



# YORKTOWN INDIANA

## **DOWNTOWN DISTRICT REDEVELOPMENT ZONING OVERLAY**

**DRAFT  
for Approval**

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**for Approval**

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## **SECTION 01:**

# **Introduction and Basemapping**

## 1.1 INTRODUCTION

The Downtown District and Overlay District guidelines were developed to create, enhance, and expand upon the Downtown envisioned by the 2016 Downtown Redevelopment Plan. The Downtown District will be the heart of Yorktown, and it will be formed by a network of pedestrian-friendly, tree-lined streetscapes with mixed-use buildings supporting retail, commercial, office, and residential. The three Overlay Districts – Downtown Core, Park Overlook, and Downtown Neighborhood – will link green spaces, civic uses, and adjacent neighborhoods to Downtown Yorktown.

## 1.2 INTENT

This document is intended to establish a set of design standards and guidelines for three unique Overlay Districts within Yorktown's Downtown District. The Yorktown Downtown District boundary and subsequent Overlay Districts shall apply to all areas within the highlighted downtown boundary in this section of the document. These regulations were established to create a pedestrian-friendly, vibrant downtown area for the Town of Yorktown while promoting health, safety and general welfare of community members.

## 1.3 DEVELOPMENT REVIEW PROCESS

To streamline the architectural development review process in the Downtown District, the Architectural Review Board (ARB) shall be tasked with approving all proposed projects in the district to comply with the architectural guidelines specified in this document and to build upon the aesthetic of the Downtown's character. Contact the Town for information on the complete review process and schedule of development review dates. Consult Article 9 of the Yorktown Zoning Ordinance for all applicable information on permitting, variances, and similar.

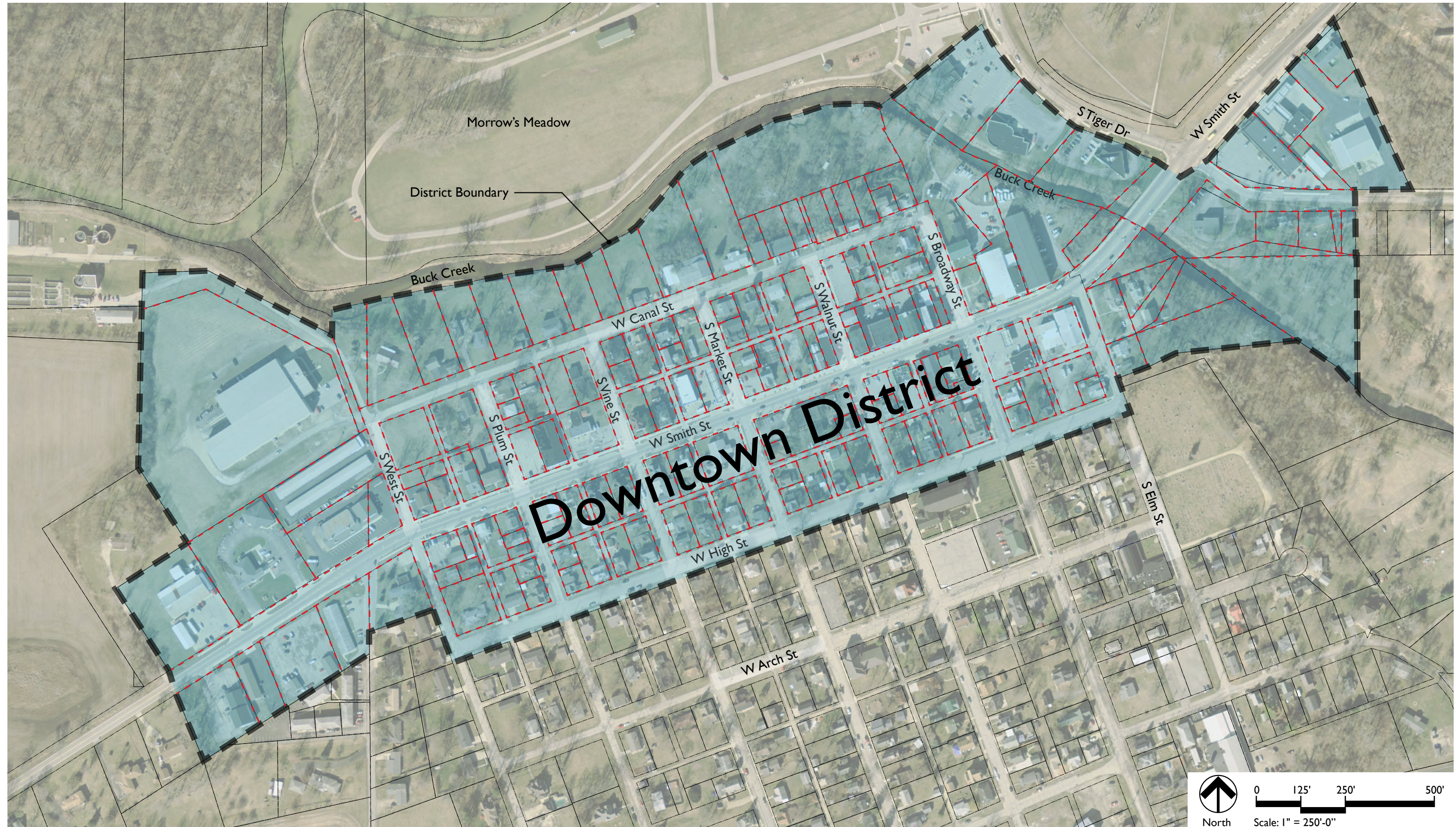
If a development is identified as a signature use development by the ARB the petitioner shall be granted design flexibility in order to create a unique destination for the Downtown District. The petitioner shall work with the ARB through design and shall have full Architectural Review Board approval prior to receiving full project approval.

