

**Carroll County, Georgia**  
**Corridor Development Plan Ordinance**  
**Appendix A: Corridor Development Plan Ordinance Standards**  
**Carroll County, Georgia**  
**Adopted 10-04-05**

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## **ARTICLE I - DEVELOPMENT REVIEW**

**1.1 Minimum Submittal Requirements.** [Amended Ord. 11/18/03] The applicant shall submit the following information and drawings as part of the application for a development permit:

- A. A completed application and applicable fees.
- B. Three initial copies of an accurately scaled site plan prepared by a registered architect, registered landscape architect, registered surveyor, or registered engineer showing the locations and dimensions of building footprints of all existing and proposed buildings, parking spaces, driveways, landscape areas, utility easements and alignments, stormwater improvements, the limits of construction of the lot or parcel, and the metes and bounds of the extent of development, which shall be referred to hereinafter as the development area. [Amended Ord. 11/18/03, 08/03/04, 10/04/05]
- C. One initial copy of Exterior building elevations and dimensions of all sides of existing and proposed structures. [Amended Ord. 10/04/05]
- D. One initial copy of Exterior building elevations and dimensions of all existing or proposed solid waste and recycling containment areas. [Amended Ord. 10/04/05]
- E. The exterior finish material selection for each building elevation shall be clearly noted on the drawing and may be shown as a detail inset. For each elevation, the area covered by each finish material shall be calculated as a percentage of the total area of the elevation and shown in tabular format on the drawing.
- F. To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations, and other exterior features that clearly define the intent of the completed exterior of the structure.
- G. External lighting (to include all new lighting within the development area), heating, ventilating, air conditioning and electrical equipment heights, locations and screening materials shall be clearly noted. Lighting cut-sheets shall be submitted for each new external light. [Amended Ord. 10/04/05]
- H. Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- I. Sign application, if applicable, that meets the requirements of the Regulation of On-Premise and Off-Premise Signage.
- J. Other information as may be deemed necessary by the Director of Community Development, or his designee, in order to evaluate the appearance of the completed structure or as may be specifically required by this Appendix.

## **ARTICLE II - TRANSPORTATION/ACCESS REQUIREMENTS**

**2.1 Highway Capacity.** The proposed development will not cause the level of service at any intersection to drop below level of service —D“ as calculated in accordance with the most recent version of the —Highway Capacity Manual.“

2.2 Access

A. All lots and parcels shall be accessed from a County road other than Northside Drive, or private road approved by the County. No lot or parcel shall have direct access from a Transportation Corridor unless specifically approved by the County in accordance with the spacing standards in Table 2.1 of this appendix.

B. Inter-parcel vehicle access points shall be provided between all contiguous commercial, office or industrial tracts. This requirement may be waived if the applicant demonstrates that an inter-parcel connection is not feasible due to traffic safety or unusual topographic concerns, or the properties both access a street that renders the inter-parcel access unnecessary.

C. Undivided driveways shall not exceed 24 feet in width.

D. Driveways and streets shall be separated in accordance with the spacing standards in Table 2.1:

**Table 2.1: Spacing Standards Between Access Points [Amended Ord. 10/04/05]**

Situation	Maximum Required Separation (feet)	
	Primary Corridors	Secondary Corridors
Between 2 side streets (1)	DOT Standards	DOT Standards
Between a business entrance (4) and a side streets (1)	DOT Standards	DOT Standards
Between 2 driveways (1)	DOT Standards	500
Between driveway and side street (1)	DOT Standards	500
Between corridor right-of-way and parallel street (2, 3)	250	250
Between driveway on side street and corridor right-of-way	125	125

Notes:

(1) Minimum distance shall be measured between street and/or driveway center lines. A side street is any street intersecting a Transportation Corridor

(2) Minimum distance shall be measured between the nearest right-of-way of the corridor and the centerline of the parallel collector street or driveway

(3) Minimum distance may be reduced where the County approves the use of a frontage road due to constraints on the viability of a parallel collector street. A frontage road is a road that parallels and abuts a Transportation Corridor

(4) a business entrance is a driveway or another access point providing egress or ingress to a development have a retail business or another structure that is contained on land rezoned for office/institutional, commercial, or industrial zoning district.

DOT Standards mean the separation requirement shall be measured from Georgia Department of Transportation rules and regulations.

2.3 Paving standards

A. Paving Required. All parking areas and driveways for non-residential development shall be paved. Any unscreened outdoor display area for merchandise shall be paved. Surface for outdoor displays shall be prepared in a manner to produce an all weather surface to be approved by the Director. [Amended Ord. 10/04/05]

B. Paved Surfaces. The entire surface of all paved areas shall be designed and constructed to support anticipated loads. At a minimum, paved areas shall be covered with four (4) inches of concrete or two (2) inches of asphalt on six (6) inches of graded aggregate base, or a base and surface material of equivalent durability as certified by the developer's engineer. Such paved areas shall be maintained in good condition by the owner, lessee and/or occupant of the development.

C. Unpaved Surfaces. Screened outdoor display and storage areas in accordance with Section 4.6 of this appendix, which are not required to be paved, shall be finished with aggregate to form a durable dust-free surface designed to support anticipated loads.

## **2.4 Sidewalks**

A. The County may, at its sole discretion, require sidewalks within 1/2 mile of a school, park or other public facility. [Amended Ord. 08/03/04].

B. All development abutting any public or common greenspace or recreational area that is accessible to the public shall include at least one direct access path to such area. Access paths shall be a minimum of five feet in width, except as provided in Section 6.5.A.3 of this appendix, and constructed as required by the County Engineer. [Amended Ord. 10/04/05]

## **2.5 Development Coordination.** All development shall be subject to the following:

A. Pedestrian and vehicular circulation shall be coordinated between adjacent properties.

B. Development access shall be designed to avoid impeding traffic on public streets intended to carry through traffic.

## **2.6 Corridor Setbacks.** [Amended Ord. 10/04/05]

All Certain Timber Harvesting Operations shall be set back no less than 100 feet from the adjacent Transportation Corridor edge of pavement. All Certain Timber Harvesting Operations must apply the following method, or an alternative method suggested by the County, in order to "thin" trees within 100 feet of the adjacent Transportation Corridor edge of pavement:

A. The applicant will leave a 50 sq. ft./acre basal area (i.e., the area of a breast-high cross section of a tree or of all the trees in a stand), that is to be evenly distributed throughout the 100 ft. Corridor Setback.

