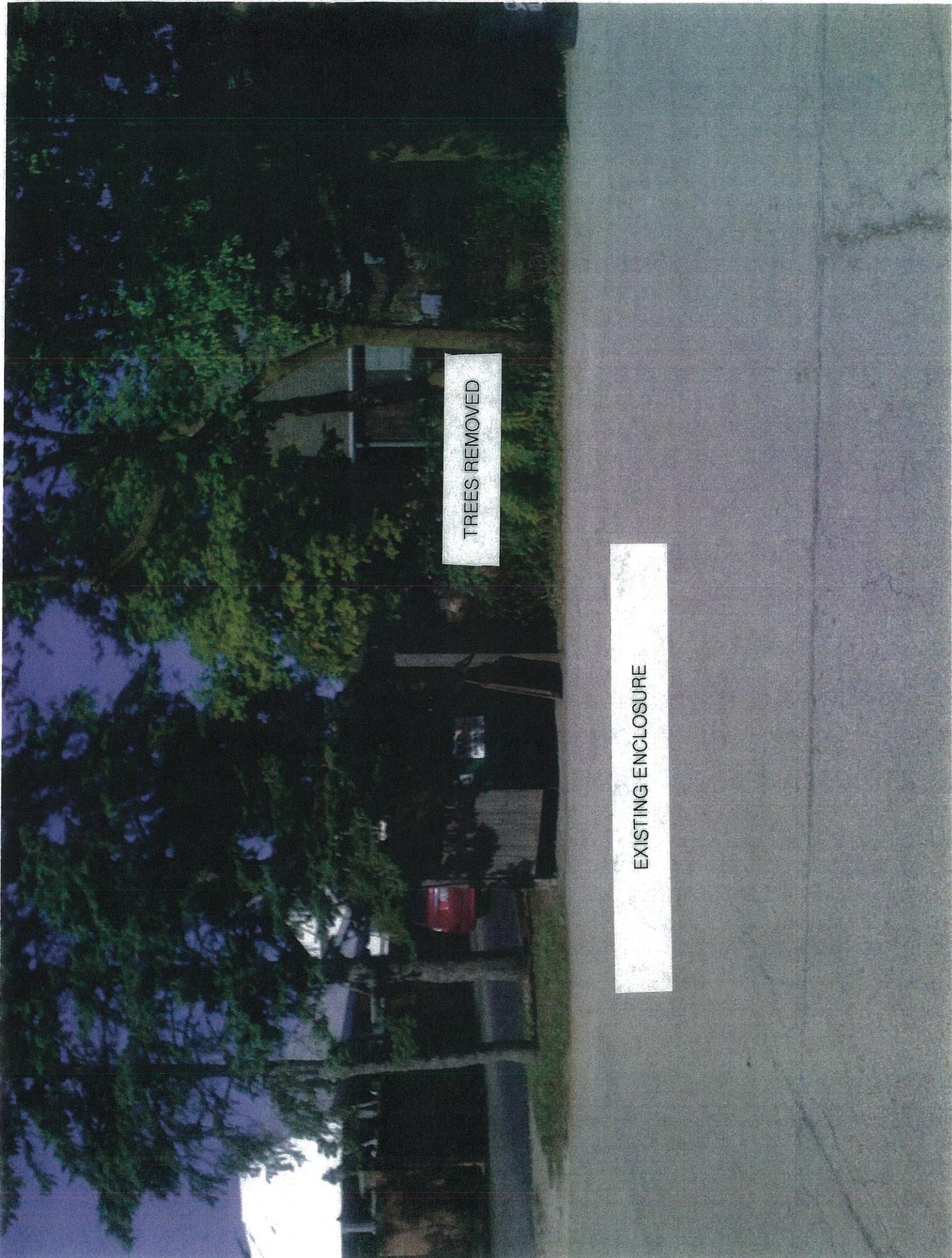


GARBAGE DUMPSTER

1/4" = 1'-0"

A photograph of a residential street scene. In the foreground, a paved road curves to the right. A white rectangular box is superimposed on the road, containing the text "EXISTING ENCLOSURE". The background shows a row of houses with green lawns and trees. The image is oriented vertically on the page.