## 1.4 DOWNTOWN DISTRICT

This district is established for special issues and land use goals for the downtown area in the Town of Yorktown, including walkability, aesthetic consistency, harmonious balance of residential and commercial availability, and community connectivity. The regulations and standards for the Downtown District the three Overlay Zones within the Downtown are found on the following pages.

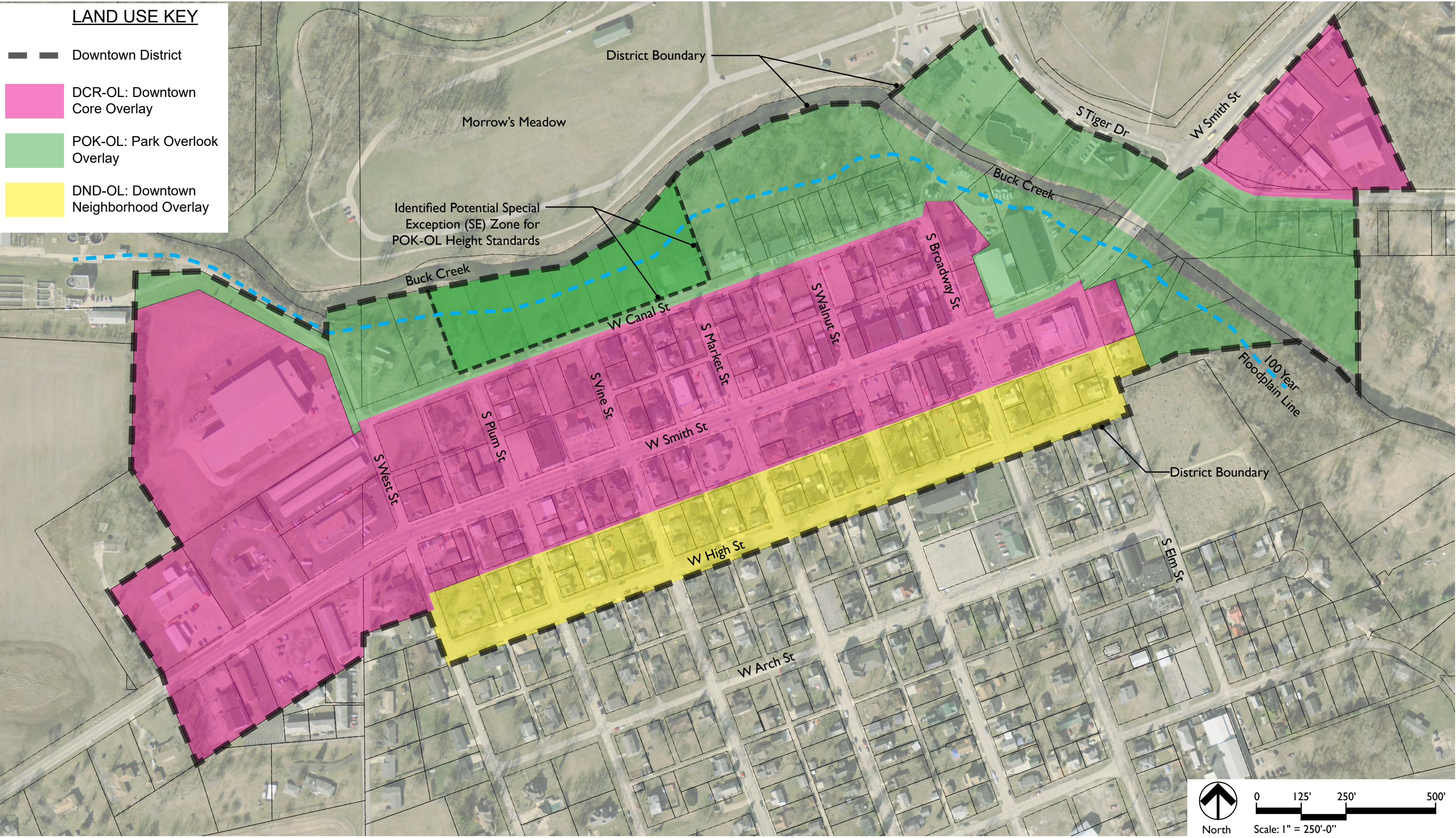


## I.5 DOWNTOWN DISTRICT BASE ZONE MAP





1.6 DOWNTOWN DISTRICT OVERLAY ZONES MAP





## I.7 DOWNTOWN DISTRICT BASE ZONE DESCRIPTION

<b>DD</b>	Downtown District
	<p>The Downtown District is established to provide direct and flexible design requirements that creates a walkable and vibrant downtown atmosphere within Yorktown. Two to four story buildings with ground floor retail and a variety of uses on upper stories create community member and visitor destinations, offices, and living opportunities. The Downtown District intends to promote designs that illustrate durability and downtown character.</p> <p>The Downtown District promotes vibrant plantings, pedestrian spaces, and destinations in the form of parks, retail, and dining options. The downtown shall be compact and dense to complement the existing Town feel, but it shall not be overbuilt and out of context for the area.</p>

## I.8 OVERLAY ZONE DESCRIPTIONS

<b>DCR-OL</b>	Downtown Core Overlay
	<p>The Downtown Core is where people can live, work, shop, dine and play. It is a destination for residents and visitors alike due to its mixture of uses that provide a vibrant, unique atmosphere. The Downtown Core is the most 'urban' of the Zones and provides the majority of 'main street' retail shops and restaurants. In addition, multi-family residential offers the downtown living experience within vertically mixed buildings.