B. The applicant will mark the trees to be left at stump and chest height.

C. The applicant will remove all diseased trees (Note - diseased trees cannot be counted in the 50 sq. ft./acre basal area calculation).

D. When items 1 through 3 are completed, the applicant may call the Carroll County Department of Community Development for an inspection.

**ARTICLE III - LIGHTING AND UTILITIES**

**3.1 Streetlights.**

A. Streetlights shall be provided at intersections along all public rights-of-way, when new streets or intersection improvements occur, using fixtures that are deemed dark sky friendly by the manufacturer. All street lighting shall be subject to review and approval of the County Engineer. [Amended Ord. 08/03/04].

B. Lighting shall be provided throughout all non-residential and multi-family parking areas using box-head, fluted poles, a maximum of 24 feet in height. The County Engineer may authorize fixtures that exceed 24 feet. Pedestrian light fixtures, which shall be hooded and less than 14 feet tall, along walkways connecting parking areas and sidewalks shall be provided with the building. Lighting shall be designed to shield public streets and adjacent lands from direct or distracting glare, or hazardous interference of any kind. Direct or distracting glare is defined as 0.5 footcandles of illumination from the source at a distance of 5 feet inside the property line of an adjacent property owner. [Amended Ord. 08/03/04, 10/04/05]

C. The Director may authorize alternative designs for decorative light poles/fixtures.

D. All lighting, except streetlights, whether affixed to a structure or free-standing shall be designed so that the lamp is not visible to an observer at an elevation equal to or greater than the ground line below the light source from any point more than 5 feet inside the adjacent property. [Amended Ord. 08/03/04].

E. All lights shall be directed downwards and shall not cast a cone of light that is greater than 120 degrees total or greater than 60 degrees from vertical.

**3.2 Utilities**

A. Electricity and Telecommunications. All electric service lines and telecommunications lines shall be located underground. The County Engineer may at his/her discretion approve overhead electric distribution lines when the respective utility has demonstrated physical constraints that warrant such placement. [Amended Ord. 08/03/04].

B. Stormwater. All development shall comply with State and Local regulations regarding stormwater and erosion control. At a minimum, stormwater detention systems will be designed for the 100-year storm event and current best management practices (BMP) at the time of development. Drainage plans shall conform to the "Manual for Erosion and Sediment Control in Georgia" from the Georgia State Soil and Water Conservation Service and to the Subdivision Ordinance.

C. [Deleted Ord. 10/04/05]

D. [Deleted Ord. 10/04/05]

E. State Waters. All proposed development within the Corridor boundary must be more than 200 feet from State waters and must disturb less than 1 acre to be exempt from an LDA (Land Disturbance Activity) permit. Otherwise, an E&S (Erosion & Sedimentation) plan and permit is required

prior to the issuance of a building permit. [Amended Ord. 08/03/04].

**ARTICLE IV - LANDSCAPE REQUIREMENTS**

**4.1 Purpose and Applicability.** The purpose of these bufferyard and screening requirements is to promote the public health, safety and welfare by establishing efficient, effective minimum standards for buffering between land uses of different intensities, screening of land uses and utility and equipment areas that may create a negative impact, for the protection of natural resources, and the installation and continued maintenance of landscaped areas within the County Corridor Overlay Districts. Where necessary to interpret the precise meaning of technical landscaping terms used in this section, reference shall be made to The American Standard For Nursery Stock, as published by the American Association of Nurserymen (AAN). All new development or redevelopment required to submit a site plan shall comply with the landscaping standards in accordance with the Table 4-1:

**Table 4-1**

Land Use	Applicability			
	Bufferyards	Street Trees	Parking Lots	Other Landscaping
Single Family Residential	√			
Multi-Family Residential	√	√	√	√
Retail/Service/Office	√	√	√	√
Industrial	√	√	√	√

**4.2 Exceptions.** Landscaping standards shall apply to remodeling projects that increase floor area, increase outdoor display area, or increase parking requirements by the greater of 5 spaces or 20 percent of the parking requirement for the previous use.

**4.3 Landscaping Plan Required.** A plan showing required bufferyards and landscaping of the bufferyards shall be submitted in support of a site plan or building permit for any development within a development area, except for single-family dwellings and two-family dwellings. All landscaping plans for bufferyards and related areas shall include the following information:

- A. The locations, varieties, number and size of plants to be planted within required landscaped bufferyard areas;
- B. Topographic information showing the final site grading and drainage for landscape area, and properly specify planting for areas needing slope protection;
- C. Impervious surfaces, including sidewalks, pavement areas and building footprints;
- D. Property boundaries;
- E. Mature sizes of plant materials shall be drawn to scale;
- F. Existing trees that measure 8 inch caliper or larger, as measured 2.5 feet above ground level that are proposed to be retained; and
- G. The boundaries and edge treatments of all landscaped and bufferyard areas.

**4.4 Minimum Plantings and Sizes of Landscape Materials**

A. Landscape materials shall measure the minimum sizes at the time of planting as described below.

1. Trees: [Amended Ord. 08/03/04].
  - A. Deciduous Trees: 2 inch caliper measured at 6 inches above ground level. [Added Ord. 08/03/04].
  - B. Evergreen Trees: Shall measure a minimum of 5 to 6 feet in height. [Added Ord. 08/03/04].
2. Shrubs: 12 inches tall from ground level to the top of the shrub, except that shrubs used for screening shall be at least 2.5 feet tall at planting and shall reach a mature height of 5 feet.

B. Minimum Landscape Area. All development subject to this ordinance shall provide required screening, foundation landscaping, parking lot landscaping, bufferyards and street trees. The total landscape area shall not be less than 15 percent of the project area of multi-family residential, commercial and industrial development areas. [Amended Ord. 10/04/05]

C. Minimum Planting Requirements. The minimum number of plants shall comply with the standards in Table 4-2. (see Appendix A-2, Carroll County Required Tree and Shrub List; other trees and shrubs may be substituted based upon the approval of the Director or the Director’s designee. [Amended Ord. 08/03/04].

**Table 4-2: Required Plantings**

Type of Plant	Number of Plants per 1,000 square feet of required landscape area
Trees	1 large or 2 medium to small trees*
Shrubs	4

\* A large tree includes any tree that typically reaches 30 feet or more in height at maturity. All other trees are considered small or medium sized trees.

