

Draft Commercial Architectural Design Guidelines

A. Purpose and Administration

PURPOSE OF GUIDELINES

Brentwood features four distinct and regionally-significant commercial districts, located along Brentwood Boulevard, Manchester Road, Eager Road, and within the Hanley Industrial Court. These commercial districts provide a variety of both local and regional retailers, community services, dining and hospitality, and employers. Continued success of these districts—and the overall identity of Brentwood as a whole—will be supported and enhanced by high-quality commercial architecture, site design, and public realm.

The eastern portion of Manchester Road—zoned Manchester Corridor Commercial District—already has architectural design guidelines as part of the zoning code. The purpose of these Commercial Architectural Design Guidelines is not to prescribe specific architectural styles. Rather, it is to encourage and facilitate developers and commercial property owners to design buildings and sites that use high-quality materials, design elements, details, and public realm features. This will lead to projects that contribute to an overall attractive and high-quality commercial environment while still accommodating necessary parking and corporate identity. These Guidelines also establish the process by which commercial projects are reviewed and approved by the Architectural Review Board.

ADMINISTRATION

Applicability

These Commercial Architectural Design Guidelines apply to all commercial building permits within the following Brentwood Zoning Districts:

- “RSC” Retail-Service Commercial District;
- “GC” General Commercial District;
- “UD” Urban Development District;
- “PD” Planned Development Overlay District; and
- “LID” Light Industrial District (*with exemptions*).

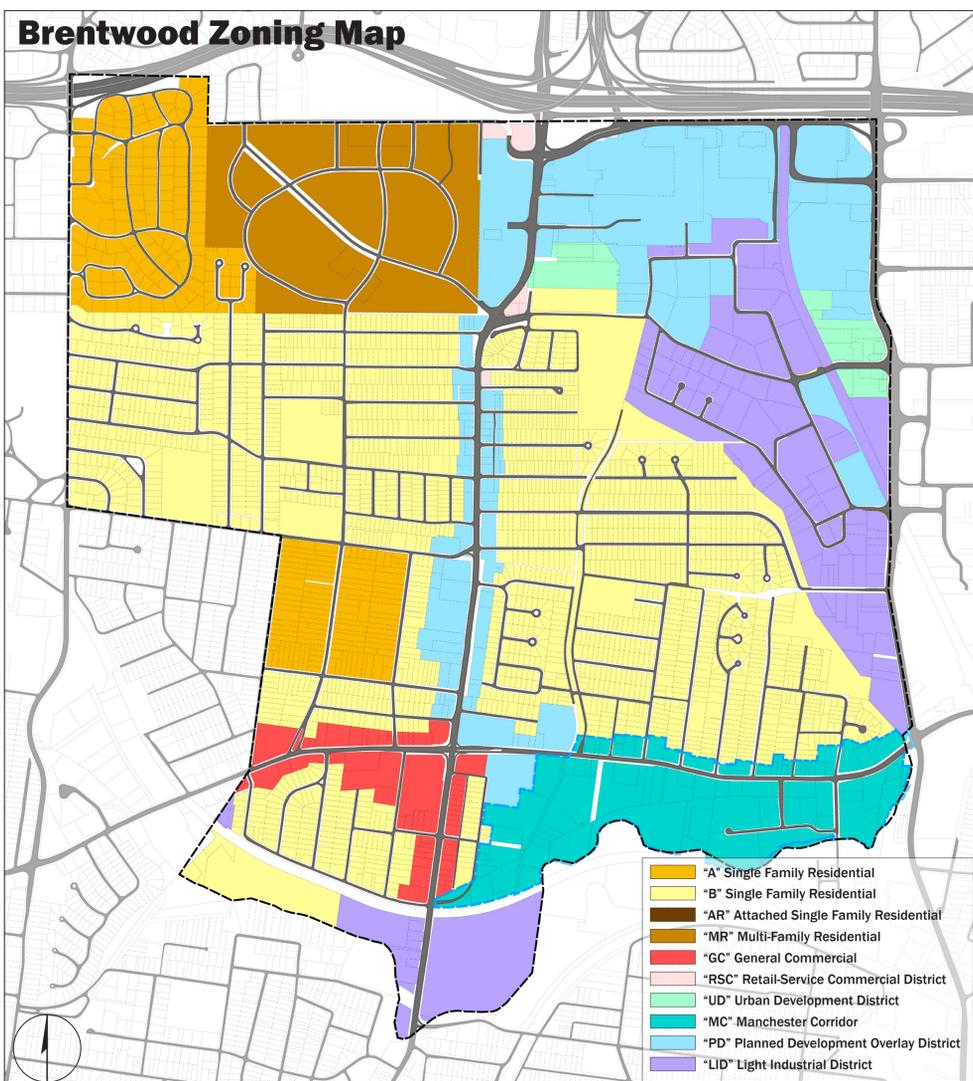
Comments & Input

Architectural Review Board Review

Pending enabling legislation added to Section 400.420 of the Brentwood Code of Ordinances, the Architectural Review Board will review applications for commercial building permits, or other applications directed to it by the Department of Planning and Development or the Planning and Zoning Commission, to ensure compliance with architectural standards and compatibility of design with existing structures in the City.

Administrative Review

- The following project types can be administratively reviewed by the Department of Planning and Development:
 - a. Façade improvements to existing structures.
 - b. Open air structures without roofs, including pergolas and trellises, either free-standing or attached to a building.
 - c. Prefabricated structures, installed on the rear façade of a building or free-standing and located in the rear yard of a building.
 - d. Any additions and/or other modifications that are not visible from the public right-of-way.
- The Department of Planning and Development may forward any project eligible for administrative review to the Architectural Review Board for review.



B. Building Design

New buildings should be designed to include common features and materials to create a cohesive character for Brentwood's commercial corridors.

