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RIDGEWOOD AVENUE CORRIDOR DESIGN REGULATIONS

SECTION 21-610 - PURPOSE AND INTENT

These design regulations are intended to ensure high quality private development in the Ridgewood Avenue Corridor. The two major components of these regulations are: 1) landscape, buffer and related site development treatments, especially areas immediately adjacent to the road and 2) building design standards for new and redeveloped structures, including signage.

SECTION 21- 620 - APPLICABILITY

Parcels that share a common boundary with Ridgewood Avenue will be subject to the requirements, standards and criteria contained in these regulations. Furthermore, these requirements apply to all residential, commercial, office, institutional and industrial development, including both public and private facilities within the Ridgewood Avenue Corridor. The provisions of this document are applicable to all properties that touch, front or are otherwise adjacent to Ridgewood Avenue. Properties that include a complex or subdivision of buildings shall be considered to be included within the guidelines in their entirety, including parent tracts, out-parcels, flag lots, etc. They apply to both new development and redevelopment activities.

21-620.01 - Corner Lots/Parcels

Corner lots/parcels shall be considered to have two (2) front perimeters. For other streets that intersect now or in the future, the parcels that are corner lots or corner developments adjacent to Ridgewood Avenue shall comply with these requirements.

21-620.02 - Conflict with Other Provisions of Code

The requirements for the Ridgewood Avenue Corridor Overlay Area supersede the general requirements within this Land Development Code, however properties determined to be located on U.S. 1 (Ridgewood Avenue) within the Indian River-S.R. 442 Corridor Overlay shall meet requirements set forth in Article XVIII.

Unless otherwise noted in this Article, all other development requirements shall meet the general requirements contained elsewhere in the Land Development Code.

21-620.03 - Registered Landscape Architect Required

A Landscape Architect registered in the State of Florida shall be required to prepare landscape plans and related irrigation plans for all lands for which this Article applies.

SECTION 21-630 - BUILDING LOCATION AND LANDSCAPE BUFFERS

The setback is the distance between the edge of the road's right-of-way, also referred to as the property line, and the closest edge or wall of the principal building on the site. The building location and landscape buffer requirements are identified below.

21-630.01 – Location

- a. **Setback and Buffer.** Minimum setbacks shall be as set forth in Article V for each respective zoning designation.
- b. **Management and Maintenance of Natural Vegetation.** Site plan submittals will be required to graphically identify the manner in which natural areas will be preserved and maintained. Site plan submittals shall identify where natural areas will be trimmed and to what limited

extent they will be altered for visibility from the road. If a certain view or angle from the road is desired, the site plan shall identify a “viewshed”, i.e., the area within which trimming of small trees and understory vegetation is desired. The extent of trimming should be clearly noted in terms of extent and height, as well as the thinning of trees and vegetation. Trees larger than four inches (4”) in diameter shall not be removed. Trimming of vegetation shall not be allowed lower than thirty-six inches (36”) from the ground. Areas to remain undisturbed shall also be identified. This information becomes part of site plan approval, and will be utilized for maintenance as well as enforcement by the City.

21-630.02 – Front Property Line Buffers

A minimum ten-foot (10’) landscape buffer shall be provided from the front property line in the Ridgewood Avenue corridors.

21-630.03 - Minimum Landscape Requirements in Buffer Yard

The following requirements are intended for private property outside of the public right-of-way adjacent to the corridor and primary streets.

