

Checklist for: Design Standards for Certain Non-Residential Development

If it has been determined that the property you are building on is “triggered” (Section 2.02-9) please read the following and provide the answers that apply to each section:

Façade Wall - Materials - All exterior walls fronting on any public road or immediately facing an individual building used primarily as a residence (“Façade Walls”) shall be constructed of brick, stone, wood, stucco, split face or other architecturally detailed block, Hardie board or similar cementitious planking material, architecturally detailed heavy gauge vinyl siding, slate, limestone, tile, pre-stressed or tilt-up concrete wall panels (which panels are painted and have some rustification, banding or other architectural feature), glass, glass curtain wall and glass block features. Decorative metal panel (i.e. concealed fastener) may be used in a Façade Wall.

How many Façade Walls? _____ Type of Material? _____

Non-façade Wall - Materials - Metal siding and finished concrete block shall be limited to those walls not meeting the definition of façade walls and having no exposure to residences within 200 feet (measured commercial structure to residential structure). In those instances where block and metal siding are used on side walls, the first 25 feet of each side wall abutting a facade wall shall be a continuation of the same material as on the facade wall.

Type of Material? _____

Façade Wall - Architecture - The façade wall or walls must include architectural variation of materials or finishes of the same material and/or different elevations to present architectural variety.

Method of Variation? _____

Roofs - Façade walls with low slope (less than 3/12 pitch) roofs shall have parapets; those roof sections that are exposed to side streets shall have parapets continuing from the façade side wall along the side wall to a minimum run of 25 feet down the side wall.

Roof Pitch _____ Parapet required _____

Wall and Roof Colors - Color shall be low reflectance, subtle, or neutral colors. However, if a property owner or tenant having multiple locations can show a consistent pattern of using a specific color in multiple locations outside the County so as to be recognized by that color by the general public, such color may be used after an approximate showing of use to the Administration.

Roof Color _____ Wall Color _____

Height - For any building height greater than 24 feet, the building must set back from side and rear lot lines the distance required by Table 3(b) plus an additional one foot for each one foot of height of the building over 24 feet.

Building Height _____

Support Structures - Placement - No loading dock, storage area, trash receptacle or dumpster shall be allowed on a facade wall facing a street(s).

Support Structure location _____

Accessory Screening - Mechanical equipment, trash dumpsters, loading docks, and similar support facilities shall be clearly shown on the site plan and shall be placed only as shown on the site plan; such facilities shall be screened from adjoining property and from the public street by opaque walls, fences or building extensions, in addition to required landscaping.

Accessory Screening material _____

Parking Lot Screening - Parking lots visible from public streets and within 100 feet of such streets shall be screened from public view with shrubs planted along the edge of the parking areas. Shrubbery will be arranged in such a manner as not to obscure signage. Such shrubs shall be evergreens 2 ft – 3 ft high at maturity and planted at a minimum of one row, five feet on center (maximum). It will be acceptable to install low voltage lighting on both sides of such screening shrubs for safety concerns, including the traveling public attempting to locate site entry.

Landscape plan submitted _____ type of shrub _____

Buffers - Projects subject to these provisions shall have a buffer one classification higher than would otherwise be required. Concrete or masonry walls shall be required in place of wooden fencing. To ensure continuity of buffers with adjacent properties, staff may require a continuation matching the existing buffer in lieu of what would otherwise be required. At the approval of the Administrator or the Administrator's designee and subject to review by the Board of Appeals, existing native trees and shrubs may be maintained in required buffer areas in lieu of or in addition to the new landscape planting required by Table 4 in the ULMO.

Class __ Buffer yard required.

Lighting - Exterior lighting shall use full cut out fixtures which give the property owner maximum directional control of site lighting to minimize any light shining directly from a fixture onto adjoining property, unless such light direction is dictated by safety concerns. Should a safety concern exist and the property owner seeks a waiver to allow a wider dispersion light that will shine on an adjacent property, a waiver can be sought from the County.

Lighting company _____ item number(s) _____

Signs - A comprehensive sign ordinance will be adopted by Spartanburg County. ***Until a comprehensive sign ordinance is adopted, sign height is limited to 25 feet above road grade unless sign location is within 1500 feet of the centerline of an interstate highway.***

Sign height _____

Is property within 1500 feet of the centerline of an interstate highway? _____

Parcel # _____

Signature

Date