EXTERIOR BUILDING MATERIALS

General

- Building materials and colors should be varied and complementary.
- Encourage a high level of detail from smaller scaled, less monolithic materials in order to relate facades to pedestrians, especially as the ground level.
- Three (3) colors and/or three (3) materials are required on each building elevation.
- Material changes should occur at inside corners or be delineated by a specific transitional detail such as a belt course, cap or reveal.

Major Materials

Major materials shall make up **at least 75% of each facade by area** (not including window and door areas) with a minimum 50% of each facade being a single major material for the simplicity of surface materials.

1. Permitted Major Materials

The following are allowed major materials:

- stone;
- brick;
- split-face concrete masonry units (CMU)
- fiber-cement siding
- wood; and
- architectural metal panel systems.

2. Prohibited Major Materials

The following are prohibited major materials:

- face-sealed exterior insulated façade system (EIFS) assemblies and decorative architectural elements **(permitted in "LID" Light Industrial District)**;
- synthetic stucco or elastomeric finishes on stucco;
- unfinished or untreated wood;
- fiber-cement architectural panels
- glass block;
- vinyl siding;
- plastic (including high-density polyethylene, PVC, and polycarbonate); and
- fiberglass and acrylic panels.

3. Limited-Use Major Materials

The following are limited use major materials (non-visible from main streets):

- economy bricks;
- cement-based stucco; and
- concrete masonry units (CMU), non-split-face.

Minor Materials

Minor materials shall be limited to trim, details, and other accent areas constituting **25% or less of the total surface** of each facade. All allowed major materials may serve as minor materials.

1. Permitted Minor Materials

The following are allowed minor materials:

- fiber cement and wood trim pieces;
- metal for beams, lintels, trim, exposed structure, and other ornamentation;
- split-faced, burnished, glazed, or honed concrete masonry units or block cast stone concrete elements;
- vinyl for window trim;
- glass curtain wall;
- cement-based (2 or 3 coat) or cement-hybrid stucco for surfaces; and
- terra cotta or ceramic tiles or panels.

2. Prohibited Minor Materials

The following are prohibited minor materials:

- face-sealed exterior insulated façade system (EIFS) assemblies and decorative architectural elements **(permitted in "LID" Light Industrial District)**; and
- elastomeric finishes on stucco.

3. Limited-Use Minor Materials

The following are limited use minor materials (allowed as minor surface materials in upper story facades only):

- fiber-cement architectural panels.

Comments & Input

Draft Commercial Architectural Design Guidelines

B. Building Design

BUILDING DETAILS

General

- Each building shall incorporate several common architectural features, appropriate for the architectural style chosen
- Building elements should complement the architecture of the building facade and finishes

Examples

- Awnings
- Pilasters
- Piers
- Columns
- Friezes
- Cornices
- Window surrounds

DESIGN FEATURES AND STRUCTURES

- Use of awnings, canopies, or other design features should enhance main facades, especially at building entries.
- Attached structures such as covered arcades or porte cocheres shall be compatible with and complement the overall design of the building and its facade.

BUILDING ENTRANCES

- Building entrances are required to be clearly delineated and indicate a clear transition from the exterior to the interior of the building.
- Every main entrance is required to have special emphasis when compared to the other portions of the building.
- The building address should be clearly displayed in a readable typeface of sufficient size for reading from a vehicle at a reasonable distance and oriented to the street or drive frontage recognized by the US Postal Service and the City's Fire and Police Departments

This building features multiple design details including a storefront, awnings, re-purposed garage doors, and lighting fixtures.



A variety of features on a strip of commercial buildings on Manchester Road including gabled roofs, awnings, and projecting entrances with pilasters.



Comments & Input

Draft Commercial Architectural Design Guidelines

B. Building Design

FACADE ARTICULATION

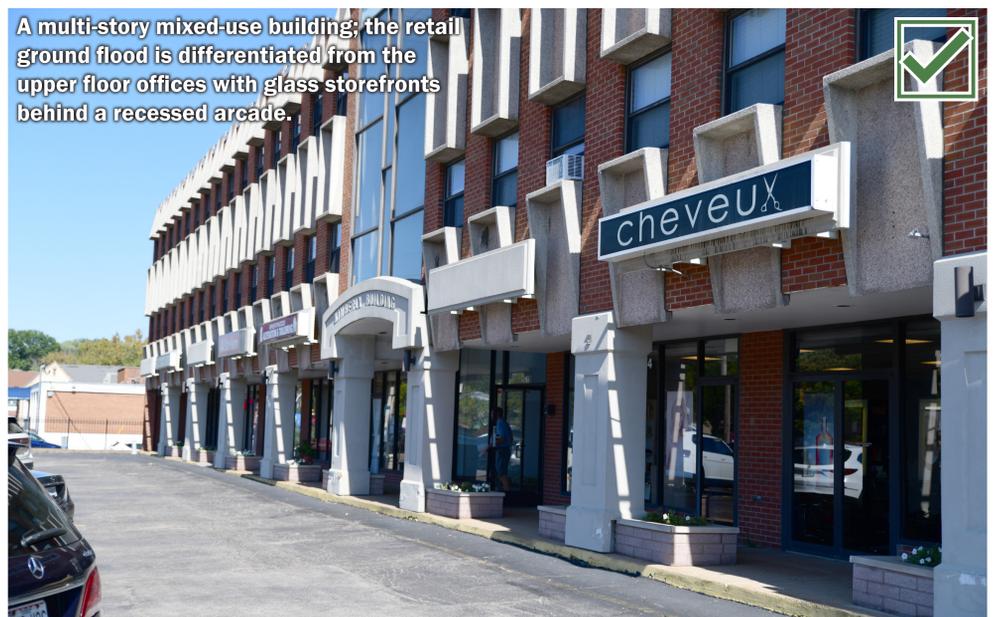
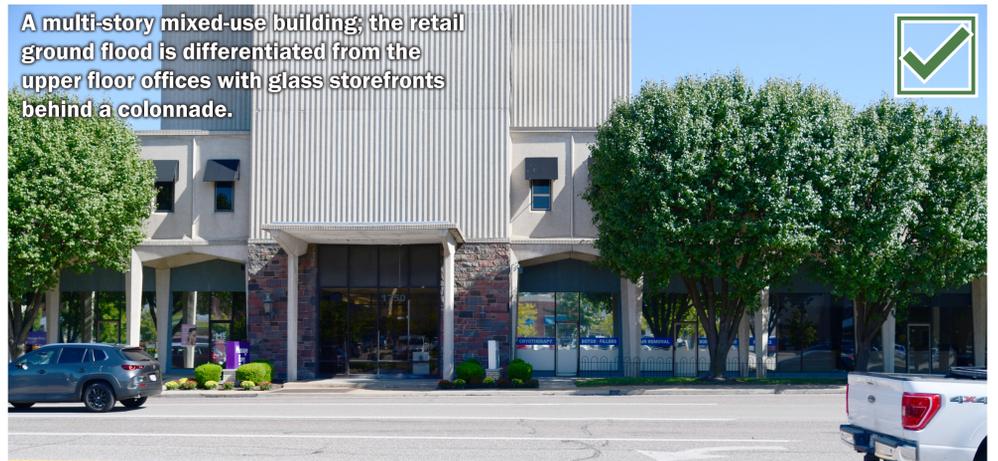
General