D. New plant materials. All new living plant materials shall satisfy the requirements of No. 1 or better as defined in the most current edition of Grades and Standards for Nursery Plants. All separate landscaped areas shall have a minimum variety of two (2) living plant materials. Paving and artificial plants shall not be counted towards required landscape area.

E. Lawn grass and ground covers: Grass shall be sodded, plugged, sprigged, or seeded except that yards fronting the transportation corridors shall be sodded only. In addition sod shall be used in swales or other areas subject to erosion. In areas where plant material other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass shall be clean and reasonably free of weeds and noxious pests or disease. The Director may at his/her discretion determine whether a yard is a Front, Side or Rear yard [Amended Ord. 10/04/05]

Table 4.3: [Deleted Ord. 08/03/04]

F. Existing plant material. Existing vegetation shall be preserved to the extent feasible. The area encompassed by the canopy of any existing trees retained shall be credited towards the total landscape area requirement.

G. Soils. The planting beds for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soils shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and/or topsoil into the soil. Such soils shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one-half (1.5) times as deep as the depth of the plant ball.

H. Planting Areas. A minimum planting area of 100 square feet shall be provided for every tree. These planting areas shall be no less than ten (10) feet wide for a large tree and no less than five (5) feet wide for other landscape materials.

I. Streetscape. Applicants shall provide a minimum ten-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. At least one tree shall be planted every 100 linear feet along the street.

J. Parking Lots. For any off-street parking lot containing over ten spaces, or for any combination of parking areas on a single lot providing more than ten spaces, compliance with minimum landscaping shall be required.

1. At least 30 percent of the landscaping requirement for non-residential development shall be provided within or abutting parking areas.
2. Parking lot shade trees may be located at the end of parking bays, between parking bays, and along the perimeters of parking lots, provided that no parking space shall be farther than 100 feet from the trunk of a tree.
3. Vehicle overhang into planting strips is allowable with a minimum separation of three (3) feet between the curb and any tree or shrub. Wheel stops will be used where curbing does not provide the minimum vehicle/tree separation.

**4.5 Bufferyard Standards.** The following bufferyard standards shall apply to all subdivisions, and to all multifamily, commercial and industrial projects. Site plans shall include detailed drawings of enclosure and screening methods to be provided. Table 4-4 lists the types of bufferyards required between adjacent land uses. Exhibit 4-1 illustrates the minimum widths and plantings for each type of bufferyard listed in Table 4-4.

A. Bufferyards Required. Bufferyards shall be required between parcels with different land uses as listed in Table 4.4 and as otherwise required herein. The bufferyard is required in addition to other landscaping requirements, provided however, that bufferyard plantings may be counted toward total landscape area requirements. The County may authorize a reduction of bufferyard requirements where the land use on abutting property is not consistent with the Comprehensive Plan. [Amended Ord. 08/03/04].



B. Types of Bufferyards Required. Table 4-4 shows the type of bufferyard required to buffer an adjacent property based on its land use. Exhibit 4-1 illustrates a typical bufferyard for each type. The applicant may choose to install any of the sub-types of bufferyards. For instance, D-1, D-2 and D-3 are subtypes shown in Exhibit 4-1.

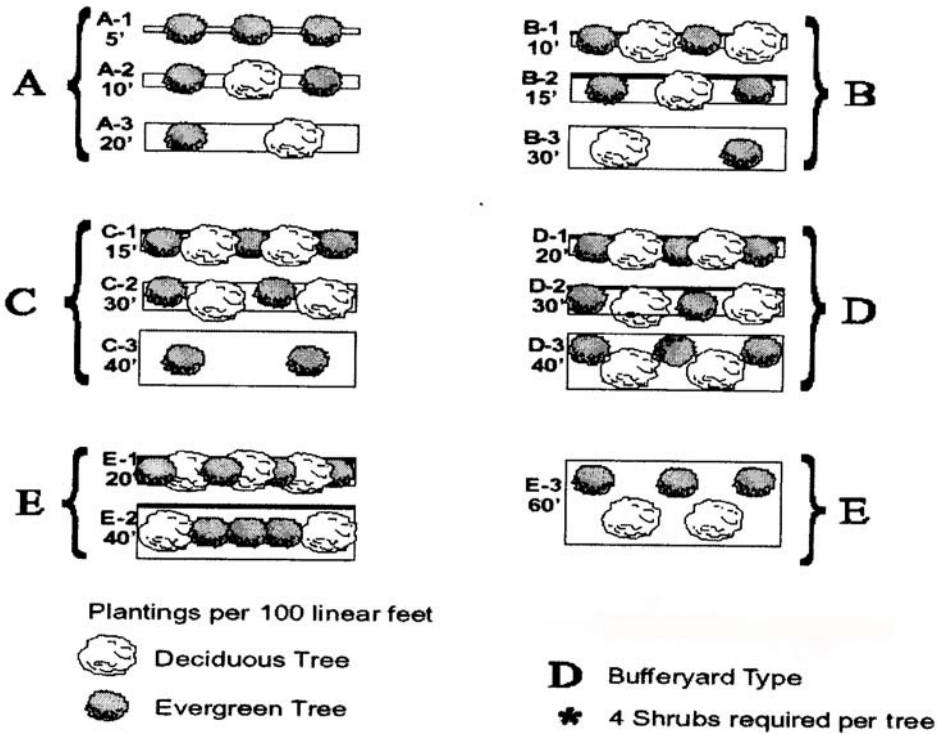
C. Bufferyard Location. Bufferyards and open spaces shall be provided on the site of the new development, regardless of existing setbacks, bufferyards or open space otherwise provided on the adjacent property. Bufferyards may be included within required building setbacks and shall be shown as landscape areas on the plat and site plan.

**Table 4-4: Required Bufferyards** [Amended Ord. 08/03/04, 10/04/05]

Adjacent Land Uses	Proposed Uses				
	Single Family Residential Subdivision/ Two Family	Multi-Family	Office	Commercial	Industrial
Agricultural	Not required	B	B	B	Not required
Single-family & Duplex	Not required	B	C	D	E
Multi-family & Attached Single-Family	B	Not required	A	B	E
Office	C	A	Not required	A	C
Commercial	D	B	A	Not required	B
Industrial	E	D	C	C	Not required
Arterial Road	B	B	B	B	C

**Exhibit 4.1: Bufferyard Planting Illustrations\***

Distances shown are the minimum widths of required bufferyards. The type of bufferyard shall be consistent with Table 4.4. The applicant shall determine which subtype (e.g., B-1, B-2 or B-3) to use on the property.



