
Large-Scale Retail Facility Standards (LR)

6.27 Large-Scale Retail Standards (LR)

LR-01: This Large-Scale Retail Facility Standards section applies to the following districts:



This section shall apply to all retail development which includes one or more structures which individually exceed 25,000 square feet in gross floor area. The purpose of these standards is to provide additional design criteria for large-scale retail facilities to ensure safe and efficient vehicle and pedestrian circulation, and protect the general welfare of the community by ensuring that such facilities are consistent in design with, and complimentary to, adjacent land uses and the physical characteristics of Madison County.

A. Architectural Design Standards: The architectural design of the structure shall meet the following requirements:

- a. **Facades and Exterior Walls:** Facades and exterior walls shall generally be articulated to visually reduce the scale of the building and provide visual interest.
 1. All buildings shall be designed with a minimum of 8 external corners.
 2. All front facades between external corners which equal or exceed 200 feet in length shall incorporate wall plane projections or recesses along at least 20% of their length. All such wall plane projections or recesses should have a depth equal to at least 3% of the length of the facade.
 3. All facades which face a public street shall have arcades, display windows, entry areas, or awnings at the ground floor along a minimum of 60 percent of their horizontal length at the ground floor.
 4. Building penthouses shall be incorporated into the building facade design and make use of exterior materials consistent with the facades.
- b. **Tenant Spaces:** When smaller, tenant spaces are located within a structure that exceeds 25,000 square feet in gross floor area, such spaces shall meet the following requirements when located along the front facade of the building:
 1. Each such space may have a customer entrance which is separate from the main entrance(s) of the structure.
 2. The ground level facade of each such store located along the front facade shall be transparent between the height of 3 and 8 feet above the exterior grade level for a minimum of 60 percent of the horizontal length of the front building facade occupied by each.
- c. **Roofs:** All roof-top equipment, such as HVAC units, shall be screened from public view on all sides by parapets, dormers or other screens. The material of all structures used to screen roof-top equipment shall be consistent with the exterior materials used on the facade of the structure. Roofs shall also meet the following requirements:
 1. Flat roofs shall feature parapets concealing roof-top equipment. The parapets shall not exceed an average height equal to 15% of the height of the supporting wall, and shall not at any point exceed a height equal to 30% of the supporting wall.
 2. Sloped roofs shall feature a roof plane change, gable, or dormer for every 100 feet of horizontal length.
 - i. Sloped roof exterior material shall either be standing seam metal or dimensional shingles.
 - ii. Sloped roofs shall include overhanging eaves which extend a minimum of 3 feet beyond the supporting walls.
 - iii. Sloped roofs shall not be sloped less than 15 degrees nor greater than 45 degrees.
- d. **Building Materials:** A minimum of three different materials shall be used for all front building exteriors. The primary front building facade materials shall consist of stone, brick, glass, ornamental metal, architectural precast (panels or detailing), or architectural metal panels. Generally shall smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel

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panels shall not be used for the front building exterior.

- e. **Customer Entrances:** All customer entrances located along the front facade, including those for smaller, tenant spaces as described above, shall be clearly defined and highly visible. The design of each entrance shall feature a combination of 3 or more of the following features:
 - 1. canopies and porticos;
 - 2. overhangs;
 - 3. recesses or projections;
 - 4. arcades;
 - 5. raised, corniced parapets;
 - 6. peaked roof forms;
 - 7. arches;
 - 8. outdoor patios;
 - 9. display windows;
 - 10. architectural details, such as tile work and mouldings which are integrated into the building structure and design; or
 - 11. fixed-in-place planters or wing walls that incorporate landscaped areas and places for sitting.

B. Building Orientation: The structure shall be required to face and have its main entrance located on the side of the building which faces a public street.

- a. In cases where such structures face more than one public street and the streets are of different classifications in the Madison County Thoroughfare Plan, the building shall face the street which is of the highest use classification. Main entrances may also be located on the corner of a building which faces two public streets.
- b. No loading docks, overhead service doors, or trash collection bins may be placed on, or adjacent to any facade which faces a public street.

C. Additional Regulations: All structures regulated by this section shall also meet the requirements of Section 4.5(D) and Sections 4.5(G) through (L) of this Ordinance. These provisions shall apply regardless of whether or not the structure is located within or outside of the corridor overlay zoning district. All other applicable requirements of this Ordinance and other adopted regulations of Madison County shall also apply.

Seasonal Housing Standards (SH)

6.28 Seasonal Housing Standards (SH)

SH-01: This Seasonal Housing Standards section applies to the following districts:



All seasonal housing units in Madison County, specifically those used in support of farming operations shall be consistent with the following minimum standards and requirements.