Building composition should clearly define and articulate the building's different purposes, using building elements, treatments, and architectural expressions to define the various pieces that make up the larger building.

- Clearly differentiate the ground floor, middle floors, and roof forms (i.e. base, middle, and cap design hierarchy).
- Establish a sense of scale in larger buildings through vertical and horizontal articulation and material differentiation.

Requirements

- Buildings with facades over 50 feet in length must incorporate wall projections or recesses, or changes in wall planes with a minimum depth of 2 feet, at least every 50 feet.
- All buildings and parking structures are required to have horizontal and vertical facade variations such as pop-outs, bays, recesses, arches banding, columns, or similar features.
- Buildings of more than three (3) stories may have a flat facade of uniform design above the third floor.



BUILDING ROOF LINE

General

Buildings should have varying roofline elevations to add visual interest and avoid long, monotonous rooflines.

Requirements

- The roofline of a building shall not run in a continuous plane for more than fifty (50) feet without changes in elevation (**except in "LID" Light Industrial District not fronting Hanley Road**). The roofline must be broken up by articulations in the facade of the building, change in the height of the roof or parapet, or change in color, material, forms (i.e. a tower), etc.
- If mechanical equipment installed on the roof of any structure is visible from grade level in residential areas or from Brentwood Boulevard, Manchester Road, Hanley Road, or any primary access road within a larger development, said equipment shall be screened by a wall with a finish surface compatible in design and color to that used as a finish building wall material (**except in "LID" Light Industrial District**).
- The back of parapets should not be visible from Brentwood Boulevard, Manchester Road, Hanley Road, or any primary access road within a larger development and must match the color and materials of the building.

Comments & Input

Draft Commercial Architectural Design Guidelines

B. Building Design

PEDESTRIAN AND BICYCLE ACCESS

Requirements

All buildings must be designed to encourage pedestrian activity and social interaction and create a walkable environment that encourages pedestrian access and bicycle access.

WINDOWS

General

Windows are key to the overall design of a building and the relationship between the exterior and interior.

Requirements

- Eye level windows are required to relate to the scale of a person.
- Clear glass for storefronts, windows and doors, within the retail merchandising areas is required.
- Slightly tinted glass for energy efficiency purposes may be used. Window tints shall be gray, blue, or bronze.
- Mirrored glass is prohibited.
- Window signage is strongly discouraged.

DOORS

General

Doors are the primary features by which building visitors and business patrons engage with the building.

Requirements

- Public entry doors are required to face the primary street on which the building is located, either Brentwood Boulevard or Manchester Road
- Clear glass for doors within the retail merchandising areas is required.
- Slightly tinted glass for energy efficiency purposes may be used. Window tints shall be gray, blue, or bronze.
- Mirrored glass is prohibited.



Comments & Input

Draft Commercial Architectural Design Guidelines

B. Building Design

SIGNS

General

Building signage should be an integral part of the overall building design. Signs should not obscure important architectural details. Principal sign types appropriate for the Brentwood Boulevard and Manchester Road commercial districts include:

- **Wall signs:** positioned within architectural features and align with others on a block to maintain established patterns.
- **Projecting signs:** positioned along the first-floor level of the façade and may take on their own special shape or create their own symbol within the overall façade design; and
- **Awning signs:** positioned to emphasize special shapes or details of the façade, to draw attention to the shop entrances or to emphasize a display window. Internally lit signs are discouraged. Where there is sufficient ambient light avoid signage lighting. Illuminated way-finding signage is appropriate (i.e., structured parking entrances).

Requirements

- Signs may only be located on buildings and will be planned for as part of the building's overall design and should integrate similar or complementary materials as the building, be harmonious in color, with controlled lighting and must include a comprehensive sign plan as provided for in **Section 410.135**
- Corporate logos are any letter, character or symbol used to represent a person, corporation or business enterprise and are considered graphics which are defined as signage. Corporate logos may be incorporated into a sign so long as the sign is compliant with the provisions of **Chapter 410** and is an integrated element of the building design and facade.
- Signs, other than those indicating entry or exit locations, may not be located on parking structures or within parking lots except for instances where a parking structure contains ground floor retail uses.
- Billboards are not permitted on any property within the **“RSC” Retail-Service Commercial District, “GC” General Commercial District, “PD” Planned Development Overlay District, and/or “LID” Light Industrial District.**

A variety of retail signs showing corporate branding while being integrated into the overall design of the shopping center.



A business sign that is designed as part of a building's main entrance feature.



Comments & Input

Draft Commercial Architectural Design Guidelines

C. Site Design

New developments should complement surrounding landscapes and provide public realm and site design that promotes public gathering, walkability and bikeability, and contributes positively to the character and sense of place of Brentwood's commercial districts.

