

1009.1 Applicability

Purpose: The standards for the architectural review overlay districts are based on the vision statement and land use element of the comprehensive plan. The intent of these standards is to develop design criteria that promote the existing diversity, character, and pedestrian orientation of downtown, while encouraging individuality and flexibility in the design of new developments, redevelopments, and adaptive reuse of existing buildings and associated activities.

Boundaries: The standards in Section 1009 are applicable to commercial, office, mixed-use structures, and institutional developments in the Architectural Review Overlay District. Single-family residential developments are exempt from the requirements of this section. For the purposes of this section, the front of lots shall be defined as frontage along a public right-of-way or sidewalk.

1009.2 Standards

Table 1. Architectural District Standards

ARCHITECTURAL STANDARD	AR DISTRICT		
	Gateway	Boulevard	Town Center
1. Site Relationships			
A. No off-street parking or service areas shall be allowed in front of the front building line with the exception of short-term drop-off parking to serve a porte cochere or other similar covered areas serving a hotel's main entrance. Allow two rows for Gateway/Boulevard in front and allow side parking.	X	X	X
B. The primary entrance of each building shall accommodate pedestrian access from the street(s) and parking lots, if provided.	X	X	X
C. Secondary public entrances, if provided, shall be designed in a manner consistent with primary entrances if facing public streets, parking lots, or property owned by the Town of Chapin.	X	X	X
D. For sites with multiple buildings, a unified architectural design shall be incorporated into each building or development.	X	X	X
E. For sites with multiple buildings, service routes shall be separated from primary customer circulation.	X	X	
F. Where a change in use from residential to nonresidential is proposed in an existing structure, the established setback distance from the street shall be maintained for new construction and/or additions.	X	X	X

	Gateway	Boulevard	Town Center
G. Service areas and any new parking shall be located behind the front building line.	✗	✗	X
H. Buildings and site improvements shall be designed to minimize changes to existing topography and mature vegetation.	X	X	X
2. Building Frontage Requirement			
A. A minimum of 80 percent of the front façade of all principal structures shall be located within zero and ten (10) feet of the front setback.			X
B. RESERVED			
C. RESERVED			
D. For single buildings, a minimum of 40 percent of the front façade shall be located within eight and 35 feet of the front setback.		✗	
E. For multiple buildings, a minimum of 40 percent of the linear frontage of parcel (property) shall be occupied by a building façade within front setbacks.		✗	✗
3. Vehicular and Pedestrian Access			
A. A maximum of one curb cut shall be allowed for lots with street frontage less than or equal to 250 feet unless approved by SCDOT.	X	X	X
B. For lots with street frontage greater than 250 feet, one additional curb cut per 150 feet of street frontage shall be allowed if approved by SCDOT.	X	X	X
C. Sites providing separate service delivery routes may be allowed an additional driveway entrance.	X	✗	
D. The maximum width of curb cuts shall be 12 feet for one-way drives and 24 feet for two-way drives. Additional width shall be provided to allow for safe turn radii at the point of intersection between driveway and the public street.	X	X	X

<p>E. Wider curb cuts for driveways containing a landscaped median may be allowed.</p> <ol style="list-style-type: none"> 1) The combined width of the landscaped median and the drives shall not exceed 55 feet 2) Lanes shall be clearly marked and striped. 3) The landscaped median shall be a minimum of five feet, planted with groundcover and low-growing shrubs. 4) Ornamental trees may be placed within a landscaped median provided they do not impede the sight lines for traffic. 5) Mulch will not be allowed as an acceptable ground cover, but may be used under the plant material. 	X	X	X
	Gateway	Boulevard	Town Center
<p>F. Shared driveways that serve more than one property may be provided.</p>	X	X	X
<p>G. Pedestrian and/or bicycle connections to the primary public entrance of the building(s) shall be provided where a public sidewalk or bikeway is adjacent to the property.</p>	X	X	X
<p>H. Contrasting paving materials, such as brick pavers, stamped asphalt, or concrete shall be used to clearly mark pedestrian circulation areas within the parking lot.</p>		<u>X</u>	X
<p>I. Pedestrian walkways, at least four feet in width, shall be provided from public sidewalks adjoin the property to a principal customer entrance.</p>	X	X	X
<p>J. Along facades with a customer entrance and along any façade abutting public parking areas, sidewalks at least four feet in width shall be provided along the full length of the façade.</p>	X	X	X
<p>K. Walkways shall incorporate at least Two of the following features</p> <ol style="list-style-type: none"> 1) Landscaped areas along at least 30 percent of their length 2) Use of smaller scale pavement (pavers or scoring) 3) Pedestrian scale lighting. 4) Rain protection such as an awning or arcade. 		<u>X</u>	X
<p>L. Cross access easements shall be provided for abutting, compatible uses.</p>	X	X	X
<p>4. Loading, Outdoor Storage, and Service Areas</p>			