- a. The minimum landscape buffer shall include a total of three (3) trees per every fifty lineal feet (50’). One (1) Magnolia placed every fifty (50) lineal feet. Two (2) Crepe Myrtles placed in between the Magnolia’s fifty (50) lineal feet. Shrubs shall be placed at a minimum of forty (40) per one hundred (100) lineal feet.
- b. **Varied Color.** Landscaping shall be arranged to display variety and color by utilizing flowering and variegated species whenever possible. Such variety and color shall be accomplished by using a combination of shrubs and ornamentals as approved by the City. Ornamentals shall not constitute more than fifty percent (50%) of required shrubs.
- c. **Wetlands and Natural Vegetation Preservation.** Within the buffer, major wetlands shall be preserved as set forth in the City’s Comprehensive Plan and Land Development Code. Natural uplands vegetation shall be preserved to the maximum extent feasible.
- d. **Side and Rear Yards.** The side and rear yards of all properties shall be provided with landscape treatment consistent with this Land Development Code.

21-630.04 - Protection from Vehicle Encroachment

Landscape buffers shall be protected from vehicles in the parking area with curbs for those parking spaces adjacent to the buffer. Plantings adjacent to parking areas shall be located a minimum of three and one-half (3½) feet from the front end of the parking space to prevent encroachment into required landscape areas. Wheel stops shall not be utilized in any portion of the parking area. No paved areas will be allowed in the buffer other than required traffic circulation access.

21-630.05 - Stormwater in Buffer

In order to create shallow retention areas, removal of a maximum of fifty percent (50%) of understory trees and shrubs may be permitted to provide for shallow swales without removal or damage to existing shade trees.

Landscape buffers on primary and other streets may be combined with approved on-site, wet or dry-bottom stormwater retention areas provided that these areas are designed as visual amenities without chain link fences (or similar utilitarian appurtenances) and with shade trees.

21-630.06 - Parking Location

These standards shall prevent automobiles from being highly visible from the roadway. This applies to parking areas, automobile service areas and other vehicular circulation areas. For screening, a forty-inch (40") high decorative wall, berm or hedge shall be provided at the same or above the finished grade of parking and other vehicular use areas. Dense existing natural vegetation that provides a similar forty-inch (40") high screen from Ridgewood Avenue may substitute for a berm, hedge or wall. These requirements for a hedge may be combined with the required landscape buffer requirement for shrubs.

21-630.07 - Pedestrian and Bicycle Circulation

The purpose of this subsection is to provide safe opportunities for alternative modes of transportation by connecting buildings with existing and future pedestrian and bicycle pathways and to provide safe passage from the public right-of-way to the building.

21-630.08 - Sidewalks

Developers shall provide sidewalks to provide safe movement of pedestrians separately from motor vehicles.

21-630.09 - Pedestrian Access Standards

Pedestrian circulation shall be provided by connecting buildings with existing and future pedestrian and bicycle pathways as well as by providing safe passage from the public right-of-way to the building in the manner set forth below.

- a. **Number of Pedestrian Ways Required.** Pedestrian ways shall be provided at a minimum ratio of one (1) for each customer vehicular entrance to a project. For example, if there are two (2) driveways into the site, two (2) sidewalk entries are required. Entrances designed primarily for service and delivery vehicles are not included in this ratio.
- b. **Materials.** Pedestrian walkways shall be handicapped accessible. Materials may include specialty pavers, colored concrete or stamped pattern concrete.

21-630.10 - Drive-Through Requirements

Drive-through windows and lanes shall not be located on a side of the building visible from the right-of-way of U.S. 1. Drive-through lanes shall be designed primarily for pedestrian safety and crossing. Drive-through designs must have the same detail of the principal structure and match the materials and roof of the principal structure.

- a. **Screening Drive-Throughs.** A dense hedge of evergreen shrubs shall be provided in the following manner to screen drive-throughs:
 1. At initial planting and installation, shrubs shall be at least thirty inches (30") in height and shall be planted thirty inches (30") or less on center.
 2. Within one (1) year of initial planting and installation, shrubs shall have attained, and be maintained at a minimum height of four feet (4') and shall provide an opaque vegetative screen between the street and the drive-through. The hedge must continue for the entire length of the drive-through stacking area.
 3. In lieu of a vegetative hedge, the use of vegetated berms with appropriate landscape materials may be used in a manner that results in the visual separation of street right-of-way and the drive-through.