EXISTING ENCLOSURE

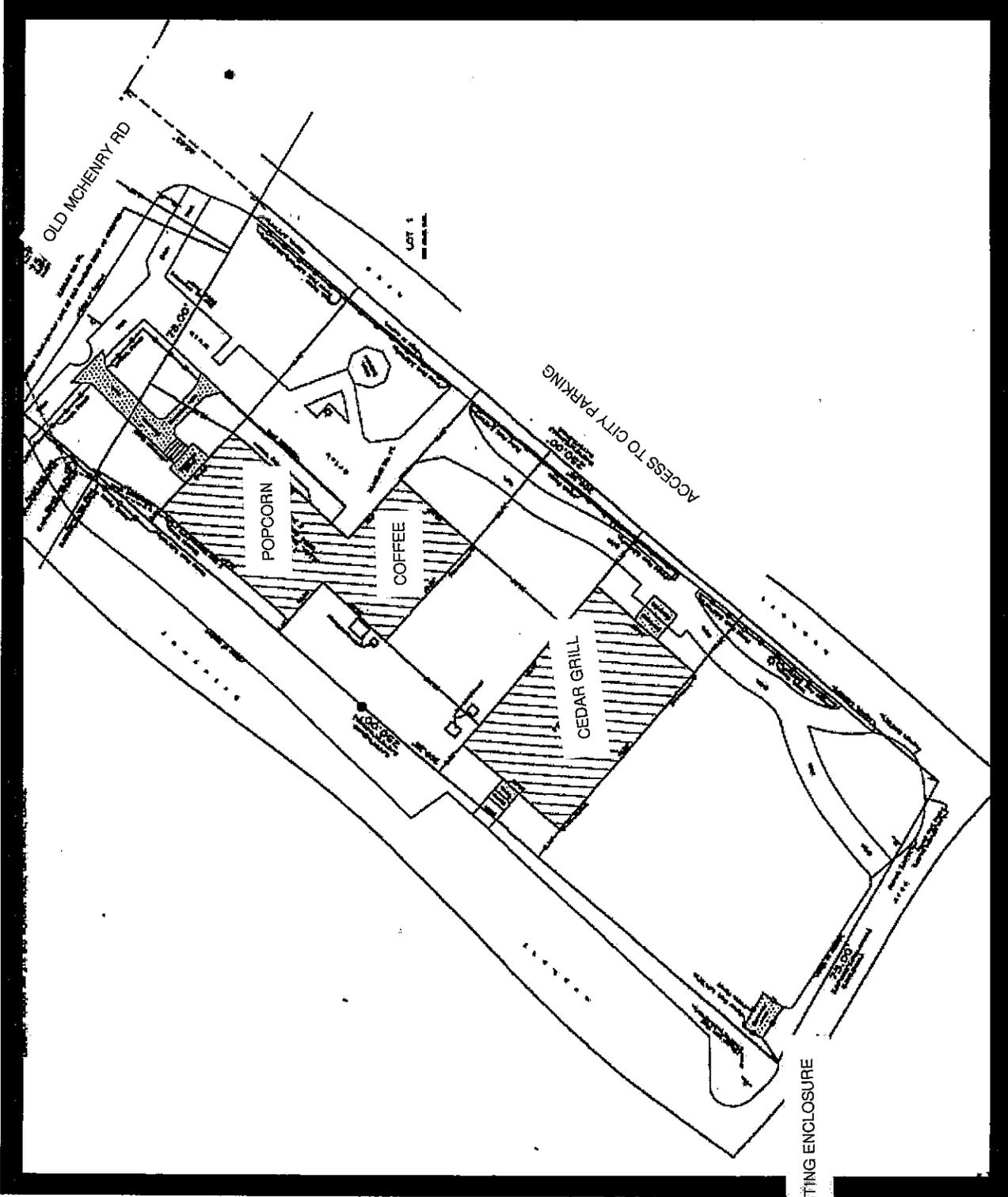


TREES REMOVED

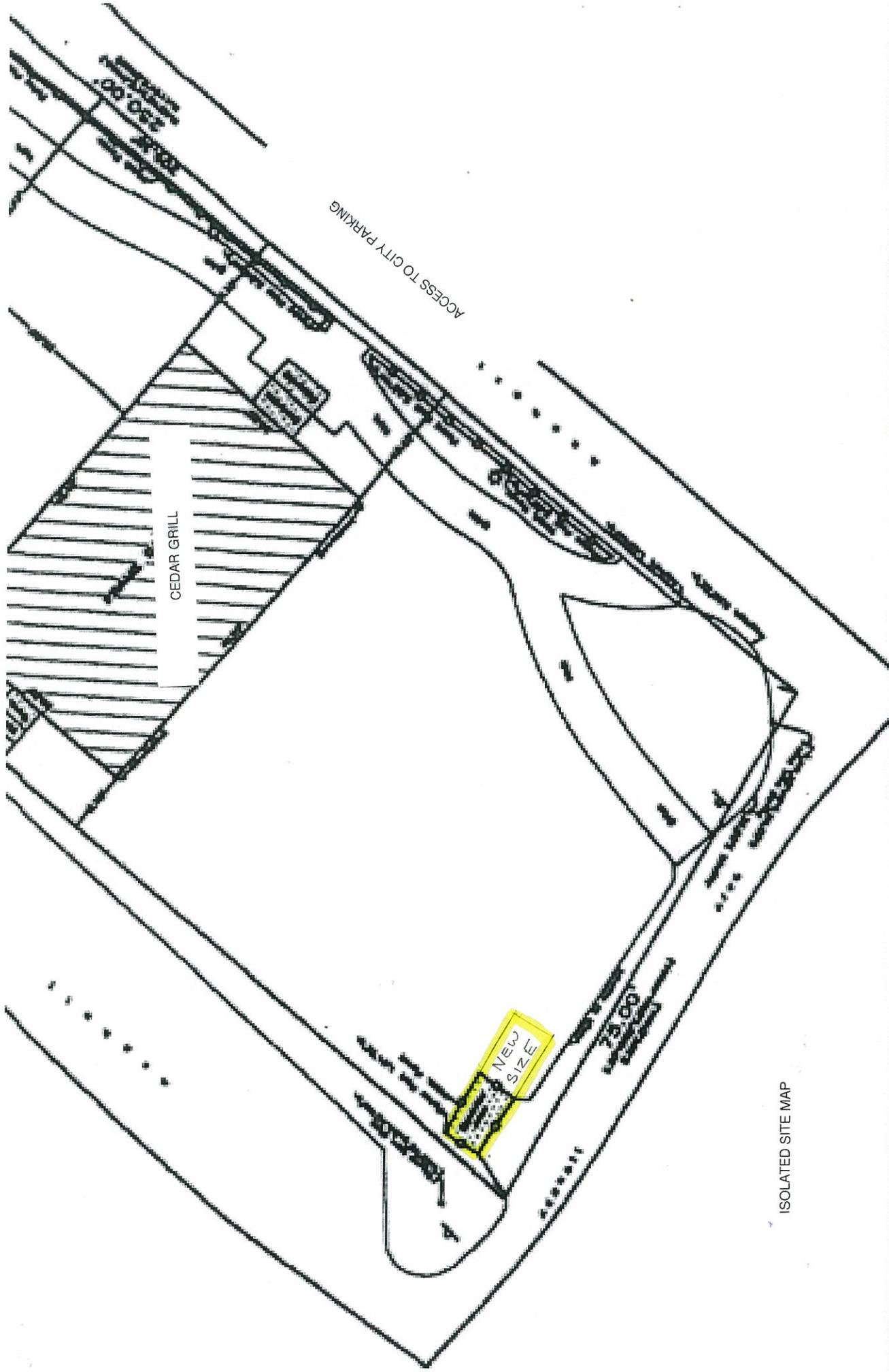
EXISTING ENCLOSURE



GARDENS AT THE BACK



SITE PLAN



ACCESS TO CITY PARKING

CEDAR GRILL

NEW SIZE

ISOLATED SITE MAP

ing and Design Guidelines tely-owned Properties, continued

3 Downtown

ypout

Follow the requirements set forth in the Long Grove Municipal Code, 5-9-4, Off-Street Parking with, to the greatest extent possible, except as listed below:

- Use consistent parking dimensions for stall widths, curb to curb distances, and parking angles.
- Use simple parking lot design and incorporate perpendicular parking wherever possible.
- Design parking lots that are paired, striped, and feature delineated curbs and gutters. Provide illumination that permits safe and convenient evening use.
- Design parking lots to avoid layouts that visually dominate the site. Avoid using dead end parking rows.
- Provide well marked sidewalks and crosswalks within and between parking lots that are safe and comfortable for pedestrians.
- Clearly define parking areas and physically separate them from roadways.
- Locate temporary parking in private lots throughout the Historic Downtown.
- Provide a 2 foot overhang for car bumpers.
- Encourage businesses to reserve nearby parking spaces for customers and require employees to use the public parking lots.
- Design parking lots constructed of asphalt, concrete, stamped concrete, permeable pavers, or vehicular pavers on an asphalt setting bed with a concrete underlay defined by concrete or granite curbs
- **Triangle Sub-district, Retail Buildings:** No retail parking requirements.
- **Triangle Sub-district, Residential Uses:** Two attached spaces per unit.



Parking lot landscape islands provide safe pedestrian access.



Permeable parking is preferred for parking lot surfaces.

