

## **Subarea Development Standards**

### **Subarea C – Lippencott Lane Outlot**

#### **Permitted Uses:**

- a) Those uses listed in Section 1124.02 – B-2 General Business District. (Commercial Recreation, Retail Business, Personal Services, Offices, Drinking & Eating Establishments, Restaurants, Automotive Filling Stations, Hotel or Motel).
- b) Outdoor storage, displays, and sales shall be prohibited.

#### **Yard & Setback Requirements:**

- a) Principal structures shall not be closer than 50 feet from the rear lot line.
- b) Principal structures shall not be closer than 25 feet from the side lot line.
- c) Principal structures shall not be closer than 30 feet from any right-of-way line.
- d) Pavement shall be setback 10 feet from the rear (west) lot line and 10 feet from the front lot line/right-of-way. Pavement may encroach onto another lot if shared access is being provided.

#### **Parking:**

- a) Maximum parking ratios shall not exceed 15 spaces per 1,000 square feet of building area.
- b) Minimum parking ratios shall be in accordance with Chapter 1133 of the Codified Ordinances of the City of Urbana.

#### **Landscaping:**

- a) Parking ratios shall meet minimums and maximums required, and parking shall be provided but balanced with the provision of interior landscape islands and perimeter landscaping. One shade tree shall be provided for every interior 20 parking spaces. Perimeter landscaping of parking areas shall incorporate one tree for every 10 spaces of perimeter parking.
- b) All interior landscape islands shall be curbed and at least 16 square feet in area. The islands shall contain at least one deciduous tree and shall provide at least 4 feet of permeable landscape area around the center of each tree. Landscaping shall be protected with a full concrete barrier curb. The landscape island shall include evergreen ground cover, perennials, shrubs, or turf. Mulching the entire area of the landscape island shall be prohibited.
- c) Perimeter landscaping shall screen all parking areas from the right-of-way of Lippencott Lane through the use of grading and/or mounding and/or landscaping.
- d) The minimum size of all plant material at installation shall be one and one half inch (1.5") caliper for shade trees and ornamental trees, and four feet high for evergreen trees installed.

#### **Circulation & Access:**

- a) Vehicular access shall be provided by two curb cuts located off the newly dedicated public road as shown on the Final Development Plan.

- b) Cross access shall be provided with Lot 1 of Subarea D to Subarea C on the common driveway.
- c) All pedestrian sidewalks shall be raised from parking areas and internal drives. At grade pedestrian crossings may only occur at accessibility ramps for sidewalks and where indicated on the Final Development Plan.

## **Architecture:**

### **1) Fuel Station**

- a) Canopy pillars shall be constructed of materials complimentary to those permitted in Subarea A.
- b) Roof materials shall be dimensional shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs.

### **2) Other Permissible Principal Structures**

- a) The height of the buildings shall not exceed 26 feet in height excluding architectural features, which shall not exceed 28 feet in height.
- b) The main entrance or entrances to the principal building shall front Lippencott Lane to the east or north with equal architectural features and level of finish for building elevations facing the public street.
- c) High quality exterior materials such as brick or stone shall be utilized. Engineered wood composite materials (e.g. HardiePlank ® or LP SmartSide ®) for siding and trim are acceptable exterior materials. Stucco, Drivit ®, or split face block may be used but shall only be used as accents and shall not exceed 25% of the front facing portions of the building.
- d) The following materials shall not be acceptable on the building exteriors:
  - Concrete block (painted or unpainted, textured or untextured)
  - Pre-engineered building systems and panels
  - Vinyl or aluminum siding.
- e) Roof materials shall be dimensional shingles, cedar shakes or shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs but shall utilize strong cornice lines.
- f) Flat roofs shall utilize parapets to screen mechanical units and strong cornice lines to finish off the roof. Parapet backing, if visible, shall match the materials of the front elevation of the parapet. Pitched roofs are acceptable but shall be constructed in full or have the appearance of completeness. Open areas in pitched roofs may provide open areas to house and permit the functionality of mechanical and other typical rooftop equipment.
- g) All buildings shall use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help break up the mass and bring each building into a more residential character. The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged.
- h) In addition to using building elements to articulate the building mass, individual walls shall be articulated with fenestration, pattern, or structural expression equally on all sides of each structure. With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the rear of any building shall not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged.

- i) The amount of fenestration shall be balanced with the amount of solid facade.
- j) Ground floor facades that face public streets or parking areas shall have display windows, awning, verandas, entry areas, or other such features.

**Signage:**

**1) Fuel Station**

- a) The fuel station shall be allowed one canopy sign and one monument sign.
- b) The canopy sign shall be integrated into the fascia of the canopy structure. Signs shall not be permitted to extend above the rooftop of the canopy. The maximum permitted size of the canopy sign is 60 square feet. Changeable copy is not permitted on the sign canopy.
- c) The monument sign shall have a maximum area of 50 square feet per face with a limit of no more than two faces per sign. Changeable copy is permitted. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.
- d) Maximum overall height of monument sign: 8'0" above top of adjacent street curb.
- e) Sign face shall be only internally illuminated for the changeable copy portions of the sign. All other internal illumination shall consist of individually illuminated graphics or characters. Entire sign faces shall not be internally illuminated.

**2) Other Permissible Principal Structures**

- a) All other permissible principal structures on this outlot shall be granted one monument sign and two wall signs.
- b) The monument sign shall have a maximum area of 50 square feet per face with a limit of no more than two faces per sign. Changeable copy is permitted. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face.
- c) Maximum height of the monument sign is 8'-0" above the top of the lowest adjacent grade.
- d) The two wall signs this outlot shall be permitted on walls facing public streets, entranceways, or the shopping center parking lot. Signs shall not exceed two square feet of signage for each lineal foot of building frontage facing these areas. All signs shall be individual channel mounted letters. No box signs shall be permitted.
- e) The monument sign may be illuminated from exterior or interior sources if the following conditions are met:
  - Utility services shall be underground;
  - The light source for the sign shall be cut-off so as to only illuminate the sign face;
  - No lamp or light shall be exposed. Ground mounted light sources shall be screened with landscaping. Interior light sources shall be screened by a sunscreen or comparable diffusion sign face.
- f) The wall signs may be illuminated from exterior or interior sources, provided the light source is cut off so as to only illuminate the sign face. Any exterior lighting shall be canned so that the lights are not visible from any public street. Wall-mounted light sources shall be architecturally appropriate for the building. If the signs are to be internally illuminated, only individual letters shall be lit.