OUTDOOR SEATING

General

Where applicable and appropriate, outdoor seating at workplaces and restaurants should be provided that is:

- Located to provide a pleasant environment that is not adjacent to parked automobiles or other environmental detriments.
- Located so as not to block or constrict entry and exit doors or impede pedestrian or bicycle movements.

PLAZAS AND LARGE PATIO AREAS

General

Where applicable and appropriate, elements such as plazas or large patio areas should be provided that can be used for occasional entertainment events and promote social interaction in pleasant environments.

WAYFINDING SIGNAGE AND FEATURES

General

Where applicable and appropriate, signage for wayfinding both within a development and the area overall that is of clear and consistent design should be provided.

PUBLIC ART

General

Where applicable and appropriate, public art should be provided of appropriate type and scale that can help to reinforce Brentwood's character and create an identity for Brentwood's commercial districts.



Outdoor plaza, supporting outdoor seating for adjacent restaurants, in Kirkwood, Missouri.



Consistent building setback along Clayton Road with a mix of landscape areas and outdoor seating in Clayton, Missouri.

Comments & Input

Draft Commercial Architectural Design Guidelines

C. Site Design

BUILDING PLACEMENT

Requirements

Building placement shall comply with the following standards:

- The main facade of a building must be oriented to face the principal street on which it has frontage and for which it is addressed by the US Postal Service.
- Buildings on corner lots must be oriented so that the main facade is giving equal treatment to each street on which it has frontage.
- Buildings on corner lots should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two (2) public streets meet.

UTILITY SERVICE

Requirements

Utilities serving a site and the on-site structures must be located in underground easements that can serve multiple properties.

SCREENING

Requirements

- Loading and service areas shall be screened with walls and landscaping. Where adjacent to residential areas, loading and service areas shall be located away from bordering residential property lines whenever possible and such areas must be completely screened and appropriately buffered with appropriate trees in accord with the standards set forth in **Article IV, Section 400.1730**. In all instances, views into loading and service areas from adjacent properties or uses must be minimized.
- Mechanical equipment, whether ground level or roof top, shall be screened from ground-level view. Large trash receptacles, dumpsters, utility meters, satellite dishes, antennas, etc., shall be similarly treated and may not be located on the side of a building. Screening material shall consist of a masonry wall, sight-proof fencing of aluminum, steel, vinyl, dense landscaping, or any other such material that is found compatible and approved as part of the site plan approval process.
- Chain-link fencing (including cloth, canvas, or vinyl-slat covered), smooth-face concrete block, and barb or razor wire topped fences and chain link are prohibited.

A corner building with a canopy over the primary entrance, oriented to the corner of the two primary streets.



A corner building with a clock tower, oriented to the corner of the two primary streets.



Comments & Input

Draft Commercial Architectural Design Guidelines

C. Site Design

LANDSCAPING

General

The landscaping requirements shall be as established by **Article II, Division 10, Section 400.1210** of the City of Brentwood Code of Ordinances. In addition, the following requirements shall apply to all landscape plans:

Requirements

- A landscape plan sealed by a landscape architect registered in Missouri shall be submitted in conjunction with the development or site plan.
- A landscape plan shall be drawn to scale, include dimensions and distances, and clearly delineate all existing and proposed vehicular movement and parking, and the location, size and description of all landscaping materials. All easements, transition buffer areas and setback areas shall be labeled and dimensioned. Outdoor furniture and fixtures for commercial and mixed-use development are encouraged and shall be considered part of the landscaping plan and identified on the landscape plan. The landscape plan must include an irrigation plan.
- The property owner or designated agent shall be responsible for the maintenance, repair and replacement of all landscaping materials. All plant material and landscaped bed areas shall be tended and maintained in a healthy growing condition, free from refuse, debris and weeds.
- Noxious weeds, as defined by Missouri Statute in **263.190 RSMo**, shall be destroyed by complete killing of said plants, to effectually prevent said plants from maturing to the bloom or flower stage.
- The use of native plant materials is encouraged, either by the establishment and management of new native landscape areas or the preservation, restoration, and management of existing landscape areas. The use of wildflowers and other native plants in school, corporate, municipal, or other managed landscapes is economical, reduces maintenance, effectively conserves water, soil, and other elements of the natural community. Moreover, landscaping with native plants and the preservation, restoration, and management of native plant communities and wildlife habitats may preclude the introduction of toxic pesticides, herbicides, fertilizers, and other pollutants into the environment.



Comments & Input

Draft Commercial Architectural Design Guidelines

C. Site Design

FRONT LANDSCAPE ZONE

General

- All lots shall provide a front landscape zone, located at the lot line fronting Brentwood Boulevard, Manchester Road, and/or Hanley Road.
- The landscaping requirements shall be as established by **Article II, Division 10, Section 400.1210** and the requirements enumerated in these Guidelines, and shall conform to the following requirements.

Requirements

- The front landscape zone shall have a **depth of ten (10) feet**, measured perpendicularly from the front lot line.
- The front landscape zone shall extend the entire width of the lot, except for driveways.
- No more than thirty percent (30%)** of the total linear width of the lot may be occupied one (1) or more driveway(s).
- The front landscape zone shall be planted with street trees, at an interval of **not less than forty (40) feet**.
- The ground surface of the landscape zone shall be planted with turf grass, shrubs, or perennial groundcover plants. When planted with shrubs or perennial groundcover plants, the front landscape zone may be mulched with hardwood or pine bark mulch only; gravel, rubber, and/or synthetic mulch is prohibited.

Permitted Street Tree Species

The following list constitutes the official tree species for the City of Brentwood. No species other than those included may be planted within the front landscape zone.