</p> <p>The Downtown Core will contain several building types supporting a diversity of scale and use throughout the core. This diversity sets the framework for a character of small shops, restaurants and tree-shaded sidewalks. The Downtown Core brings vibrancy to the Downtown by providing activities, events, and services. Primary civic functions including municipal government, library, and similar uses are located within this zone.</p>
<b>POK-OL</b>	Park Overlook Overlay
	<p>The Park Overlook district includes areas within Downtown that are directly adjacent to existing green spaces and waterways. Developments located in this district shall preserve, protect, and enhance the natural landscape, and they should promote walkability within Downtown while connecting residents and visitors to the environment.</p> <p>Developments, especially signature developments, shall be designed to allow for outdoor connections and clear views to the natural environment. The Park Overlook will act as a transition zone between the Downtown Core to the existing parks and waterways.</p>
<b>DND-OL</b>	Downtown Neighborhood Overlay
	<p>To maximize the resident population surrounding downtown, the Downtown Neighborhood will consist of residential building types including multi-family, townhouses, and single family dwellings. These building types provide the character of a tightly knit community that is 'in town', with buildings pulled close to primary streets while creating frontages that promote interaction of neighbors.</p> <p>The Downtown Neighborhood will act as a dense residential transition zone between the Downtown Core to the existing residential neighborhoods.</p>