<p>A. Where these areas face adjacent residential uses or public rights-of-way: 1) An earthen berm, fence or wall not less than six feet in height, shall be provided; 2) The berm shall be landscaped with evergreen trees, planted at minimum intervals of 20 feet on center; and 3) The berm shall also contain a minimum of seven evergreen shrubs per trees.</p>	X	X	✗
<p>B. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 35 feet of any public street or public sidewalk.</p>	X	X	X
<p>C. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.</p>	X	X	X
<p>D. Service functions shall be incorporated in the overall design of the building and landscaping, so that they are fully contained and out of view from adjacent properties and rights of way</p>	X	X	X
<p>E. Outdoor areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.</p>	X	X	X
	Gateway	Boulevard	Town Center
5. Off-street Parking Site Design			
<p>A. Parking areas shall be designed as a series of smaller lots that provide space for no more than 20 cars for double-sided parking and 10 cars for single-sided parking.</p>			X
<p>B. The small parking lots shall be separated by a minimum of five-foot-wide internal planting areas that features trees planted in grass or other approved landscape material.</p>		<u>X</u>	X
<p>C. When slopes over five percent exist, parking bays shall be terraced and landscaped between changes in level. The landscaping shall be: 1) Equal to one three-gallon evergreen shrub for every three linear feet of the width of the adjacent parking bay; 2) Maintained at a height of at least 36 inches, and 3) Planted in an area of minimum five feet in depth.</p>	✗	✗	✗
<p>D. In parking areas containing over 10 parking spaces, pedestrian pathways identified with smaller scale pavement (pavers or scoring) oriented toward the principal building entrance(s) shall be provided.</p>			X
6. Fencing and Screening Design			

<p>A. Screening walls and fencing are allowed only in side and rear yards and behind the front building line, with the exception of outdoor eating and play areas.</p>	<p>X</p>	<p>X</p>	<p>✗</p>
<p>B. If a wall or fencing is provided in front of the building line, the opaque portion shall be limited to a height of three feet from the ground. The remainder of the wall or fencing shall be ornamental metal and see-through.</p>		<p><u>X</u></p>	<p>✗</p>
<p>C. Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.</p>	<p>X</p>	<p>X</p>	<p>X</p>
<p>D. Fences and walls shall be made of masonry, ornamental metal, wood, stucco or a combination of these materials and constructed with the finished side facing the exterior property line.</p>	<p>X</p>	<p>X</p>	<p>X</p>
<p>E. Fences and walls greater than 50 feet in length or six feet in height shall have a change in plane, height, material or material texture or significant landscape massing.</p>	<p>✗</p>	<p>✗</p>	<p>✗</p>
<p>7. Lighting, Excluding Lighting Elements</p>			
<p>A. The style of light fixtures shall be in keeping with the architectural style of the building(s).</p>	<p>X</p>	<p>X</p>	<p>X</p>
	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Gateway</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Boulevard</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Town Center</p>
<p>B. Accent lights used to call attention to signs or landscape features are permitted provided they meet all of the following conditions: 1) They are comprised of white or clear lights; 2) They do not exceed 25 watts per fixture; 3) They are directed onto the surface of the sign or into the plant material; 4) They do not spillover beyond the plane of the building; and 5) They are not moving or animated.</p>	<p>X</p>	<p>X</p>	<p>X</p>
<p>C. Low intensity architectural trim lighting intended to highlight specific features of the principal structure(s) façade is permitted provided it meets all of the following conditions: 1) It is comprised of no more than two colors; 2) It is not a dominant feature on the building façade; and 3) It does not move and is not animated.</p>	<p>X</p>	<p>✗</p>	<p>✗</p>
<p>8. Trash Enclosures</p>			
<p>A. Trash enclosures and other service areas shall be constructed of materials and finishes which are consistent with the principal building.</p>	<p>X</p>	<p>X</p>	<p>X</p>
<p>9. Outdoor Seating Areas</p>			