Small Trees

(under 40 feet tall; 20 foot spacing between trees)

- | | |
|---------------------------|-------------------------------|
| • Maple, Trident | <i>Acer beurgeranum</i> |
| • Maple, Paperbark | <i>Acer griseum</i> |
| • Maple, Japanese | <i>Acer palmatum</i> |
| • Maple, Shantung | <i>Acer truncatum</i> |
| • Buckeye, Ohio | <i>Aesculus glabra</i> |
| • Buckeye, Red | <i>Aesculus pavia</i> |
| • Serviceberry, Downy | <i>Amelanchier arborea</i> |
| • Serviceberry, Allegheny | <i>Amelanchier laevis</i> |
| • Hornbeam, American | <i>Carpinus caroliniana</i> |
| • Redbud, Eastern | <i>Cercis canadensis</i> |
| • Fringetree, White | <i>Chionanthus virginicus</i> |
| • Dogwood, Pagoda | <i>Cornus alternifolia</i> |
| • Dogwood, Flowering | <i>Cornus florida</i> |
| • Dogwood, Kousa | <i>Cornus kousa</i> |
| • Hazelnut, American | <i>Corylus americana</i> |
| • Smoketree, American | <i>Cotinus obovatus</i> |
| • Hawthorn, Cockspur | <i>Crataegus crus-galli</i> |
| • Hawthorn, Washington | <i>Crataegus phaenopyrum</i> |
| • Hawthorn | <i>Crataegus spp.</i> |
| • Hawthorn, Green | <i>Crataegus viridis</i> |
| • Carolina Silverbell | <i>Halesia carolina</i> |
| • Witch Hazel, Ozark | <i>Hamamelis vernalis</i> |
| • Witch Hazel, Common | <i>Hamamelis virginiana</i> |
| • Magnolia, Saucer | <i>Magnolia soulangiana</i> |

- Magnolia, Star
- Magnolia, Sweetbay
- Crabapple, Flowering
- Hophornbeam, American
- Parrotia, Persian
- Plum, Wild
- Hoptree
- Willow, Corkscrew
- Japanese Tree Lilac
- Arborvitae, American
- Viburnum, Blackhaw
- Viburnum, Rusty Blackhaw

- Magnolia stellata*
- Magnolia virginiana*
- Malus spp. "Prairie Fire" or "Sugar Tyme"*
- Ostrya virginiana*
- Parrotia persica*
- Prunus americana*
- Ptelea trifoliata*
- Salix matsudana*
- Syringa reticulata*
- huja occidentalis*
- Viburnum prunifolium*
- Viburnum rufidulum*

Medium Trees

(40 to 60 feet tall; 30 foot spacing between trees)

- Maple, State Street
- Maple, Freeman
- Horsechestnut
- Alder, European
- Birch, River
- Hornbeam, European
- Hornbeam, Upright
- Katsura
- Yellowwood
- Filbert, Turkish
- Rubbertree, Hardy
- Honeylocust, Thornless
- Holly, American
- Juniper, Chinese
- Redcedar, Eastern
- Blackgum
- Spruce, Colorado
- Pine, Shortleaf
- Pine, Austrian
- Oak, Sawtooth
- Oak, Chinkapin
- Oak, Shumard
- Oak, Post
- Oak, Black
- Willow, Weeping
- Sassafrass
- Pagodatree, Japanese
- Elm, Lacebark
- Elm, Slippery

- Acer miyabei*
- Acer x freemanii*
- Aesculus hippocastanum*
- Alnus glutinosa*
- Betula nigra*
- Carpinus betulus*
- Carpinus betulus "Fastigiata"*
- Cercidiphyllum japonicum*
- Cladrastis kentuckea (lutea)*
- Corylus colurna*
- Eucommia ulmoides*
- Gleditsia triacanthos var. inermis*
- Ilex opaca*
- Juniperus chinensis*
- Juniperus virginiana*
- Nyssa sylvatica*
- Picea pungens*
- Pinus echinata*
- Pinus nigra*
- Quercus acutissima*
- Quercus muehlenbergii*
- Quercus shumardii*
- Quercus stellata*
- Quercus velutina*
- Salix babylonica*
- Sassafrass albidum*
- Sophora japonica*
- Ulmus parvifolia*
- Ulmus rubra*

Large Trees

(over 60 feet tall; 40 foot spacing between trees)

- Maple, Red
- Maple, Sugar
- Catalpa, Northern
- Hickory, Bitternut
- Pecan
- Hickory, Shagbark
- Sugarberry
- Hackberry
- Beech, American
- Ginko (male only)
- Coffeetree, Kentucky
- Walnut, Black
- Tuliptree
- Magnolia, Cucumbertree
- Redwood, Dawn
- Pine, Eastern White
- Sycamore
- Plane Tree, London
- Cottonwood, Eastern
- Cherry, Black
- Oak, White
- Oak, Swamp
- Oak, Scarlet
- Oak, Shingle
- Oak, Overcup
- Oak, Bur
- Oak, Pin
- Oak, Willow
- Oak, Northern
- Cypress, Pond
- Cypress, Bald
- Linden, American
- Linden, Littleleaf
- Linden, Silver
- Elm, American
- Zelkova, Japanese

- Acer rubrum*
- Acer saccharum*
- Catalpa speciosa*
- Carya cordiformis*
- Carya illinoensis*
- Carya ovata*
- Celtis laevigata*
- Celtis occidentalis*
- Fagus grandifolia*
- Ginko biloba*
- Gymnocladus dioicis*
- Juglans nigra*
- Liriodendron tulipifera*
- Magnolia acuminata*
- Metasequoia glyptostroboides*
- Pinus strobus*
- Platanus occidentalis*
- Platanus x acerifolia*
- Populus deltoides*
- Prunus serotina*
- Quercus alba*
- White Quercus bicolor*
- Quercus coccinea*
- Quercus imbricaria*
- Quercus lyrata*
- Quercus macrocarpa*
- Quercus palustris*
- Quercus phellos*
- Red Quercus rubra*
- Taxodium ascendens*
- Taxodium distichum*
- Tilia americana*
- Tilia cordata*
- Tilia tomentosa*
- Ulmus americana*
- Zelkova serrata*

C. Site Design

LIGHTING

General

Proper layout, height, fixture selection and lighting level shall be incorporated as part of the site design requirements. In addition, a lighting plan shall be submitted in conjunction with the site plan required by subsection (B) and Article VI, Division 1 and Division 2 of this Chapter based on the following standards unless varied as a result of the site plan review.