Notes: [Notes added Ord. 08/03/04]

1. The applicant has the option to plant only trees (and not shrubs) in Bufferyards D and E. If this option is pursued, the applicant must plant 10 evergreen trees per 100 feet on 10-foot centers
2. The applicant has the option to plant only deciduous trees in Bufferyard B.
3. Opaque Fence required in Bufferyard E
4. All telecommunications towers (i.e., cell towers), shall utilize Bufferyard E-1. [Added Ord. 10/04/05]

#### 4.6 Screening and Fence Standards

##### A. Screening of Utility Areas and Equipment.

1. **Solid Waste Collection Areas.** Solid waste receptacles, shipping pallets, bundled cardboard and similar waste materials stored for collection shall be enclosed on all sides and screened from public view of adjoining residential properties or any street right-of-way with a 6-foot (plus or minus 8 inches) solid enclosure with a gate and shall be constructed of cedar, redwood, masonry or other compatible building material.

The floor of the gated enclosure shall be a concrete pad which shall extend 5 feet beyond the gate and the gate opening itself shall measure 12 feet. Trash

enclosures shall be located a minimum of 50 feet from any residential zoning district or use, and the Transportation Corridor right-of-way, but may otherwise be located within any required building setback area. [Amended Ord. 08/03/04].

2. Mechanical Equipment.

(a) Roof-Mounted Equipment. Roof-mounted equipment, including ventilators and satellite dishes shall be screened from view or isolated so as not to be visible from any public right-of-way or residential zoning district within 150 feet of the subject lot as viewed from 5 feet above ground level. Roof screens and parapet walls shall be coordinated with the building to present a unified appearance. Director may waive the requirements of this subsection where screening is incompatible in scale, form, and mass with the appearance of the roof mounted equipment and parapet and such screening provides no aesthetic benefits with screening.[Amended Ord. 10/04/05]

(b) [Deleted Ord. 10/04/05]

B. Fencing Standards.

1. Height. Fences shall not exceed six (6) feet in height in agricultural or residential districts except where used for public utilities, public or private schools, public or private recreation facilities or industrial uses, and where required for existing wrecking/disposal operations and junk or salvage yards.
2. Barbed Wire Fencing. Barbed wire fences, razor wire or barbed wire assemblies atop fences shall not be permitted within 100 feet of any Transportation Corridor right-of-way, except where incorporated into fencing for telecommunications and utility substations.

C. Commercial and Industrial Equipment and Lot Screening.

1. Purpose. The intent of commercial and industrial lot screening is to ensure that items that cannot be enclosed within a building are screened on all sides from the view of adjacent rights-of-way and residential zoning districts.
2. Boundary Landscaping. In all commercial and industrial districts, boundary landscaping shall be provided along the abutting public rights-of-way (except alleys). Such landscaping shall consist of a combination of ground covers and deciduous and evergreen shrubs and may also include trees provided that they will not obstruct sight distances or vehicular or pedestrian circulation. No specific spacing shall be required for boundary landscaping, provided that the landscaping is appropriate to the character of the site and that the overall planting density complies with §4.4 and §4.5 of this appendix.
3. Outdoor Storage. All outdoor storage and operations yards shall be screened from view from adjacent rights-of-way and residential areas using a combination of landscaping, and fencing. Such screens shall contain sufficient planting to comply with Table 4.4 planting standards. [Amended Ord. 08/03/04].

**4.7 Timing of Installation of Required Landscaping.** All required landscaping shall be in place prior to issuance of a certificate of occupancy, weather permitting. In periods of adverse weather conditions, temporary approval to occupy may be granted, subject to the posting of a cash escrow or

irrevocable letter of credit in an amount equal to one and one-half times the estimated cost of the landscaping, with the estimated cost to be certified by a landscape provider. The cash escrow or irrevocable letter of credit may be forfeited if the landscaping is not completed within one year after the approval of the temporary occupancy. Forfeiture of any cash escrow or irrevocable letter of credit shall not relieve the owner of the responsibility to maintain the required landscaping. [Added Ord. 10/04/05]

#### **4.8 General Landscaping and Site Maintenance**

A. The property owner, lessee and/or occupant shall be responsible for maintenance of any landscaping and any landscaped bufferyard on the property on a continuing basis for the life of the development. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, weeding and other activities common to the maintenance of landscaping. Failure to maintain the landscape plantings shall be a violation of this CDP. [Amended Ord. 08/03/04].

B. Landscaped areas shall be kept free of trash, litter, weeds and other materials or plants not a part of the landscaping.

C. All required plant material shall be maintained in a healthy, growing condition as is appropriate for the season. Plant materials that exhibit evidence of insect pests, disease and/or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season.

**4.9 Certification of Completion.** Upon completion of the landscape improvements, the development shall be inspected by the Department of Community Development for compliance with the approved landscape plan before a certificate of occupancy shall be issued for any structures, except as allowed by §4.7.

### **ARTICLE V - PARKING AND YARD SETBACKS**

**5.1 Parking Standards.** In addition to the following general requirements and the parking lot landscaping requirements of Article 4 of this appendix, all development shall comply with requirements set forth in this article.

#### **5.2 Parking and Loading Requirements.**

A. On-site Parking Required. All required off-street parking shall be provided on the same parcel or same development as the principal use. The location and design of off-street parking spaces shall not interfere with normal traffic flow or with operation of queuing and backup areas. Loading areas shall not obstruct pedestrian pathways. Each parking space shall be accessible from a driveway. Maneuvering and turning areas shall be provided so that no vehicle will be required to back into a public street.

B. Use of required off-street parking areas. Off-street parking spaces shall be provided for the use of residents, customers, patrons, and employees. Required parking spaces shall not be used for the storage, sale or display of goods or materials or for the sale, repair, or servicing of vehicles. All vehicles parked within off-street parking areas shall have a current state license tag and be operable. Delivery vehicles shall use loading areas and shall not occupy required parking spaces for more than 24 consecutive hours.