A. Outdoor seating areas supporting a drinking place shall only be permitted in the side or rear yard behind the front building line.	X	X	
B. Outdoor seating serving an eating establishment or other permitted use may be permitted between the front building line and the right-of-way provided any service areas such as bars and waitress stations are located on the side or rear of the building inside the main structure.		<u>X</u>	X
C. The entry shall be clearly defined if a secondary point of ingress and egress is provided directly from the sidewalk.	X	X	X
D. An architecturally integrated cover, awning, or second floor overhang shall be permitted to provide shade and cover during inclement weather.	X	X	X
E. No permanent storage of containers or utility carts for food and/or beverage service shall be permitted.	X	X	X
F. Furniture shall be of durable material such as wood or metal, designed specifically for outdoor use.	X	X	X
G. Furnishings not in use may not be stacked or stored on the exterior of the building within view of the public right-of-way or sidewalk.	X	X	X
	Gateway	Boulevard	Town Center
H. Trash receptacles must be completely enclosed and made of steel, metal, alloy, wood or a combination thereof.	<u>X</u>	<u>X</u>	<u>X</u>
I. The use of umbrellas is permitted subject to all of the following conditions: 1) They do not exceed 10 square feet in diameter. 2) No more than 20 percent of the total exterior surface of the umbrella is covered in commercial copy, corporate trademark or business logos. 3) They are constructed of color-fast, flame retardant fabric. 4) They do not encroach over the pedestrian barrier or onto any right-of-way.	<u>X</u>	<u>X</u>	<u>X</u>

<p>J. Outdoor dining must be separated from the right-of-way and sidewalk by a pedestrian barrier meeting all of the following conditions:</p> <ol style="list-style-type: none"> 1) Pedestrian barriers must be constructed of a sturdy, stable and weatherproof material and may include plant material. 2) Pedestrian barriers must be permanently secured to the patio or pavement. 3) Pedestrian barriers must be at least 36 inches in height, but shall not exceed six feet in height. If the barrier exceeds four feet in height, the upper two feet must be designed to allow clear line of sight from the sidewalk into a seating area to promote the public safety. 4) Painted surfaces must be kept free of fading, chip, and rust. 5) Barriers using chain or rope are prohibited. 	X	X	X
<p>K. Planters may be permitted subject to all of the following conditions:</p> <ol style="list-style-type: none"> 1) Planters may not exceed a maximum height of 36 inches above the level of the sidewalk not including the plant material. 2) Plants may not exceed a height of four feet above the level of the sidewalk. 3) Plants must be maintained in a healthy condition. 4) Empty planters or planters containing only bare dirt, mulch, straw, wood chips or non-living material and planters containing plants considered hazardous, or otherwise unsuitable for close urban areas are not permitted. 	X	X	X
10. Other Decorative Features			
<p>A. Decorative features, including water features/fountains, benches, and art, may be permitted on a case-by-case basis.</p>	X	X	X
<p>B. All decorative features shall be shown on the site plan reviewed by the ARB detailing height, location, and type of installation(s) proposed.</p>	<u>X</u>	<u>X</u>	X
11. Exterior Building Design-Building Materials <i>(see other)</i>			
<p>A. Exterior building design shall be coordinated with regard to color, types of materials, architectural form, and detailing.</p>	X	X	X
<p>B. —Brick or stone <i>see other</i></p>			
	Gateway	Boulevard	Town Center
<p>C. Mill finished aluminum metal windows or doorframes are not permitted.</p>	X	X	X
<p>D. Accessory buildings shall use the same building materials and color schemes as the principal structure.</p>	X	X	X
<p>E. Pavers and patio area floor materials shall be distinct from those on public sidewalks or use a different pattern, color or material.</p>		<u>X</u>	X

F. Stucco may only be used for accent features.	45%	35%	20%
12. Exterior Building Design-Color Schemes, Including Awnings and Canopies (need to create color Palette)			
A. Color schemes shall include a maximum of four colors.	X	X	X
B. Frequent changes in material or color should be avoided.	X	X	X
C. The use of bold primary colors is not permitted for building facades except for accent elements.	X	X	X
D. The use of bright colors, including but not limited to fluorescent, “hot” and DayGlo™ colors is prohibited.	X	X	X
13. Exterior Building Design-Façade Design			
A. The façade step-back area may be used to provide upper story patios or other useable outdoor areas with rails and safety barriers to integrate into the overall architectural style of the structure.		X	X
B. Principal entrance facades shall have at least one change of plan or significant architectural detail for each 50 feet of unbroken horizontal plane.	<u>X</u>	X	X
C. Secondary facades visible from public streets or parking areas shall have a change in plane or architectural details along 60 percent of their horizontal length.		X	X
D. Ground floor facades visible from public streets or parking areas shall have a change in plane or architectural details along 60 percent of their horizontal length.		X	X
E. Secondary facades shall be Architecturally designed with detailing similar to the principal facades.	<u>X</u>	X	X
14. Exterior Building Design-Fenestration			
A. A minimum of 30 percent of the grade level façade abutting the public right-of-way or sidewalk or which fronts a parking lot shall be window surface area.	<u>X</u>	X	X
B. Glazing must be at least 70 percent transparent for windows abutting the sidewalk or public right-of-way.	<u>X</u>	X	X
	Gateway	Boulevard	Town Center
C. The maximum height of the sill above the sidewalk shall be 36 inches.		<u>X</u>	X
15. Exterior Building Design-Rooftop Elements			

