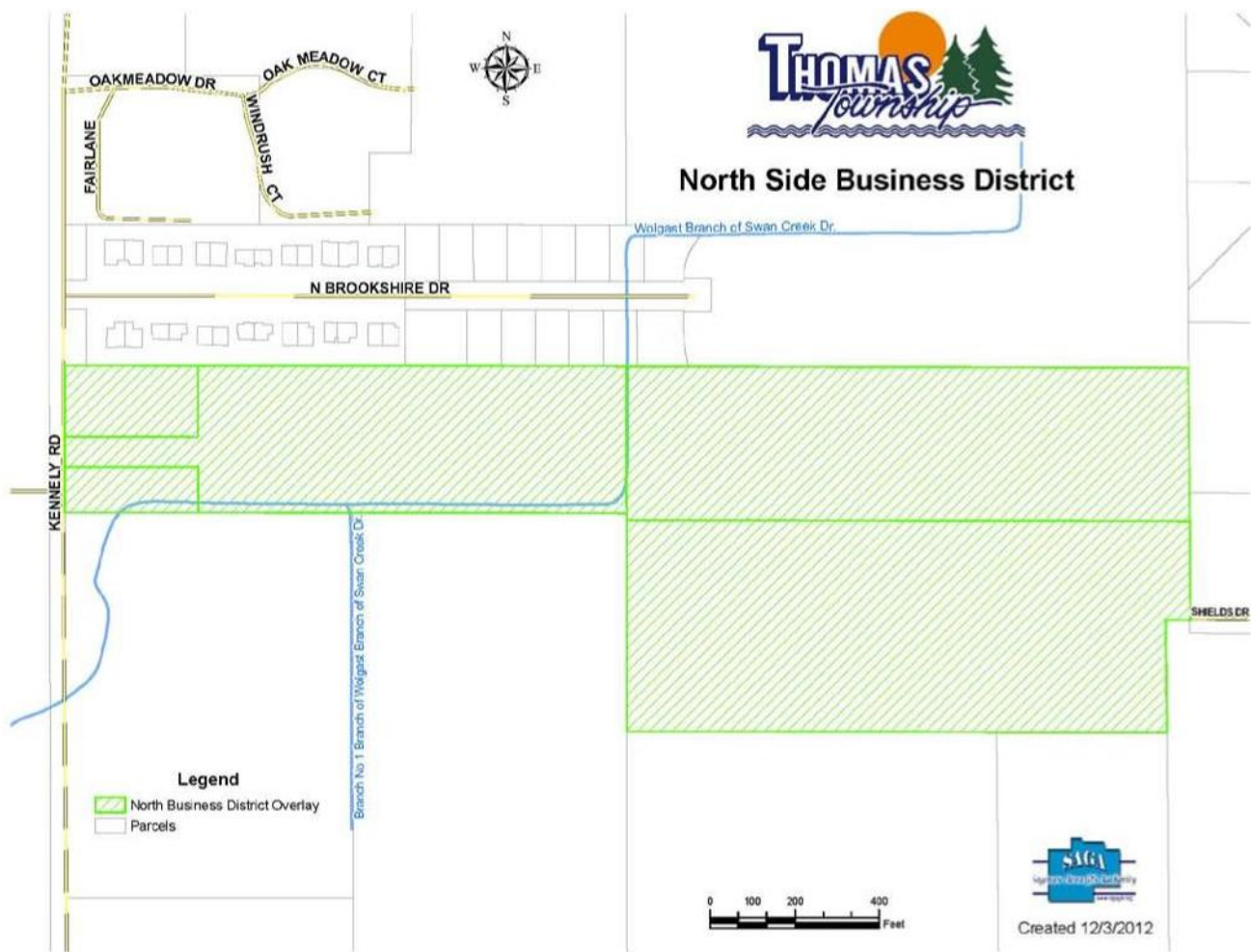


Thomas Township Zoning Ordinance – Chapter 12.2 – North Business District Overlay Zone.



1. Public Streetscape:

- a. All developments within the specified area as defined above will install, at key locations stone columns and simulated wrought iron fencing with the following standards:
 - i. A maximum of thirty-two (32') feet length of simulated black wrought iron fence will be installed between each brick column.
 - ii. All fences will be between thirty-two (32") inches and thirty-six (36") inches in height.
 - iii. Stone columns will be twenty-four (24") inches by twenty-four (24") inches in width with a twenty-seven (27") inch by twenty-seven (27") inches in height. The overall height of the column will be as follows:
 1. All columns will be four (4') feet in height.
 2. The stone color of the columns shall consist of Owens Corning Culture Stone – Chardonnay Country LedgeStone (CSV-20006) or will match existing columns as determined by the Community Development Department. All joints between the decorative stone veneer must be filled with mortar to about ½ thickness of decorative stone. Finish joints with a stiff-bristle brush or masonry tool to form a somewhat joint surface, sealing the joints from water infiltration.