Requirements

- Site lighting (including parking and loading areas) shall use LED bulb technology from a concealed source and shall comply with, and shall have a color rendering index (CRI) of not less than sixty-five (65) and a correlated color temperature (CCT) not exceeding 3,000 Kelvin (K) but not more than 4800 K so as to not distort colors and avoid the blue portion of the spectrum common to some LED lumens, unless the of the fixture establishes to the satisfaction of the reasonable administrative judgment of the Director of Planning and Development that the fixture cannot operate with reasonable efficiency without using a bulb with a rating greater than 3000 degrees.
- Site lighting and building lighting shall not spill over onto adjoining properties, highways, or in any way interfere with the vision of oncoming motorists.
- Lighting fixtures shall be of a directional type capable of shielding the light source from direct view and aimed downward. The development plan or site plan must show the relationship of fixtures and the light patterns to each other, to the project site, to the buildings, and to the adjacent rights-of-way.
- Site and parking lot lighting fixtures shall complement and harmonize with those of adjacent developments.
- Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the surrounding environment.
- Architectural lighting shall be recessed under roof overhangs or generated from a concealed source, low-level light fixture(s)
- Decorative, low-level intensity, non-concealed source lighting that defines on-site vehicular and/or pedestrian ways are acceptable.

- The lighting plan shall not conflict with the landscape plan, and the two (2) shall be submitted simultaneously for review.
- Any lighting methods, fixtures, and/or locations determined to be unacceptable by the Architectural Review Board shall not be permitted.
- Where developers are constructing public street improvements in conjunction with planned development projects, street lighting standards, luminaries, and fixture colors and styles shall be as established by the City and approved by the City's Director of Public Works or its traffic engineer.

Comments & Input

D. Parking & Access

Site layout and design must address the needs of motorists, pedestrians, bicycles, and other forms of transportation. Access and safety on the site should be ensured for all users. In addition to the parking requirements established in **Article IV, Sections 400.1470 through 400.1620**, the following requirements shall be met.

TRAFFIC STUDY REQUIRED

Requirements

Developments which, in the opinion of the Planning and Zoning Commission and/or the Director of Planning and Development during site plan review, might generate a significant increase in traffic, vehicular turning movements, or alteration of traffic patterns, will require a traffic study by the City's traffic engineer.

ACCESS DRIVEWAYS FROM PUBLIC RIGHTS-OF-WAY

Requirements

- Where possible, access driveways should be provided from side streets and not from Brentwood Boulevard, Manchester Road, and/or Hanley Road.
- When one (1) or more access driveway(s) are provided from Brentwood Boulevard, Manchester Road, and/or Hanley Road, the total width of such driveway(s) shall not exceed thirty percent (30%) of the total width of the lot frontage on Brentwood Boulevard, Manchester Road, and/or Hanley Road.

INTERNAL CIRCULATION ROADWAYS / DRIVEWAYS

Requirements

Major internal circulation roadways must be separated from parking areas using curb and gutter, landscaping, pedestrian walkways, and lighting.

SEPARATED CROSS-ACCESS FOR VEHICLES AND PEDESTRIANS

Requirements

Separated cross-access for automobiles and pedestrians in parking lots is required. Cross-access for pedestrians shall consist of a dissimilar material from the parking lot.

VEHICULAR CROSS-ACCESS FACILITIES

Requirements

Vehicular cross access shall be provided between adjacent parcels, in order to minimize the number of parking entrances and curb cuts on Brentwood Boulevard and Manchester Road

PEDESTRIAN CROSS-ACCESS FACILITIES

Requirements

- Pedestrian cross access should be provided between adjacent parcels.
- Where feasible, pedestrian cross access should align with the building facade to create a continuous, secondary pedestrian zone within the lot boundary with direct access to building entrances.
- Pedestrian cross-access within parking lots shall connect to sidewalks, bike paths, and/or multi-use paths within the public rights-of-way.

LOADING AND SERVICE AREAS

Requirements

Loading and service areas should be located away from street edge and public circulation patterns.

D. Proposed Zoning Amendments

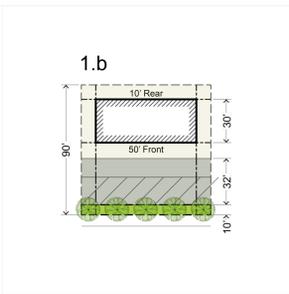
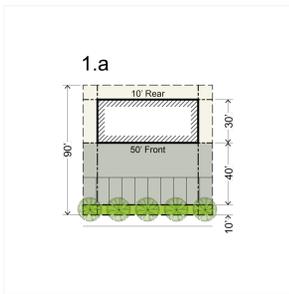
COMMERCIAL LOT ZONING ANALYSIS