- b. **Stacking Distance.** The following stacking distances, measured from the point of entry to the center of the farthest drive-through service window area, are required:
1. Restaurants, full service car washes and day care facilities: Two hundred twenty feet (220')
 2. Banks (per lane): One hundred seventy five feet (175')
 3. Self Service Car Wash (per bay) and Dry Cleaners: Sixty-five feet (65')
 4. Other uses may require the City to determine the stacking distance on a case-by-case basis.
 5. Facilities not listed above with more than one (1) drive-through lane shall provide one hundred feet (100') of stacking distance per lane measured from the point of entry to the center of the farthest service window area.
 6. Drive-Through Separate From Other Circulation: The drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress and egress from the property or access to any off-street parking spaces.
- c. **Pass Through Lanes.** A pass-through lane shall be required for all drive-through facilities constructed adjacent to at least one (1) stacking lane in order to provide egress from the stacking lane.

SECTION 21-640 - ARCHITECTURAL DESIGN STANDARDS

The architectural design standards are intended to be flexible and encourage design diversity and variations. The criteria for development along the corridor will primarily ensure that the architectural integrity and details of existing structures are maintained, as well as affirm the appropriateness of new development into the character of the area. Special attention has been placed on the creation of an attractive, safe and functional urban environment.

21-640.01 - Building Orientation

All buildings shall be oriented so that primary façades face public rights-of-way. Buildings on corner lots shall be considered to have two (2) fronts and shall be designed with additional architectural embellishments such as towers or other design features at the corner to emphasize their location as gateways and transition points within the community.

Although the main aesthetic emphasis shall be on the primary façade(s), all building elevations shall receive architectural treatment. The style of windows shall remain uniform on all sides of the building. All telephones on private property shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building. Exterior mounted security gates or solid roll down metal windows shall be prohibited. Link or grill type security devices shall be permitted only if installed from the inside, within the window or doorframes. Other types of security devices fastened to the exterior walls are not permitted.

21-640.02 - Primary Building Entrance

In general, the primary pedestrian entrance to all buildings shall face Ridgewood Avenue, and shall be clearly defined and highly visible for the pedestrian. Multiple tenant buildings shall have all customer entrances distinguished pursuant to these regulations.

Primary entrances shall have either, a protruding or raised roof, a stoop, a projection or recession in the building footprint a minimum of three feet (3') in depth that clearly identifies the entrance.

Corner lots shall provide an entrance on both public rights-of-way or a corner entrance.

In addition, every primary entrance shall have two (2) other distinguishing features from the list below:

1. Variation in roof height around door;
2. Canopy or portico;
3. Raised cornice or parapet over door;
4. Arches or columns;
5. Patterned specialty paving at entrance and along walkway;
6. Ornamental and structural architectural details other than cornices over or on the sides of the door; or
7. Any other treatment, which, in the opinion of the City, meets the intent of this Section.

21-640.03 - Building Height and Transition

Buildings will not be allowed to be any higher than already permitted in the respective zoning district. New developments that are more than twice the height of any existing building within three hundred feet (300') shall provide transitional stepped massing elements to minimize the contrast between the buildings. The transitional massing element shall include a primary façade that is no more than the average height of the adjacent buildings.

21-640.04 - Façade Treatments

Façade treatments of a building must be designed with consistent and uniform architectural style. Detail and trim features must be consistent with the style of the building. Diversity of architectural elements on the façade that are compatible with the style is required. These elements must be integrated with the massing and scale of the buildings.

Building walls and façade treatments must avoid large blank wall areas by including at least three (3) of the design elements listed below or their equivalent design feature. Design elements should be in intervals of no more than thirty feet (30') apart, and repetition is encouraged. At least one of the design elements should repeat horizontally.