C. Off-street parking to be retained. Required off-street parking and loading spaces associated with newly erected or altered buildings or newly established uses of land shall be a continuing obligation of the owner of said building or land so long as the structure or use exists or its use requiring vehicle parking or loading facilities continues. In addition, it shall be unlawful for:

1. Any owner, lessee and/or occupant to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading spaces (apart from the discontinuance, sale or transfer of the building or use) without establishing alternative vehicle parking or loading spaces which meet the requirements of and are in compliance with this ordinance, or
2. Any owner, lessee and/or occupant to use a building or lot without providing vehicle parking or loading spaces which meet the requirements of and are in compliance with this ordinance.

D. Parking lot dimensions. The minimum required dimensions for regular parking spaces, handicapped parking spaces, and access/circulation drives are as follows:

1. Standard spaces for angled or perpendicular parking shall be 9 feet wide by 20 feet long. [Amended Ord. 08/03/04].
2. Handicapped spaces for angled or perpendicular parking shall be 11 feet wide by 20 feet long. [Amended Ord. 10/04/05]
3. Standard parallel parking spaces shall be 9 feet wide by 22 feet long.
4. Handicapped parallel parking spaces shall be 11 feet wide by 24 feet long.
5. One-way parking driveway aisles shall be at least 20 feet wide.
6. Two-way parking driveway aisles shall be at least 24 feet wide, except that when all parking is angled, the minimum aisle width may be reduced to 22 feet wide with the approval of the County Engineer. [Amended Ord. 10/04/05]

### 5.3 Parking spaces required

Off-street parking spaces shall be provided in accordance with Table 5.1. For any use not listed in the table, the standards for the most similar use shall be applied. The County shall determine the required number of spaces by classifying the unlisted use as similar to a use specified in Table 5.1. In making the determination, any evidence of actual parking demand for similar uses shall be considered as well as other reliable traffic engineering and planning information that is available. [Amended Ord. 08/03/04].

**Table 5.1: Minimum Off-Street Parking And Loading Standards** [Amended Ord. 10/04/05]

Use	Parking	Loading
Apartment or other multi-family use (excluding duplex)	2 spaces per dwelling unit +0.25 guest parking spaces per unit for all dwelling units with common parking areas	N/A
Appliance sales	1 space per 200 sf of GFA	B
Automotive or machinery sales and service garage	1 space per 400 sf of GFA + 1 space per employee	A
Automotive paint or body shop	1 space per 250 sf of GFA	N/A

Bank or financial institution	1 space per 200 sf of GFA of teller and office areas (excluding storage, stairways and file rooms)	N/A
Beauty, barber shop, and personal services	3 spaces per operator	N/A
Boarding or rooming house	1 space per bedroom with a minimum of 2 spaces	N/A
Bowling alley	2 spaces per lane + 1 space per 250 sf of nonbowling recreation area	C
Church or place of worship	1 space per 45 sf of main assembly area if fixed seats (pews) or 1 space per 21 sf if movable seats (chairs)	N/A
Club or organization hall	1 space per 100 sf of assembly space + 1 space per 2 employees	N/A
Club or organization hall	1 space per 100 sf of assembly space + 1 space per 2 employees	N/A
College or university	1 space per 2 students + 1 space per 4 seats in auditorium and gymnasium + 1 space per 300 sf of administrative and educational office space	C
Telecommunications Tower	1 space + 1 additional space for each 1000 sf of equipment building	N/A
Day care center Less than 100 capacity	5 transient spaces + 1 space per employee	N/A
100 or more capacity	10 transient spaces + 1 space per employee	N/A
Duplex	2 spaces per dwelling unit	N/A
Entertainment, indoor (except bowling alleys)	1 space per 250 sf of GFA	C
Fraternity or sorority house	1 space per occupant plus 1 space	N/A
Funeral home or mortuary	1 space per 3 seats in chapel or 1 space per 50 sf of public area, whichever is greater	1 for each hearse or ambulance
Furniture or carpet sales	1 space per 200 sf of display area + 1 space per 750 sf of indoor storage area	B
Gasoline service station	2 spaces per gas pump + 3	N/A

	spaces for each service bay + 1 space for each attendant	
Golf course	4 spaces per hole	N/A
Greenhouse or nursery	1 space per 10,000 sf + 1 space per employee	B
Hospital	1 space per 3 beds + 1 space for each staff member + 1 space for each employee on the greatest shift	C
Hotel, motel	1 space per guest room + 1 space per 2 employees on the greatest shift	C
Kennel, commercial	1 space per 300 sf of cage and retail area	N/A
Library or museum	1 space per 400 sf of GFA + 1 space per employee	A
Lounge, bar or tavern	1 space per 2 occupant capacity	C
Manufacturing and processing, basic industry	1 space per 1,000 sf	A
Medical or dental office or clinic	6 spaces per practitioner	N/A
Mobile home park	2 spaces per dwelling unit	N/A
Nursing or convalescent Facility	1 space per 4 beds + 1 space per employee	D
Office, business or Professional	1 space per 200 sf of GFA	N/A
Public assembly or amusement without fixed seats	1 space per 200 sf of floor area devoted to public use	N/A
Public assembly (including theaters and auditoriums)	1 space per 3 seats + 1 space per employee	N/A
Restaurant, fast food	1 space per 3 seats + 1 space for each employee on the greatest shift	C
Retail store	1 space per 300 sf of GFA	A
School, elementary	1 space per classroom + 1	C

	space per employee	
Self service storage facility	1 space per 75 storage bays + 1 space per employee + 2 customer spaces	N/A
Shopping center, community or regional	1 space per 200 sf of GLFA	B
Single-family residence, townhouse cluster	2 spaces per dwelling unit	N/A
Small item service and repair shop	1 space per 250 sf of GFA	N/A
Stable, commercial	1 space per 300 sf within stable +1 space per 3 animal stalls	N/A
Swimming pool, private community or public	1 space per 50 sf of pool area	N/A
Tennis court, private community or public	1.5 spaces per court	N/A
Utility, public or private	1 space per 10,000 sf + 1 space per employee	N/A
Vehicle sales and rental	1 space per 500 sf of enclosed area + 1 space per 4,500 sf of outdoor sales, rental, and display area, + 1 space per service bay + 1 space per employee	A

sf = square feet

N/A = Not applicable

GFA = Gross (total) floor area measured in square footage of the portion of a building enclosed by walls and covered by a roof.