## 1.9 OVERLAY ZONE REGULATIONS

Development Standards	DCR-OL Downtown Core	POK-OL Park Overlook	DND-OL Downtown Neighborhood
<b>Setbacks:</b>			
Front (Min./Max.):	0 feet/5 feet	0 feet/10 feet	10 feet/30 feet
Side (Min./Max.):	0 feet/10 feet	0 feet/none	10 feet/30 feet
Rear (Min./Max.):	0 feet/30 feet	0 feet/none	10 feet/60 feet
Building Separation (Min.):	0 feet	0 feet	15 feet
<b>Structure Height:</b>			
Primary Minimum:	2 stories or 25 feet (v)	1 story/14 feet	1 story/14 feet
Primary Maximum:	4 stories or 60 feet (v)	2 stories/24 feet (SE)	2 stories/20 feet
Accessory Minimum:	Not Permitted	N/A	N/A
Accessory Maximum	Not Permitted	15 feet/600 SF	15 feet/600 SF
<b>Lot Coverage: All impervious surface is included in this calculation</b>			
Maximum:	95%	70%	60%
<b>Structure Size:</b>			
Minimum Residential Unit Area:	700 SF	700 SF	1,000 SF
Maximum Residential Unit Area:	3,000 SF	3,000 SF	None
Minimum Commercial Ground Floor Area:	50% of Building Footprint	0% of Building Footprint	0% of Building Footprint
Maximum Commercial Ground Floor Area:	100% of Building Footprint	100% of Building Footprint	75% of Lot
<b>Supplemental Regulations:</b>			
Primary Uses per Lot (Max.):	Multiple	Multiple	Multiple, Single Ownership
Communications Facilities:	Permitted	Not Permitted	Not Permitted
Outdoor Dining:	Permitted	Permitted	Not Permitted
Parking as Primary Use:	Not Permitted (v)	Not Permitted (v)	Not Permitted

(v) Variance possible. For Variances of minimum and maximum structure heights within the Downtown Core petitioners shall work with the Town of Yorktown to establish proper heights and lot coverages.

(SE) Special Exception possible. Special Exceptions in Park Overlook District shall be evaluated on a case by case basis and shall only be applicable in the POK-OL zone illustrated in Section 2.3.

**Notes:**

\* Accessory uses shall be located behind primary structures.

\* Setbacks are measured from structure face to back of sidewalk.























\* Structures in Park Overlook shall not be constructed in active Flood Plain.

\* Yorktown may require structures with corner frontages to notch the corner for entrances and sight triangle clearances.

\* Yorktown may grant deviations from these general development standards if the development is a Signature Development.