At a minimum, buildings must provide at least two (2) of the following building design elements on the primary façade:

1. Awnings or attached canopies;
2. Arcades or colonnades;
3. Display windows a minimum of six feet (6') in height along sixty-five percent (65%) of the primary façade;
4. Clock or bell towers;
5. Decorative landscape planters or wing walls which incorporate landscaped areas;
6. Pergola;
7. Benches or other seating components built into the building;
8. Texture or pattern change;
9. Material module change;
10. Ornamental or structural detail;

11. Varied building setbacks or projections; or
12. Expression of architectural or structural bays, through a change in plane of no less than twelve inches (12") in width, such as a reveal, an offset or a projecting rib.

Changes in color along the façade that are compatible with each other and the style of the building are encouraged but not sufficient to break up the mass of the façade.

21-640.05 - Prohibited Façade Treatments

The following treatments or features are prohibited on any façade that are visible from the U.S. 1 right-of-way:

1. Windows and doors should be glazed in clear glass with no more than ten percent (10%) daylight reduction.
2. Garage doors used either as decoration or for vehicular service, storage or any other use (these elements must be side loaded).
3. Glass curtain walls.
4. Stained glass and art glass installations may be permitted provided they are in character with the style of the building.

21-640.06 - Loading and Service Areas

Loading and service areas will be located behind or to the rear of buildings and will be screened with walls and landscaping. Materials, rooflines and colors are permitted to be consistent with the primary structures.

21-640.07 - Outdoor Shopping Cart Storage

All outdoor storage of customer shopping carts adjacent to the building shall be screened by a wall a minimum of four feet (4') in height that is consistent in style, materials and color to the façade. Arcade or colonnade areas cannot be used for the storage of shopping carts.

21-640.08 - Fenestration

Fenestration is the placement of windows and doors. Windows and doors must cover at least thirty percent (30%) of the area of the primary façade. Windows must be located between three feet (3') and seven feet (7') measured from ground level.

- a. **Exterior Wall Materials.** All buildings subject to the terms of this Section shall be clad with typical Florida building materials that are durable and appropriate to the visual environment and climate. Design flexibility and creativity is encouraged using ornamentation from a wide variety of architectural styles.
- b. **Finish materials for walls.** Exterior walls are the most visible part of most buildings. Their exterior finishes shall be one of the following:
 1. Concrete block with stucco;
 2. Reinforced concrete with smooth finish or with stucco;
 3. Natural brick or stone (excluding ashlar or rubble construction look);
 4. Wood, pressure treated or naturally decay-resistant species;
 5. Fiber-reinforced cement panels or boards that simulate wood; or
 6. Synthetic stucco may be used only on non-façade walls.

c. **Prohibited Materials.** No exterior wall shall be covered with the following materials:

1. Plastic or vinyl siding;
2. Corrugated or reflective metal panels, steel buildings;
3. Applied stone in an ashlar or rubble look;
4. Smooth, scored or rib faced concrete block;
5. Any translucent material, other than glass; or
6. Any combination of the above.

d. **Corporate Design.** Corporate franchises shall not be allowed to create visual clutter or to use architecture and building colors to act as signage. Therefore, exceptions to these guidelines shall not be made for corporate franchises. National corporate chains that typically design their buildings to read as signage have been known to modify their designs to blend with the character of the neighborhood.

21-640.09 - Roof Treatments and Materials

Variations in the rooflines must be used to add interest to and reduce the massing of buildings. Roof features and materials must be in scale with the buildings mass and complement the character of adjoining and adjacent buildings and neighborhoods.

a. **Roof Standards.** While any roof type is acceptable, the following standards shall apply:

1. All flat roofs and any shed roof with a slope of less than 1:6 must be concealed by a parapet;
2. All hipped and gabled roofs and all shed roofs with a slope greater than 1:6 must have overhangs of at least eighteen inches (18”);
3. Mansard roofs must have the lowest sloped surface begin above a cornice line and then slope upward and inward;
4. Small towers, cupolas and widow’s walks are encouraged (if they are compatible with the style of the building);
5. Unless specifically designed otherwise, roof overhangs shall wrap around all four (4) sides of the building so that there is visual continuity around the entire building unless site-specific conditions warrant otherwise; or
6. Skylight glazing must be flat to the pitch of the roof.