Business District

Parking

Parking Lot Layout

Follow the design recommendations listed for the Historic Downtown with the below differences:

- No bus parking is allowed.
- All parking within 200 feet of the commercial building is to be reserved for customers.



Use landscaped islands in parking lots to visually subdivide and shade paved surfaces.



Physically separate parking lots from roads. Screen parking lots with high quality landscaping materials.

andscape

• **Parking lots up to 4,500 square feet:** Landscape area should equal 8% of the vehicle area.

- **Parking lots between 4,500 square feet and 20,000 square feet:** Landscape area should equal 10% of the vehicle area.
- **Parking lot over 20,000 square feet:** Landscape area should equal 12% of the vehicle area.
- Break up large areas of paving with planting islands that are a minimum 10 feet wide. Place trees and shrubs in planting islands located within parking areas.
- Plant one tree for every 10 parking spaces. Use a minimum 3 inch caliper.
- Set back parking lots 10 feet from adjacent property lines.
- Provide high quality landscaping or hardscaping features to screen parking lots from public sidewalks. Plant trees in parking lots perimeters to define the boundaries between the street and the parking lot.
- Use a combination of trees, shrubs, and groundcover within landscape buffers. Locate landscape features so that parking lots are screened from adjacent residences.



Use native plants to help screen a parking lots.

Parking Lot Landscape and Screening

Follow the design recommendations listed for the Historic Downtown with the below addition:

- When parking is adjacent to a residential area, fencing should be included along shared property line.



Use high quality fencing to screen parking lots from residences