A. All rooftop amenities shall have a direct relationship to the principal building or complex regarding building materials, barriers, and other amenities.	X	X	X
B. Skylights, solar panels, satellite dishes, antennas, or other attachments shall be placed so that they are screened from view at the eye level of the pedestrians on the sidewalk along the street right-of-way.	X	X	X
C. Flat roofs meeting all other exterior standards are permitted.	X	<u>X</u>	<u>X</u>
D. Buildings less than 20,000 square feet must have a minimum 6:12 pitched roof. (or visually pitched accent)		X	X
16. Exterior Building Design-Miscellaneous			
A. Multiple buildings on the same site shall be designed to create a cohesive relationship between the buildings.	X	X	X
B. Buildings shall be compatible with the scale of adjacent structures and the pattern of the surrounding area.		X	X
C. Balconies shall be compatible with the scale, location, and use of the structure.		X	X
17. Mechanical Equipment and Service			
A. Rooftop mechanical equipment shall be screened from view at street level.	X	X	X
B. Utility equipment may be located within the area between the right-of-way and building façade provided it is entirely enclosed by a structure of same or similar material as the building.	X	X	X
C. Ductwork, plumbing or other mechanical additions installed to the sides of the buildings that are visible from the sidewalk or public right-of-way shall be integrated into the overall architectural style of the structure by the use of similar materials and color schemes.	X	X	X
18. Awnings and Canopies			
A. The size, scale, color and materials of the awnings shall be compatible with the rest of the building.	<u>X</u>	X	X
B. An awning shall not be the predominant element of the façade.	X	X	X
C. Ground level awnings may display the business name and logo provided they do not cover more than 25 percent of the surface area of the awning.	X	X	X

	Gateway	Boulevard	Town Center
D. Awnings on the ground level shall be a minimum of nine feet and maximum of 12 feet above the finished grade and may project over the public sidewalk.	<u>X</u>	X	X
E. If the awning runs the entire length of the ground floor, it shall be on the same plan as any awning that abuts it on neighboring buildings.		X	X
F. Awnings over any windows on the second or above floors, shall be centered over the window,		X	X
G. Awnings may not be internally lit.	X	X	X
H. Awnings over windows may not be continuous	X	X	X
19. Other Design Features			
A. Establishments with drive-through windows 1) Drive-through elements shall be architecturally integrated into the principal building. 2) Drive through elements shall not be located on the street side of the building or in front of the front building line. 3) Drive-through elements shall be constructed of materials and finishes which are consistent with the principal building.	X	X	X
B. Automobile repair and/or oil change and lubrication shops and gasoline service stations with convenience stores: 1) All structures, including canopies over gasoline pumps, and car wash structures, shall be compatible in scale, proportion, detail, materials, color, site planning and landscaping. 2) Canopies designed as dominant architectural features are not permitted.	X	X	X
20. Signs			
A. LED signs are prohibited		<u>X</u>	X
B. Materials and/or colors used in the sign assembly shall be the same as or similar to those used at the principal building.	X	X	X
C. <u>Pole signs prohibited</u>		<u>X</u>	<u>X</u>
21. Other			

<u><i>Stone Brick or wood are required as accent Features</i></u>	<u>X</u>		
<u><i>Require both wood and stone/brick features</i></u>	<u>x</u>	<u>X</u>	<u>x</u>
<u><i>Require Stone or Brick Facade</i></u>			<u>X</u>
<u><i>Hearty Plank may be used on Facade</i></u>	<u>x</u>	<u>X</u>	
<u><i>Earth Tone colors required</i></u>	<u>X</u>	<u>X</u>	
<u><i>Corrugated material is prohibited</i></u>	<u>X</u>	<u>X</u>	<u>X</u>