b. **Permitted Roof Materials.** The following roofing materials are permitted:

1. Standing Seam Metal: Steel (galvanized, enameled or terne-coated), stainless steel, copper and aluminum;
2. Architectural Shingles: Asphalt, fiber reinforced cement, metal, fiberglass and wood;
3. Tile: Clay, terra cotta or concrete; or
4. Flat roofs hidden by parapet: any material allowed by building code.

c. **Equipment on Roof.** All equipment located atop a roof of a building must be concealed so that it is not visible by a person standing anywhere on the site or on an adjacent public street.

21-640.10 - Building Color

Simple color schemes are encouraged. As a general rule, building façade should not exhibit more than three (3) colors.

- a. **Prohibited Colors.** The use of garish or gaudy colors is prohibited. The use of black, neon or fluorescent colors is prohibited as the predominant building color.
- b. **Trim on Façade.** Building trim and accent areas may feature any color, limited to ten percent (10%) of the affected façade segment, with a maximum trim height of twenty-four inches (24") total for its shortest distance.

21-640.11 - Multi-Building Complexes

Specific provisions must ensure a unified architectural design and site plan between a complex of buildings or between out-parcel buildings and the main building(s) on the site. The following standards assure an enhanced visual impact of the buildings, as well as providing safe and convenient vehicular pedestrian access and movement within the site.

- a. **Building Groups and Complexes.** Buildings and structures, which are a part of a present or future group or complex, shall have a unity of character and design and the use, texture and color of materials shall create a harmonious whole. In addition, the design, scale and location on the site shall enhance rather than detract from the character, value and attractiveness of the surrounding community or neighborhood.
- b. **Ancillary Structures.** Separate ancillary structures, including, but not limited to, car washes, cashier booths, and/or canopies over gas pumps shall have comparable pitch or parapets for roofs and shall otherwise have the same architectural detail, design elements, color scheme, building materials and roof design as the primary structure.
- c. **Out-Parcel Façade.** All exterior façade of an out-parcel building must be considered primary façade and must employ architectural site and landscaping design elements which are integrated with, and common to, those used on the main development including color, materials, and decorative treatments.
- d. **Connect Circulation of Out-Parcels.** Out-parcel structures that are adjacent to each other must provide for vehicular connections between their respective parking lots and provide interconnection of pedestrian walkways.
- e. **Common Wall and Side-By-Side Buildings.** When the use of common wall, side-by-side development occurs, continuity of façade and consolidated parking for several businesses in one parking lot may be used.
- f. **Service Areas.** Service areas shall not be located in front yards and shall not be visible from a public right-of-way. Waste disposal areas shall be screened one hundred percent (100%) by a masonry wall and landscape buffer. The wall shall be consistent in style, materials and color to the façade. The landscape buffer shall be a minimum of five feet (5') in width and shall contain a hedge three feet (3') in height at planting and capable of attaining five feet (5') in height and total opacity within eighteen (18) months.

Mechanical equipment, satellite dishes, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

SECTION 21-650 - SIGNS

Sign regulations are important because they ensure consistency of signage along the corridor and thereby prevent clutter and confusion exemplified by older, unregulated strip commercial areas. The purpose and intent of sign regulations will be to augment the City of Edgewater's existing sign code to fit the higher aesthetic standard being established for Ridgewood Avenue. This Section covers freestanding or detached signs, attached or building signs, multi-tenant development signs and specialty signs.

21-650.01 - Ground Signs Required

Freestanding ground signs shall be allowed in the Ridgewood Avenue Corridor. Pole signs are prohibited.