- iv. All fences will be located between four (4') feet and eight (8') feet behind the sidewalk or pathway or match the fence on adjoining properties as determined by the Community Development Department. Location of proposed fencing must be staked and approved by the Community Development Department prior to the installation of any columns/fencing.
 - v. A minimum of one section of fence is required in each required direction from the corner column. In no case will sections of fence be separated from each other by more than thirty-two (32') feet.
2. **Commercial Building Design Standards:**
- a. A brick façade must be a least 90% of the overall materials used. The buildings should consist of durable products and materials such as brick, sandstone, fieldstone and decorative concrete masonry units are recommended..... ☐
 - b. The façade colors shall be natural earth tone colors, such as tans, grays and browns. The colors of the durable products must be an integral part of the product and cannot be painted on. ☐
 - c. Buildings shall avoid long monotonous or flat wall surfaces. They must have visual breaks such as window bays, doors, divisions or breaks in materials, variation in rooflines, building offsets, etc. with a goal toward adding architectural interest and a variety to each store. All windows and door designs must be compatible and in proportion with the building design and color. ☐
 - d. Building height cannot exceed that found in the district where it is located..... ☐
3. **Commercial Building Setbacks:**
- a. All buildings must be setback from the County Road or State Highway right-of-way a minimum of fifteen (15') feet..... ☐
4. **Commercial Rooftop Design Standards:**
- a. Rooftops shall be designed to flow with the wall architecture. Architectural elements to the rooftops are encouraged. The color must be appropriate or not unusual and must flow with the building design. Elevations are required to eliminate long flat rooftops. This will add visual interest and variety. ☐
 - b. Asphalt shingles, standing metal seamed material or other compatible materials shall be required on roofs. Other materials may be used if approved by the Planning Commission. A pre-site plan review meeting with the Township staff and the Planning Commission members is strongly encouraged to review materials being proposed. ☐
 - c. Roof mounting equipment including but not limited to air conditioners, heating equipment, noise control devices and any other such appliance must be hidden so that it is not visible from the ground. The screening must be compatible with the architectural design of the building. ☐
5. **Commercial and Residential Lighting:**
- a. Street pole lighting is required and one pole must be placed every fifty (50') feet. The design must be the Washington 405 Series, Hunter Green and will be twelve (12') feet in height. All exterior lighting fixtures must match the design of the building and the pole lights. Exterior neon lighting will not be allowed..... ☐
 - b. The street pole lighting design must be the same for the residential district as well..... ☐
 - c. Lighting is required to adequately illuminate all parking areas having a minimum candle power of ten (10) in all areas of the parking lot..... ☐
 - d. All developments must illuminate only the parcel under review. At no time shall lighting adversely affect adjacent parcels because of over illumination. If requested, the developer shall provide a full illumination plan to the Thomas Township Planning Department..... ☐
 - e. All lighting plans must be submitted and approved by the Thomas Township Planning Commission. ☐
6. **Commercial Awnings:**
- a. An awning shall be a roof like structure made of canvas which serves as a shelter over a storefront, window, door or deck..... ☐
 - b. Awnings shall be required to enhance the building design..... ☐



- c. Awnings must be constructed of durable, protective, water repellant material, but cannot be made of fiberglass or plastic. ☐
- d. No writing shall be placed on the top of the awning. Awnings shall be constructed in a basic shape/design. Writing on top of the awning is prohibited. ☐
- 7. **Commercial Signs (Within The Overlay District Only):**
 - a. A sign shall refer to any building wall sign that is connected to the wall of a building, projected or suspended from the building or any sign attached to any exterior part of a building. ☐
 - b. If wall signs are used, they must be compatible with the style, colors and details of the building and design. Street pole signs are not allowed. ☐
 - c. Perpendicular wall signs may be allowed; however, they shall not exceed twelve (12”) inches in height and thirty-six (36”) inches in length. ☐
 - d. The size of the signs must follow the Thomas Township Ordinance, Title 13 – Sign Regulations. ☐

**** Note: An awning and a wall sign may both be used; however, when determining total signage, it will be under Thomas Township’s discretion as to how much will be allowed.**
- 8. **Maintenance:**
 - a. General upkeep and maintenance is required. Certain measures will be incorporated for the protection against the elements, neglect, damage and abuse.
- 9. **Landscaping:**
 - a. Landscaping is required and must be approved by the Planning Commission. ☐
 - b. Trees must be planted every fifty (50’) feet and follow the same design patter. The primary tree of choice will be the Cleveland Select Flowering Pear Tree. Secondary tree types will be the Crimson Maple Tree and the Red Maple. Two ornamental grasses will also be used, Forester and the Perennial Fountain Grass. ☐
 - c. Landscaping must be kept up by the business owners at all times.
- 10. **Commercial Parking:**
 - a. Parking must adequately serve the customers without detracting from the design. ☐
 - b. Off-street parking will be limited to the back of the building only. ☐
 - c. Side parking may be allowed in certain circumstance, but must meet the off-street parking requirements.
- 11. **Commercial Sidewalks:**
 - a. A five (5’) foot sidewalk must be installed in any area where sidewalks are required per the sidewalk ordinance. The Planning Commission may require an additional sidewalk if it determines it is necessary for pedestrian safety. ☐
 - b. Sidewalks must also connect from the front entrance to the public walkway. ☐
 - c. Sidewalks must meet the standards of the Township Sidewalk Ordinance. ☐