GLFA = Gross leasable floor area

**Section 5.4: Loading Space Ratios.** Loading spaces shall be provided in accordance with the letter indicated in the Loading Column of Table 5.1 and the following conversion factors:

A. Standard "A" - 1 space for the first 5,000 sf of GFA as defined above + 1 space for each additional 30,000 sf of floor area.

B. Standard "B" - 1 space for the first 10,000 sf of GFA as defined above + 1 space for each additional 50,000 sf of floor area. [Amended Ord. 10/04/05]

C. Standard "C" - 1 space for the first 10,000 sf of GFA as defined above + 1 space for each additional 100,000 sf of floor area.

D. Standard "D" - 1 space per 50 beds for all facilities containing 20 or more beds.



**Section 5.5: Handicapped Space Ratios.** The number of handicapped spaces required may be included within the overall total number of parking spaces required. The minimum number of handicapped spaces shall comply with the Table 5.2.

**Table 5.2: Handicapped Accessible Spaces Required** [Amended Ord. 10/04/05]

Total Parking Spaces Required*	Total Handicapped Accessible Spaces Required (minimum 60-inch wide access aisle with standard and universal parking design)	Van Accessible Spaces Required (minimum 96-inch wide access aisle with standard parking design)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	1
301 to 400	8	1
401 to 500	9	2
501 to 1,000	2% of total	1 in every 8 accessible spaces
1,001 and over	20 + 1 per 100 Over 1,000	1 in every 8 accessible spaces

\*Per Table 5.1.

Note: Designated “van” accessible spaces are not required if all accessible spaces comply with “universal parking design.”

**5.6 Parking space location.** Developments containing 7,500 or fewer square feet of gross floor area shall provide no more than 80 percent of parking areas between the building and the Transportation Corridor right-of-way. [Amended Ord. 10/04/05]

**ARTICLE VI - ARCHITECTURAL DESIGN.** Architectural design of all buildings shall comply with the following performance guidelines:

**6.1 Building facades.** [Amended Ord. 10/04/05]

A. Building facades for new buildings. Building facades shall be of the following architectural treatments:

1. Front Façade – shall be constructed of glass, stucco, brick and/or masonry, except that metal siding may be used provided that it covers not more than 25 percent of any Front Façade, including banding, cornice and roofing with a pitch of 12:12 or steeper (12 vertical feet for every 12 horizontal feet).

- 2.. Side Façade – shall be constructed of glass, stucco, brick and/or masonry, except that metal siding may be used provided that it covers not more than 25 percent of any Side Façade, including banding, cornice and roofing with a pitch of 12:12 or steeper (12 vertical feet for every 12 horizontal feet).
- 3.. Rear Façade – may be constructed solely of metal siding.
4. The Director may at his/her discretion make the determination whether any certain façade is a Front, Side, or Rear façade.

B. Building facades for additions to existing buildings

1. Building façade requirements for additions to existing buildings shall be exempted under the following circumstances:
  - (a) where the proposed building addition is not visible from the Transportation Corridor right-of-way; the Director may at his/her discretion make the determination whether an addition to an existing building is visible from the Transportation Corridor right-of-way; or
  - (b) where the total proposed building addition is the greater of the following:
    - (1) equal to or less than three hundred (300) sq. ft. of the footprint of the existing building; or
    - (2) equal to or less than 10 percent of the footprint of the existing building.
2. If the addition to an existing building is deemed visible from the Transportation Corridor right-of-way by the Director, then Appendix A: 6.1 A will apply.

**6.2 Colors.** Contrasting accent colors of any wall, awning or other feature shall be limited to no more than 30 percent of the total area for any single façade, including banding, cornice and roofing with a pitch of 12:12 or greater. The remainder of facades shall be a muted, earth-tone color unless specifically approved by the County. Approved earth-tones include, but not limited to, whites, browns and grays.. Metal siding may be used solely on facades not visible from the Transportation Corridor right-of-way. For purposes of this section, “visible” means capable of being seen from the right-of-way of the transportation corridor. For example, if two or three sides of a building or structure are visible, each of the visible sides must comply with this Article. [Amended Ord. 08/03/04, 10/04/05]

**6.3 Accessory structures.** Accessory structures shall be constructed with the same materials as the principal structure and shall match the predominant facade colors and roof lines. Sign materials and colors shall be consistent with those of the principal structure unless specifically approved through the conditional use process.

## 6.4 Roof lines

A. Buildings and accessory structures of less than 5,000 square feet of gross floor area shall be designed with minimum 4:12 roof pitches (four feet in rise for every twelve feet in run) or may be designed with flat roofs having three (3) plane parapets where each side that is visible from the Transportation Corridor right-of-way. Banding and roofing materials of accessory structures, which shall include, but not be limited to gasoline sales island canopies, shall match the materials and colors of the primary structure. Roofing materials for pitched or mansard roofs shall be limited to the following:

1. Metal standing seam.
2. Shingles with a slate, tile or metal appearance.
3. Tile, slate or stone.
4. Wood shake or wood shake appearance. [Amended Ord. 11/18/03]

B. Buildings of 5,000 square feet or greater shall have at least 4 roof planes, provided however that the Commission may recommend and the County may approve the use of flat roofs with parapets surrounding all sides visible from Transportation Corridor right-of-way. Parapets shall simulate at least 3 roof planes per building face. [Amended Ord. 08/03/04].

**6.5 Ground Level Equipment.** All electrical and mechanical equipment other than public utility equipment that is located at ground level shall be screened from view or isolated so as not to be visible from the right-of-way of an arterial street or residential zoning district within 150 feet of the subject lot. Such screens and enclosures shall be coordinated with the building to present a unified appearance. [Added Ord. 10/04/05]

**6.6 Big Box Standards.** Buildings with more than 50,000 square feet of floor area shall comply with the standards in this section in addition to the provisions in all other sections of this CDP. Italicized text reflects the County's findings supporting, and intent of, the non-italicized regulatory text. [Amended Ord. 08/03/04].