- a. **Height.** The maximum height of the entire sign structure shall be eight feet (8').
- b. **Sign Area.** The sign area of ground signs shall be calculated at a ratio of one square foot (1') of sign area per two linear feet (2') of addressed building frontage, with the following maximums.
 1. **Typical Building.** Ground signs shall not exceed forty-eight (48) square feet for buildings with Ridgewood Avenue road frontage.
 2. **Intersecting Streets.** Ground signs on streets intersecting Ridgewood Avenue may be permitted up to thirty-two (32) square feet.
- c. **Number of Ground Signs.** One (1) sign shall be allowed per parcel with four hundred feet (400') or less of road frontage. If a parcel's road frontage exceeds four hundred feet (400') and is less than seven hundred feet (700'), then a maximum of two (2) ground signs shall be allowed but no closer than three hundred feet (300') apart. If a parcel's road frontage exceeds seven-hundred feet (700'), then a maximum of three (3) ground signs shall be allowed, but no closer than three hundred feet (300') apart. Corner lots/parcels shall also be permitted one (1) ground sign in conformance with Section 21-650.01 (b)(2) of this Article on the intersecting street frontage, if said intersecting street frontage is two hundred feet (200') or greater. Said intersecting street ground signage shall be located no closer than two hundred feet (200') from any other ground sign.
- d. **Ground Sign Base Specifications.** Vertical structure supports for ground signs shall be concealed in an enclosed base. The width of such enclosed base shall be equal to at least two-thirds ($2/3$) the horizontal width of the sign surface.
- e. **Ground Sign Setback.** The base setback shall be a minimum of ten feet (10') from the right-of-way.
- f. **Movement.** No ground sign or its parts shall move, rotate or use flashing lights.
- g. **Electronic Message Centers (EMC)/Signage.** EMC signage shall conform to the requirements contained in Article VI, however, in the event of conflicting language, the requirements of this Article shall supersede. All other requirements contained in this Article shall also apply.

21-650.02 - Business Identification Signs

Business identification signs include signs that are attached to the building wall or window. They include wall signs (designed as a sign that is to be permanently affixed flat against the building wall), projecting/hanging signs (perpendicular to the building), and window signs.

The following general design criteria shall apply to all attached signs located in Ridgewood Avenue Corridor. No sign shall cover architectural detailing. Only one (1) business identification shall be allowed per sign to reduce clutter.

- a. **Wall Signs.** Wall signs should be limited to one (1) per business per façade. The total amount of wall signs allowed shall be two (2) square feet of signage per one (1) linear foot of addressed business frontage, not to exceed sixty-four (64) square feet, provided however that copy area shall not exceed fifty percent (50%) of the primary frontage (width) of the tenant space. Wall signs should be placed on the building façade and not perpendicular to the wall.
- b. **Projecting/Hanging Signs.** Projecting/hanging signs should not exceed four (4) square feet and should be located adjacent to the entry to the building or to the tenant space. If located under an awning or marquis, the projecting sign should be located perpendicular to the building face.
- c. **Window Signs.** Window signs should be maintained properly. Window signs shall be painted or decal only and should not exceed twenty five percent (25%) of window area. Sign location shall be between four feet (4') to six feet (6') above grade to allow visibility into the store for pedestrians. Promotional posters for civic events shall be permitted on windows and should not be included in the sign area calculation.
- d. **Canopy/Marquis or Awning Valance Signs.** Signs shall not be permitted on canopy/marquis or awning valance structures.

21-650.03 - Multi-Tenant Buildings/Developments

- a. **Multi-Tenant Buildings/Developments less than 25,000 square feet.** Developments less than 25,000 square feet in total building square footage shall comply with Section 21-650.01(c) of this Article and shall contain no more than eight (8) separate tenant panels within the permitted ground sign(s).
- b. **Multi-Tenant Buildings/Developments equal to or greater than 25,000 square feet.** Developments equal to or greater than 25,000 square feet shall be permitted one (1) ground with the name of the center/complex. Additional ground signs permitted for Multi-Tenant Buildings/Developments shall be in conformance with Section 21-650.01 (c) of this Article and shall contain no more than eight (8) separate tenant panels within the permitted ground sign(s).
- c. **Directory Signs (for multi-use developments).** Sites with two (2) or more businesses on the premises are allowed a directory sign. The size of the sign should not exceed six (6) square feet. The location of directory signs should be approved at the discretion of the City.