Summary Conclusions

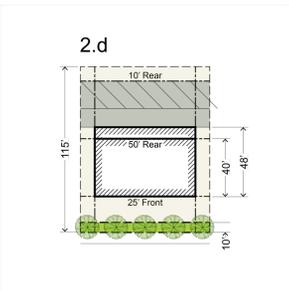
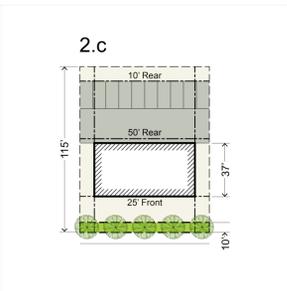
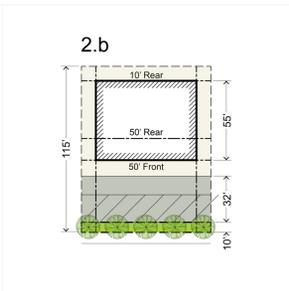
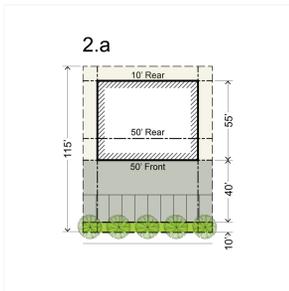
- Lots with depths of less than 115' **will not support parking in the rear**, with a combination of a 25' front setback and 10' rear setback.
- There will continue to be **both some lots that are developed with a 50' front setback and parking in the front, and others developed with a 25' front setback** and parking in the rear.
- Generally, for small lots, the **main limitation to development is setback requirements**; for large lots, the **main limitation to development is site coverage**.
- On lots with depths of less than 165', **minimum parking requirements and site coverage limits will limit building height** to a maximum of 2 stories.
- On lots deeper than 165', building heights will **likely be limited to 2 stories** due to maximum permitted site coverage limits, unless structured parking is utilized.
- **Site coverage limits are the most likely limitation to taller development**, and will likely prohibit any new development taller than 2 stories.
- **Many existing developments exceed** the site coverage limitations of the code.

Commercial Lot Zoning Analysis

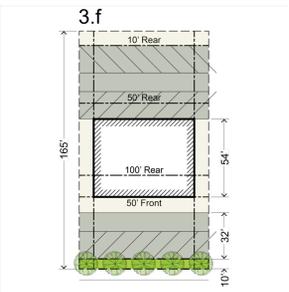
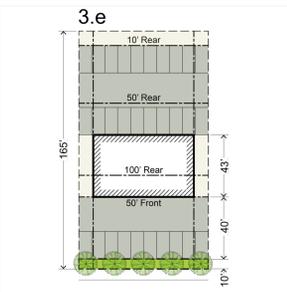
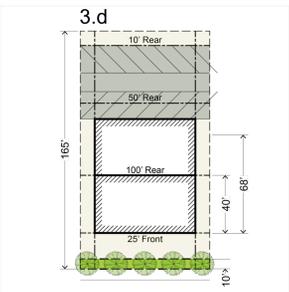
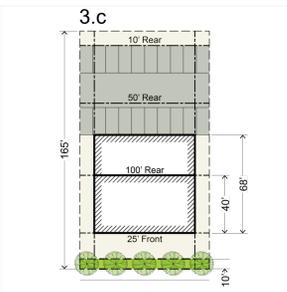
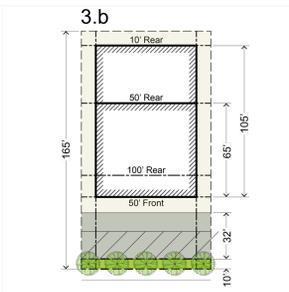
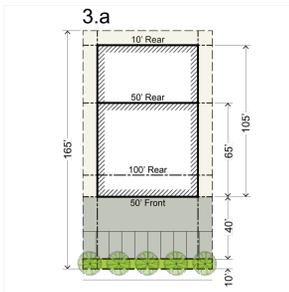
Lot Type 1 – Depth: Less than 115'



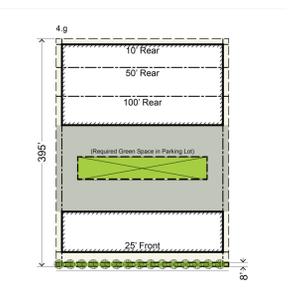
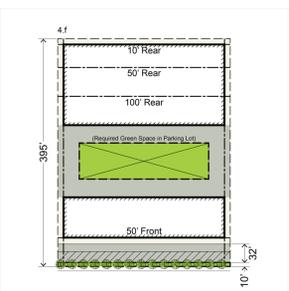
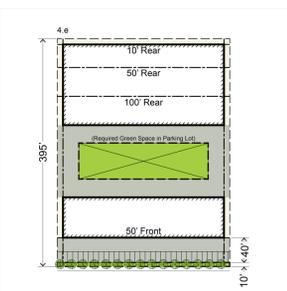
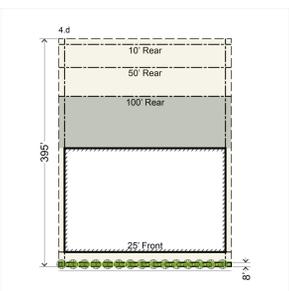
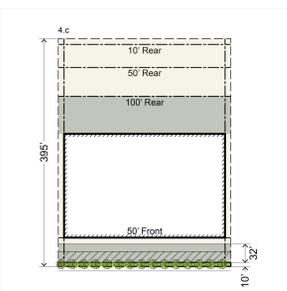
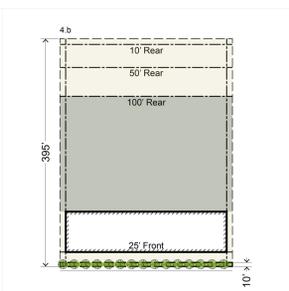
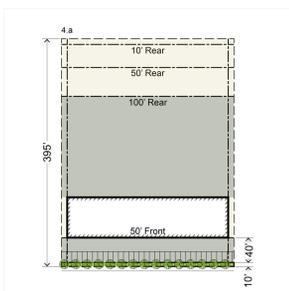
Lot Type 2 – Depth: 115' to 164'



Lot Type 3 – Depth: 165' to 224'



Lot Type 4 – Depth: 225' or greater



D. Proposed Zoning Amendments

PROPOSED COMMERCIAL ZONING AMENDMENTS

In General

- **Reclassify** “GC” General Commercial lots and “RSC” Retail-Service Commercial District as “PD” Planned Development Overlay, and amend the “Yard and Setback Requirements”, “Building Bulk Regulations”, and “Off-Street Parking and Loading” sections of “PD” Planned Development Overlay District, **OR...**
- Amend the “Yard and Setback Requirements”, “Building Bulk Regulations”, and “Off-Street Parking and Loading” sections of the “GC” General Commercial, “RSC” Retail-Service Commercial, and “PD” Planned Development Overlay Districts **to match**, as below.