### A. Site Design

1. Community Spaces: Large retail developments shall provide outdoor spaces and amenities to link structures with the remainder of the community. Passenger drop-off/pick-up points shall be integrated with traffic patterns on the site. Special design features shall enhance the building's function as a center of community activity.
  - (a) Each retail development shall provide at least two of the following design features: patio/seating area, pedestrian plaza with benches, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower, or other focal feature approved by the Board.
  - (b) Each of these features shall be constructed of materials that match the principal structure and linked by sidewalks to the principal structure.
2. Landscaping: all buildings with more than 50,000 square feet of floor area shall provide the following landscaping:
  - (a) Peripheral A 30 ft. wide landscaped buffer shall be provided along all

property lines abutting roadways, with breaks for approved access points. A minimum 15 ft. wide landscape buffer shall be planted along all other property lines. No parking is permitted within these required landscape areas. The minimum setback for any building facade shall be fifty (50) feet from the nearest property line. Where the facade faces adjacent residentially zoned property, a minimum 6 feet tall earthen berm shall be provided, which shall be planted with evergreen trees planted at intervals of not more than 20 feet on center.

- (b) **Parking Lot:** A minimum of five (5) percent of the area within the boundaries of the parking lot shall be landscaped. Landscaped areas shall be protected by raised curbs or fixed wheel stops approved by the County Engineer, and shall be a minimum of 150 square feet in size. No parking space shall be located more than 100 feet from a tree. Shrubs shall be planted at a ratio of four for every required tree.

3. **Pedestrian Circulation:** Pedestrian accessibility opens auto-oriented developments to nearby neighborhoods, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This section sets forth standards for public sidewalks and internal pedestrian circulation systems that will provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience. All buildings with more than 50,000 square feet of floor area shall provide the following:

- (a) Sidewalks at least 6 feet in width shall be provided along all sides of the lot that abut a public street.
- (b) Continuous internal pedestrian walkways, no less than 6 feet in width, 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, building and store entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, groundcovers, or other such materials for no less than 50 percent of its length.
- (c) Sidewalks, no less than 6 feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the facade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the facade.
- (d) Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 10 feet of all customer entrances.
- (e) All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

4. Parking Lot Orientation. For any retail building, no more than 80 percent of the off-street parking area for the entire property shall be located between the principal building(s) and the Transportation Corridor.[Amended Ord. 10/04/05]
5. Outdoor Storage, Trash Collection and Loading Areas. The following standards are intended to reduce the impacts of outdoor storage, loading and operations areas on adjacent land uses. While these uses often are necessary, they should be attractively screened from adjacent parcels and streets. All buildings with more than 50,000 square feet of floor area shall comply with the following:
  - (a) Areas for truck parking and loading shall be screened by a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and property lines.
  - (b) No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 30 feet of any internal pedestrian way.
  - (c) Outdoor storage, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping plan. Views of these areas shall be screened from visibility from all property lines and separated from pedestrian areas.
  - (d) Screening structures shall be made of the same materials as the principal structure.
  - (e) Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences shall conform to those used as in the principal structure. If such areas are to be covered, then the covering shall conform to the exposed roofing colors on the building.
  - (f) For structures on parcels abutting a residential district, no delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 P.M. and 7:00 A.M. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 dB or less, as measured at the lot line of any adjoining residential property.

**B. Building Design**

1. Facades and Exterior Walls. The following standards, which apply to all building facades which are visible from adjoining public streets or properties, are intended to reduce the massive scale of large buildings which, without application of these standards, be incompatible with County's desired character.
  - (a) Facades greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall

exceed 150 horizontal feet.

- (b) Ground floor facades of retail businesses that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length, excepting side and rear facades that are landscaped with a type B bufferyard.
2. Detail Features. Buildings should have architectural features and patterns that provide visual interest, at the scale of the pedestrian, reduce massive aesthetic effects, and reflect the local character. The following elements should be integral parts of the building fabric, and not superficially applied trim or graphics, or paint: color changes, material changes, texture changes and relief feature (such as offsets, projections and reveals).
3. Roofs. The following standards are intended to foster variations in roof lines to add interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining development. Roofs shall have no less than two of the following features:
- (a) Parapets concealing flat roofs and rooftop equipment, such as HVAC units from public view. The average height of such parapets shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatment and shall not be of a constant height for a distance of greater than 150 feet.
  - (b) Overhanging eaves, extending no less than 3 feet past the supporting walls, for no less than 30 percent of the building perimeter.
  - (c) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to 1 foot of vertical rise for every 3 feet of horizontal run and less than or equal to 1 foot of vertical rise for every 1 foot of horizontal run.
  - (d) Three or more roof slope planes.
4. Materials and Colors. The following standards are intended to ensure that large structures are consistent with the community's aesthetic values:
- (a) Predominant exterior buildings materials shall be high quality materials. These include, without limitation: brick, wood, rock, or tinted and textured concrete masonry units.
  - (b) Building trim and accent areas may feature brighter colors, including primary colors, but these colors may not comprise more than 30 percent of any building facade. [Amended Ord. 10/04/05]
  - (c) Not more than 20 percent of exterior building materials shall include the following: pre-fabricated steel panels. [Amended Ord. 10/04/05]
5. Entryways. Large retail buildings should feature multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and

bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments of a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses.

- (a) All sides of a principal building that directly face an abutting public street shall feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement shall apply only to two sides of the building, including the side of the building facing the Transportation Corridor, and another side of the building facing another street.
- (b) Entryway design elements and variations should give orientation and aesthetically pleasing character to the building. The following standards identify desirable entryway design features. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following.

- canopies or porticos
- overhangs
- recesses/projections
- arcades
- raised corniced parapets over the door
- peaked roof forms
- arches
- outdoor patios
- display windows
- architectural details such as tile work and moldings which are integrated into the building structure and design
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

- 6. Mechanical Appurtenances. External mechanical appurtenances such as heating and air conditioning equipment shall be screened and finished to match the colors of adjacent building materials.

**ARTICLE VII - USE LIMITATIONS.** Land within the Transportation Corridor may be used as permitted in the underlying zoning district in which the land is located, subject to the conditions of this ordinance and the following:

**7.1 All Transportation Corridors.** The following uses are prohibited in any County Corridor Overlay District:

- A. Junkyards;
- B. Salvage yards;
- C. Outdoor recycling facilities;
- D. Concrete or asphalt batch plants;
- E. Manufactured home parks;
- F. Outdoor sales, storage or displays of merchandise, except as authorized in §7.4 of this

appendix; and

- G. Outdoor operations, except when within a fully screened area.

**7.2 Primary Corridors.** The following uses are prohibited in any primary corridor:

- A. Residential subdivisions within 300 feet of the primary corridor right-of-way. [Amended Ord. 08/03/04].