21-650.04 - Specialty Signs

- a. **Easel.** Easel signs should be limited to one (1) sign per active store entranceway. The sign should relate to the business or merchandise line of the particular place of business. Easel signs should be no larger than twenty four inches (24") wide by thirty six inches (36") high.
 1. Signs placed on easels should be no larger than twenty-four inches (24") wide by twenty-four inches (24") high.

2. Signs shall be located directly in front of the business entrance at a distance of no greater than five feet (5') from the building entrance and shall not block pedestrian movement.
- b. **Flags.** A maximum of one (1) state, one (1) federal and one (1) local/county flag per parcel; each a maximum of thirty-five (35) square feet. Flags shall be set back from road right-of-way a minimum distance of ten feet (10').
- c. **Opening Banners.** Opening banners shall be allowed from two (2) weeks prior to opening until one (1) month after opening. Banners shall be located on building walls.

21-650.05 - Signage Performance Standards

Only permanent durable materials allowed and must be maintained. Signs should be executed by a qualified, professional sign maker; homemade signs are prohibited.

21-650.06 - Exempted Signs

Real estate signs and construction signs shall meet Land Development Code standards.

21-650.07 - Prohibited Signs

- a. Signs that are prohibited in the Ridgewood Avenue Corridor include animated signs, billboards, off-site signs, flashing signs, snipe signs, portable signs (trailer signs), roof signs, beacon lights, trash receptacle signs, gutter signs, signs on public property, immoral display, obstruction, streamers, spinners and pennants. Bench signs are prohibited except those placed on public transportation benches and shelters as approved through a competitive selection process pursuant to City standard procedures.
- b. No advertising or signage is allowed on any exposed amenity including, but not limited to, trash containers and fences. Bench signs are prohibited except those placed on public transportation benches and shelters as approved through a competitive selection process pursuant to City standard procedures.

21-650.08 - Sign Illumination

- a. Sign lights shall be focused, directed and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No objectionable glare shall be directly visible from a public right-of-way or residential zone. Illuminated signs shall provide shielding from any source of illumination other than neon.
- b. Any external, above-ground light source shall be located and hidden within the sign planter bed. Light sources located outside the sign planter bed shall be in a burial fixture.

21-650.09 - Prohibited Lighting

- a. No flashing or pulsating light shall be permitted on any sign. No sign shall be permitted which involves lighting or motion resembling traffic or directional signals, warnings or other similar devices, which are normally associated with highway safety or regulations. In addition, no sign shall be permitted which constitutes a safety hazard or hindrance because of light, glare, focus, animation, flashing or intensity of illumination. Lighted signs shall be designed and located so as to prevent direct glare or hazardous interference of any kind to adjoining streets or properties. High intensity lights such as beacon lights, spotlights or floodlights shall not be permitted in the Ridgewood Avenue Corridor.

- b. No prisms, mirrors or polished reflecting surfaces shall be used for purpose of augmenting intensity of light sources and no hi-intensity lights or stroboscopic lights or effect is permitted.
 1. No more than forty-five (45) milli-amperes on high voltage side of neon transformer shall be permitted.
 2. Maximum wattage of incandescent bulbs shall be limited to eleven (11) watts.
 3. A maximum of sixty (60) milli-amperes shall be permitted on neon tubing.
 4. Letters or border decoration of buildings with a maximum of eleven (11) watt maximum incandescent bulbs shall be permitted.
 5. Strip lighting includes lighting used to outline a structure or any part thereof and shall be prohibited. Streamer lights and/or neon strip lighting shall be prohibited above the roof level of any building. Strip lighting, as referred to here, shall not include Christmas decorations and related lights.