Yard and Setback Requirements

- Replace minimum front yard setback with a **front yard build-to line of twenty-five (25) feet** for frontages on Brentwood Boulevard and Hanley Road (no parking in front of buildings).
- Replace minimum front yard setback with a **front yard build-to line of twenty-five (25) feet** (no parking in front of buildings) **or fifty (50) feet** (parking in front of buildings for frontages on Manchester Road).
- When the fifty (50) foot build-to line is utilized, a required **pedestrian side walk with a minimum width of eight (8) feet** is required to be located directly in front of the build-to line, with cross lot access.
- Amend side and rear yard minimum setbacks to **ten (10) feet**.

Building Bulk Regulations

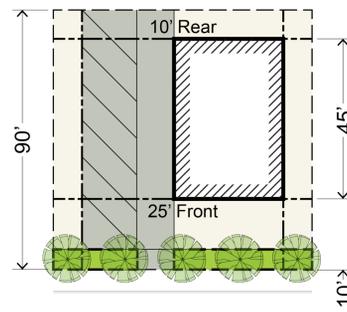
- **Two-and-one-half (2-1/2) stories or thirty-five (35) feet** with a minimum **ten (10) foot** rear yard setback.
- **Four (4) stories or fifty (50) feet** with a minimum **fifty (50) foot** rear yard setback.
- **Six (6) stories or seventy-five (75) feet** with a minimum **one hundred (100) foot** rear yard setback.

Off-Street Parking and Loading

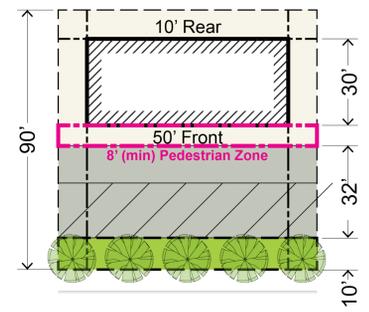
- **Waive minimum parking requirements** for all lots with a **depth of less than one hundred sixty-five (165) feet**, subject to a parking and access study and parking plan approved by the Planning and Zoning Commission.

Lot Type 1 Illustration

25' Front Build-To Line
(Side Parking Only)

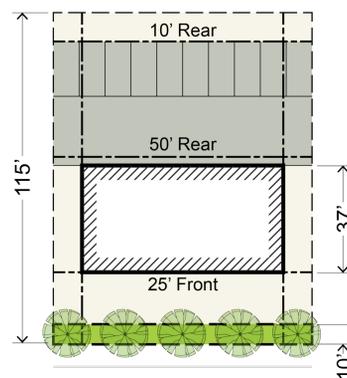


50' Front Build-To Line
(Manchester Road Frontage Only)

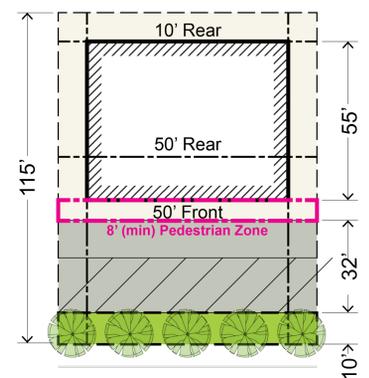


Lot Type 2 Illustration

25' Front Build-To Line

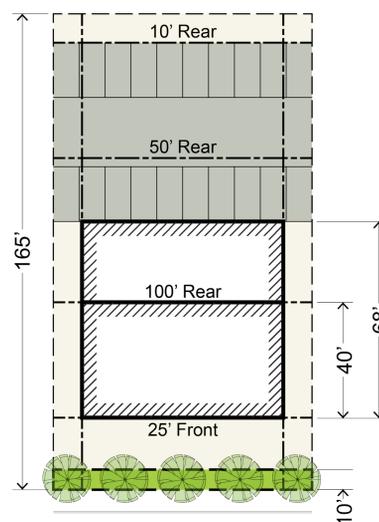


50' Front Build-To Line
(Manchester Road Frontage Only)

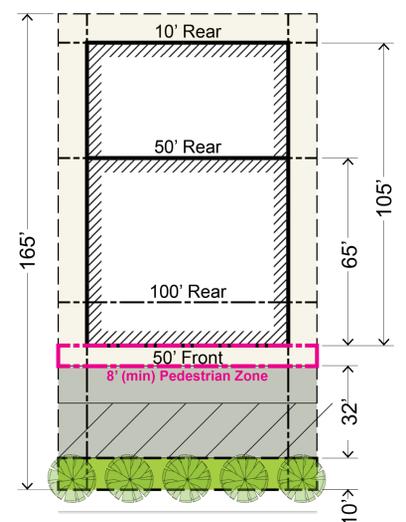


Lot Type 3 Illustration

25' Front Build-To Line

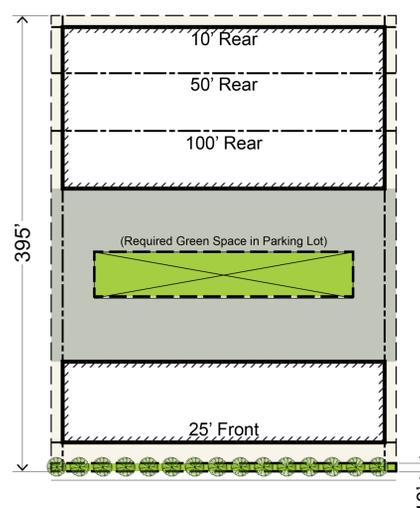


50' Front Build-To Line
(Manchester Road Frontage Only)



Lot Type 4 Illustration

25' Front Build-To Line



50' Front Build-To Line
(Manchester Road Frontage Only)