- A. **Basic Equipment and Facilities:** No person shall allow a dwelling unit to be occupied which does not comply with the following minimum standards for basic equipment and facilities. Every dwelling unit shall include:
- access to a kitchen sink in good working condition and properly connected to an approved water and sewer system;
 - access to a room which affords privacy to a person within the room which is equipped with a fresh water closet, a lavatory basin, and a bathtub or shower in good working condition and properly connected to an approved water and sewer system;
 - access to garbage disposal facilities or garbage storage containers; and
 - safe, unobstructed means of egress leading to safe and open space at ground level.
- B. **Light, Ventilation, and Heating:** No person shall allow a dwelling unit to be occupied which does not comply with the following minimum standards for light, ventilation, and heating. Every dwelling unit shall include:
- adequate ventilation for every habitable room;
 - water heating facilities properly installed and maintain in good and safe working order;
 - adequate lighting and electrical receptacles for every habitable room. Every outlet and fixture shall be properly installed, maintained in a good and safe working condition, and connected to the source of electric power in a safe manner;
 - heating facilities which are properly installed, maintained in safe and good working condition, and capable of safely and adequately heating all habitable rooms to a minimum temperature of 68 degrees Fahrenheit;
 - screens and closing devices for all doors and windows (and any other opening) opening directly from a dwelling unit to outdoor space; and
 - screens of other devices for every opening which might otherwise allow the entry of rodents into the dwelling unit.
- C. **Safe and Sanitary Maintenance:** No person shall allow a dwelling unit to be occupied which does not comply with the following minimum standards:
- every foundation, floor, wall, ceiling, and roof shall be reasonably weather tight, water tight, and rodent-proof and shall be capable of affording privacy and shall be kept in good repair;
 - every window, exterior door, and basement hatchway shall be reasonably weather tight, water tight, and rodent-proof and shall be kept in sound working condition and in good repair;
 - all structures, wether occupied or unoccupied, shall be maintained in a condition of reasonable repair to prevent the infestation of rodents and insects, and prevent the creation of a hazard to public safety and general welfare;
 - every inside and outside stair and every porch or like structure shall be constructed so as to be safe to use and capable of supporting the load that will be placed upon it through normal use;
 - every plumbing fixture and water waste pipe shall be properly installed and maintained in good sanitary working condition, free from major leaks, defects, and obstructions; and

Seasonal Housing Standards (SH)

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- f. every bathroom floor surface shall be constructed and maintained to be reasonable impervious to water and to permit the floor to be easily kept in a clean and sanitary condition.
- D. **Space Requirements:** No person shall allow a dwelling unit to be occupied which does not comply with the following minimum standards:
- a. every dwelling unit shall contain a minimum of 100 square feet of habitable floor space for the first occupant and at least 75 square feet of habitable floor space for each additional occupant;
 - b. in every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of habitable floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of habitable floor space for each occupant;
 - c. no dwelling unit containing two or more sleeping rooms shall be arranged such that access to a bathroom intended for use by occupants of more than one sleeping room can only be obtained by passing through another sleeping room, nor shall the room arrangement require that access to any sleeping room may only be obtained by passing through another sleeping room or bathroom;
 - d. the ceiling height of all habitable rooms shall in no case be less than 7 feet from the interior floor level.
- E. **License:** All persons, corporations or other entities which maintain seasonal housing shall be required to obtain a license for such dwelling unit(s) annually from the Planning Director in a manner consistent with the adopted licensing policies and procedures of the Planning Director.
- a. The licensing procedure may include a fee, as established on an adopted fee schedule, and an inspection of the housing units by the Planning Director.
 - b. The occupancy of any dwelling unit which is subject to the provisions of this section without a license shall constitute a violation of this Ordinance and shall be subject to the penalties provided by Article 14.
 - c. In no case may a license be granted for the occupancy of any dwelling unit which is not constructed and maintain in a manner consistent with the minimum standards provided by this section.
 - d. Any determination of the Planning Director related to these standards or this section may be appealed to the Board of Zoning Appeals.

Lighting Standards (LS)

LS-01: This Lighting Standards section applies to the following districts:



The following lighting standards apply. Lighting on each lot shall be designed to reduce light pollution while providing the maximum light necessary for security, safe pedestrian and vehicle traffic movements.

- A. All lot lighting must be shielded with opaque material to prevent direct lighting on streets, alleys and adjacent properties.
- B. All ground lighting used to cast light on building facades, features of buildings or signs must have shields to assure that light does not project beyond the building or sign and must utilize the least amount of light necessary to light the facade, building feature or sign. The light fixture and bulb must be shielded from view of any street, sidewalk, or parking lot.
- C. Lighting fixtures and poles for parking lots must be consistent in color, size, height, and design.
- D. All parking lot lights must utilize cutoff luminaries with 90 degree or less of an angle (downlighting) and shall be Metal Halide.
- E. Parking lot lights must not exceed 20 feet in height.
- F. All freestanding lights and lights mounted on walls or facades must hve cutoff luminaries with 90 degree or less of an angle (downlighting) and shall be Metal Halide.
- G. All lighting fixtures and poles within a single development must be consistent in style, design and color.
- H. Lighting from a property may not cause more than a 1/2 foot-candle of illumination beyond the property line of the property. The only exceptions to this standard are as follows:
 - 1. When the subject property is zoned for business use and the adjacent property is also zoned for business or industrial use, then the allowable light at the property line is 1-foot candle (only on the sides of the property that are adjacent to the similar zoning district).
 - 2. When the subject property is zoned for industrial use and the adjacent property is also zoned for industrial use, then the allowable light at the property line is 2 1/2 foot candles (only on the sides of the property that are adjacent to the similar zoning district).
- I. Measurements of light readings shall be taken along any property line of the subject property with a light meter facing the center of the property at a height of 6 feet.

LS-02: This Lighting Standards Section applies to the following districts:



The lighting standards in the Lighting Standards Section only apply to common areas. Street lighting sandards for the residential areas shall follow the standards set forth in Section 6.10 Street Lighting Standards of the Madison County Subdivision Control Ordinance.

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