SECTION 21-660 – NONCONFORMING STRUCTURES

21-660.01 – Existing Nonconforming Structures

These guidelines apply to buildings and structures. Further, any structure which lawfully exists when these regulations are adopted (or amended) and which does not conform to all the provisions of these regulations may remain and be continued subject to the following regulations:

- a. The intent and purpose of these nonconforming structure provisions shall be to improve and otherwise encourage such structures to be redeveloped and revitalized in ways that conform with these regulations to the greatest extent feasible. Therefore, such structures, may be used, enlarged, replaced, altered and/or expanded subject to the following:
 1. All applications shall be subject to all appropriate safeguards and conditions necessary to ensure that any such approval will not be contrary to the public interest, the intent of these Ridgewood Avenue Design Guidelines or injurious to the specific area in which the existing nonconforming structure is located.
 2. All applications shall provide complete and written justification regarding any provisions of these regulations that the applicant believes cannot be fully complied with. Such justification shall not include monetary considerations.
 3. Under no circumstances shall the provisions of this Section be construed to mean that any existing nonconforming structure may be changed, or that any provision, requirement and/or regulation contained within these regulations can be waived or reduced which can reasonably be complied with by the applicant. The provisions of this Section shall not be construed and/or applied in such a manner as to permit the enlargement, replacement, alterations, expansion and/or extension of any existing nonconforming structure without justifiable reasons based on a legally existing and nonconforming status; that would result in any undue hardship or injurious activity that would deprive adjacent individual property owners of their property rights; or that would be detrimental to the area surrounding the nonconforming premises in general.

21-660.02 – Guidelines for Nonconforming Structures

- a. No nonconforming structure shall be enlarged, replaced or altered in any way which increases its nonconformity except in conformance with these regulations;
- b. It is further stated that any alterations, replacement or modification of the exterior of a nonconforming structure shall comply with these design guidelines to the maximum extent feasible;
- c. Nonconforming structures may be restored to a safe condition if declared unsafe, providing that such restoration does not constitute more than fifty-percent (50%) of the structure's appraised fair market value, with the following exception:
 - 1. Any existing single-family residential use considered non-conforming and permitted prior to the adoption of this Code may be permitted to restore damaged or destroyed buildings, not to exceed the existing footprint (prior to the damage or destruction), unless approval of a variance is granted by City Council to expand the footprint of the structure. City Council may also consider requests to waive the application fee.
- d. If damaged by more than fifty-percent (50%) of its appraised fair market value, a nonconforming structure shall not be restored except in conformance with these regulations, with the following exception:
 - 1. Any existing single-family residential use considered non-conforming and permitted prior to the adoption of this Code may be permitted to restore damaged or destroyed buildings, not to exceed the existing footprint (prior to the damage or destruction), unless approval of a variance is granted by City Council to expand the footprint of the structure. City Council may also consider requests to waive the application fee.
- e. Nonconforming structures may have normal repair and maintenance performed to permit continuation of the nonconforming structure.

21-660.03 – Existing Nonconforming Signs

- a. No nonconforming sign shall be enlarged, replaced or altered in any way except in conformance with these regulations.
- b. It is further stated that any alterations, replacement or modification of a nonconforming sign shall comply with these design guidelines to the maximum extent feasible.
- c. Non-conforming signs shall be brought into conformance with this Article within a five (5) year grace period of the date of any permit issuance to modify and/or improve said non-conforming sign. No permits to modify and/or improve a non-conforming sign which heretofore grants the five (5) year grace period and does not bring said non-conforming sign into conformance with this Article shall be issued after December 31, 2015.

SECTION 21-670 -RESERVED

SECTION 21-680 -RESERVED

SECTION 21-690 -RESERVED