

## Hampton Arterial Transition (A-T) District Design Standards

**Prior to receiving a zoning or building permit for using or building on a property in the A-T zoning district, an applicant must either show that the following standards have or will be met OR have their plans approved by the Planning and Zoning Commission at their monthly meeting:**

### I. Screening Equipment, Waste & Storage:

Permitted Outside Storage of materials or equipment that are not for sale, new mechanical equipment (e.g. air conditioner) and new trash dumpsters may not be located in the front yard and must be screened from view of the highway, adjacent residential properties or residentially-zoned districts by an 100% opaque screen that is at least as high as the equipment or materials to be screened and is either:

- A. A screen of the same style and material as the primary building (parapet for mechanical equipment mounted on roof),  
OR

- B. A combination of berm, fence and/or landscaping.

If building occurs on the site such that a building permit is required *or if a use is changed*, screening must be provided for trash dumpsters.

### II. Screening Loading Areas:

New Loading areas may not be located in the front yard and must be screened from view of the highway, adjacent residential properties or residentially-zoned districts by an 100% opaque screen that is at least six feet (6') high and is either:

- A. A screen of the same style and material as the primary building,  
OR

- B. A combination of berm, fence and/or landscaping.

### III. Parking Lots to be Provided:

The following standards apply whenever *there is a change of use*, a new primary building is built or whenever the area of enclosed space increases 30% more than the 2004 size:

- A. New public parking in front yards may only be on surfaces paved with asphalt, concrete, pavers or other similar hard surface pavement that is graded to adequately drain and safely dispose of all surface water.
- B. Vehicles parked elsewhere on the lot must be parked on asphalt, concrete, crushed rock or other durable surface that is graded to adequately drain and safely dispose of all surface water.
- C. No parking or displays shall be permitted in an 8-foot wide landscaping strip along the right-of-way (except for driveways).

### IV. New lights and signs:

- A. Lighting of signs to be directed away from residential properties or districts. Internally-lit signs shall not illuminate toward residential properties or districts.
- B. Lighting shall be cut-off type fixtures and shall not exceed 1 foot-candle at the property line common with a residential property or property zoned residential.

## Hampton Arterial Transition (A-T) District Design Standards (Continued):

### V. Building Materials and Design:

- A. Any new building exterior visible from the highway or residential properties or zones shall not include more than 50% (in wall area) of the following types of materials:
  - 1. Smooth-faced concrete block
  - 2. Smooth-faced tilt-up concrete panels
  - 3. Pre-fabricated steel panels
- B. Each new principle commercial building shall have clearly-defined, highly visible customer entrances featuring no less than two of the following:
  - 1. Canopies or porticos
  - 2. Overhangs
  - 3. Recesses/projections
  - 4. Arcades
  - 5. Raised corniced parapets over the door
  - 6. Peaked roof forms
  - 7. Arches
  - 8. Outdoor patios
  - 9. Display windows
  - 10. Architectural details such as tile work and moldings which are integrated into the building structure and design
  - 11. Integral planters or wing walls that incorporated landscaped areas and/or places for sitting

### VI. Front Yard Landscaping:

“All required yards, including those which may be used for off-street parking shall be landscaped. They shall be landscaped attractively with natural lawn, living trees and/or shrubs, etc. Any areas left in a natural state shall be properly maintained in a sightly and well-kept condition.” (Article 11, Section 6). The following standards apply when ***a use changes***, a new primary building is built or when the area of enclosed space increases 30% more than the 2004 size:

- A. For every twenty feet (20') of primary building width that is not a main entry, at least three (3) shrubs or trees must be planted within six feet (6') of the front building façade. (Plants may be planted in planters.)
- B. At least 5 shrubs, 3 small trees or one large tree shall be provided for every 40 feet of frontage (not counting driveways). These plants shall be placed in the front yard. All front yard areas not paved shall be placed in lawn or otherwise landscaped.

### VII. Buffers between Dissimilar Uses:

Buffering is required to buffer the impact of new commercial activity that locates adjacent to existing or proposed residential property. The buffering requirements below only apply when a use is changed, a new non-residential structure (other than a fence) is built or when the area of enclosed non-residential space increases 30% more than the 2004 size:

- A. Rear Yard Buffering:  
If the new structure or addition is adjacent to an existing residential property or a residentially-zoned district on the rear of the lot when such structure is being built or enlarged, then a buffer screen of at least 6 feet in height must be provided along the entire rear lot line of said lot. The buffer screen may be fence, berm, and/or landscaping.

## Hampton Arterial Transition (A-T) District Design Standards (Continued):

| <b>If the Buffer Screen Is:</b> | <b>It Must Be:</b>                                                                                                                                                                                                                                             |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fence                           | 100% Opaque and have the "smoother" side, if there be one, face the residential area.                                                                                                                                                                          |
| Berm                            | Planted in grass or other landscaping that is continuously maintained                                                                                                                                                                                          |
| Landscaping                     | Minimum of eight feet (8') wide and the plantings must provide a continuous screen, such that there is no break or gap where plant material cannot be seen at any point three to six feet off the ground (except in the two years following initial planting). |

### B. Side Yard Buffering:

If the new structure or addition is adjacent to an existing residential property or a residentially-zoned district on the side of where such structure is being built or enlarged, then a buffer screen of at least 6 feet in height must be provided along the side lot line of said lot from the front building line back to the rear lot line. The buffer screen may be fence, berm, and/or landscaping.

| <b>If the Buffer Screen Is:</b> | <b>It Must Be:</b>                                                                                                                                                                                                                                                                                                           |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fence                           | At least 50% opaque and the "smoother" side, if there be one, must face the residential area.                                                                                                                                                                                                                                |
| Berm                            | Planted in grass or other landscaping that is continuously maintained                                                                                                                                                                                                                                                        |
| Landscaping                     | Minimum of eight feet (8') wide and contain at least 5 shrubs, 3 small trees or one large tree for every 40 feet. Plantings may be evenly dispersed or clumped together so long as at least half of the view (from the residential property) of the new non-residential structure is blocked or obscured by the landscaping. |

### VIII. General Landscaping Requirements (applies to all new landscaping):

- A. New opaque screen fences longer than 150 feet must be broken by a landscape area to soften the linear effect of the fence.
- B. Plants used to meet landscape requirements must meet the following minimums at the time of planting:
  - 1. Deciduous trees used to meet landscaping requirements must be at least 2 inch caliper (at one foot above the ground)
  - 2. Evergreen trees 6 feet tall
  - 3. Shrubs: 5-gallon container and at least 24 inches in height
- C. No parking or displays shall be permitted in an 8-foot wide landscaping strip along the right-of-way (except for driveways).
- D. Landscaping must be continuously maintained after first installed.