- B. [Deleted Ord. 10/04/05]

**7.3 Secondary Corridors.** The following uses are prohibited in any secondary corridor:

- A. Any development requiring the provision of centralized sanitary sewer service, except pursuant to an improvement agreement between the County, the applicant and the service provider.

- B. [Deleted Ord. 10/04/05]

**7.4 Specific Use Standards.** The following standards apply to specific uses that may be established within the corridor overlay districts:

- A. Outdoor display of automobiles, campers, recreational vehicles, boats, farm vehicles, manufactured or modular homes is authorized in the primary and secondary corridor overlay district by development permit subject to the placement of all display items on a paved or a porous surface approved by the engineer. Modular or manufactured homes must be skirted to conceal supports. [Amended Ord. 11/18/03, 08/03/04].

- B. Outdoor display of any other goods, other than that specifically provided for in 7.4 A, shall be limited to screened areas located on the opposite side of the primary structure from the Transportation Corridor right-of-way so as to screen the use from the Transportation Corridor right-of-way. [Amended Ord. 11/18/03]

- C. Temporarily Outdoor Display Permit (TODP) [Subsection Added Ord. 11/18/03]

1. Intent. It is the intent of the Temporarily Outdoor Display Permit (TODP) to establish a temporary outdoor display use of a limited area in a commercial zoning district within the overlay districts.
2. Administrative Review. The Board of Commissioners finds that a temporary outdoor display of sales and products, which are related to the primary business use of the lot or parcel, may be permitted under administrative review and by approval from the Zoning Official for a limited time period.
3. Applications. Applications for a TODP shall include an appropriate number of copies of a completed application to be filed on forms prescribed by the Department. The application shall contain the following:

- (a) The notarized signatures of the applicant and at least 51% of all record



titleholder(s) shall appear upon the application;

- (b) The nonrefundable application fee of \$25.00 shall be paid for each permit event;
  - (c) Any other information reasonably necessary to make determinations as to conformity with the provisions of this Subpart, and as applicable, conformity with the standards herein;
  - (d) A separate statement of the applicant that recognizes the temporary nature of the TODP and that certification that the applicant and landowner shall cause the removal of the temporary outdoor display on the termination of the permit event of the TODP; and
  - (e) The application shall comply with Paragraph C 7, General Conditions.
4. Administrative Approval. All applications will be subject to review for completeness by the Zoning Official. During the review process, the Zoning Official may confer with the Director before making a written decision on the application. If the requirements of this section are satisfied, the Zoning Official shall issue a TODP within three (3) days of receipt of a completed application. If the requirements of this subsection are not met, the Zoning Official shall deny the application for the TODP.
5. TODP Use Defined in Time. Where a TODP is granted, the use may continue for a three (3) consecutive day period (hereinafter referred to as a "permit event").
6. Renewal of a TODP. An applicant may renew the TODP for a total of six (6) permit events for every calendar year. The renewal application shall comply with paragraph C 7, General Conditions. To reapply, the applicant shall submit the following:
- (a) A completed application to be filed on forms prescribed by the office of community development;
  - (b) A nonrefundable application fee of \$25.00;
  - (c) Other information reasonably necessary to make determinations as to conformity with the provisions of this Subpart; and
  - (d) A separate statement of the applicant that recognizes the temporary nature of the TODP and that certification that the applicant and landowner shall cause the removal of the temporary outdoor display on the termination of the permit event of the TODP.
7. General Conditions. The following general conditions shall apply before a TODP is issued.
- (a) The lot or parcel shall be designated within a commercial zoning district;
  - (b) The outdoor display of products shall be related to the primary business use of the lot or parcel; and
  - (c) The total temporary display area that may be permitted is no more than

fifteen percent (15%) of the total floor area of the retail business located upon the lot or parcel. All outdoor display shall be set back a minimum of five (5) feet from the public right-of-way. No vacant lot or parcel may be used as for a TODP, except as provided in paragraph 8.

8. Holiday TODP. From October 1 through the end of the calendar year, a property owner having property within the overlay districts may submit an Application for a Holiday TODP, in compliance with Paragraph 3 (a), (b), (c), and (d), that complies with the following:
  - (a) The lot or parcel may be designated in any zoning district;
  - (b) The Holiday TODP may be granted for sixty (60) consecutive days;
  - (c) The total temporary display area under a Holiday TODP is 10,000 square feet;
  - (d) A vacant lot or parcel may be used for a temporary outdoor display area under a Holiday TODP; and
  - (e) Outdoor display and sales shall be limited to agricultural and horticultural products. By way of example but not being limited thereto, such products may be trees, wreaths, and pumpkins.
9. Posting of TODP Card or Holiday TODP Card. Where a TODP or Holiday TODP has been granted, the permit holder or his/her agent shall post the TODP card or Holiday TODP in a conspicuous location on the lot or parcel, visible from the transportation corridor, and if not visible from that vantage, the TODP card or Holiday TODP shall be posted to be visible from the nearest street or road. The TODP card or Holiday TODP shall be protected from the weather and placed in such position and the permit holder shall maintain the TODP card or Holiday TODP in such position until such permit event has expired.
10. Any violation of this section, its paragraphs, provisions, standards, or conditions herein or placed upon the TODP, including Paragraph 8, shall terminate the TODP. At the expiration of the TODP or in the event the TODP is terminated, all outdoor display items, products and the like shall be immediately removed so as to comply with the permanent outdoor display provision of this CDP. [Amended Ord. 08/03/04].
11. Appeal of Decisions. Any person, person or entities whose application for a TODP is denied by a decision by the Zoning Official may appeal the decision within 30 days of their denial to the Board of Commissioners. Failure to file an appeal within 30 days of the decision of the Zoning Official shall result in a final decision. With the transmission of the appeal, the Zoning Official shall include the written reasons for the denial and any other pertinent circumstances that may be relevant to the appeal.
  - (a) The appeal shall be posted and advertised as a conditional use permit and appeal from an application for a TODP prior to being placed on the agenda for a hearing.
  - (b) The Board of Commissioners shall review the decision of the Director under the standards set forth in section 13.0 of the zoning ordinance.

Any person, persons or entities jointly or severally aggrieved by any decision by the Board of Commissioners on a TODP, including Paragraph 8, may take an appeal to the superior court of the county by writ of certiorari.