## I.10 DEVELOPMENT TYPES

Development Types	DCR-OL Downtown Core	POK-OL Park Overlook	DND-OL Downtown Neighborhood
<b>MU Mixed Use:</b> A structure that combines two or more of commercial, office, retail, and/or residential uses. The ground floor would be occupied by a non-residential use while the upper floors would be occupied by a residential or office use. Parking is provided in rear of buildings, with common parking garages or surface lots.			
<b>IC Infill Commercial:</b> A primarily commercial type in the form of individual buildings and with a street level designated as a storefront available for flex use as a retail store or office. All floors are available for flex use as office or retail. Parking is provided in rear or in a parking garage.			
<b>SU Signature/Special Use:</b> A primarily commercial type in the form of individual buildings and with a street level designated as a storefront available for flex use as a signature and/or special use retail store. All floors are available for flex use as commercial or retail. Parking is provided in rear or in a parking garage. E.g., brewpub, signature restaurant, cultural business.			
<b>CV Civic/Institutional:</b> A municipal type in the form of small to medium individual buildings and generally accessible directly from the street with all floors serving as flex use - office and service. Parking is generally provided in surface lots or common parking garage. E.g., library, post office, and community center.			
<b>OF Small Office:</b> A small business that draws limited customer traffic designed to resemble residential development. Parking is to be provided on-street or by rear-loaded alley. E.g., insurance office, real estate agency, and attorney.			
<b>RC Residential Conversion*:</b> Single-family detached properties that were built as residential dwellings but have been converted to commercial, retail, or office with no residents in the property. For a single-family residential conversion to take place, the structure must comply with all Downtown District zoning standards. E.g., coffee/cafe, insurance office, bed and breakfast facility, non-profit.			
<b>MF Multi-family:</b> A multi-family housing type with a single owner and stacked residential units, (3) three minimum, in a single structure. Multi-family units are leased and generally accessible by a common lobby, elevator and interior corridor. Parking is generally provided in mid-block parking garage or surface lot. E.g., apartment building.			
<b>TH Townhouse:</b> A single-family attached housing type typically located with a porch or stoop and each unit owned by the tenant. Parking is typically provided in a garage with alley access.			
<b>SF Single-family Detached**:</b> A single-family detached is a dwelling for one family on a single lot. Parking is typically provided in a private drive or garage and is accessible by the primary street or an alley.			
<b>LI Light Industrial:</b> A primarily high intensity commercial structure in the form of individual buildings, or a small business park or light manufacturing and distribution center in the form of multiple buildings. Structures must comply with Downtown District zoning aesthetics and be of similar materials to adjacent development, and shall include street level storefronts along Downtown Streets.		Zoning Regulations	

\* Once a property has been converted from a single-family detached use it cannot return to a single-family detached use in the future. At a minimum the lot will inherit the conversion property use as its base zoning standard.

\*\* Single-family detached structures may only be built to replace a home destroyed by a qualified insurance disaster unless special approval is granted by the Architectural Review Board. If a disaster destroys a single-family detached structure and the lot owner(s) sells the property, the new property owners shall adhere to the Downtown District zoning standards for all proposed development.

Development uses are in no way limited to the development examples within the definitions of uses. The examples are provided as a general precedent. The ARB shall have final authority on proposed development types for each proposal.



## SECTION 02:

# Architectural Guidelines



## 2.1 INTENT

The architectural guidelines and regulations of the Yorktown Downtown District are designed to create a pedestrian friendly, compact downtown with aesthetic storefront architecture along downtown streetscapes. Proposed and renovated structures shall be designed using durable, aesthetic materials that are repeated within the Downtown. Except for on-street parking, all parking for proposed structures shall be located in back of the structure in a surface lot or garage. Utilities and services shall be located out of view of main streets and pedestrian access ways.

## 2.2 GENERAL REQUIREMENTS

All proposed and renovated structures shall be reviewed in accordance with the Development Review Process in Section 01 of this document.

**2.2.1** Developments within the Downtown District shall consist of transitional architectural styles with varying rooflines for architectural interest.

**2.2.2** Developments shall be attractive at both a pedestrian and vehicular scale, and architectural details shall be visible from the street.

**2.2.3** Structures shall incorporate quality building materials and 360 degree architecture so that the building is attractive from all sides.

**2.2.4** Buildings with ground floor commercial shall incorporate large display windows along all streetscapes, except alleys, to encourage transparency and reinforce pedestrian scale.

**2.2.5** Single and multi-family residential structures shall be visually harmonious with the Downtown structures, and they should act as transition structures between adjacent neighborhoods and Downtown.

**2.2.6** Lighting and signage shall be used to promote safe and secure pedestrian and parking areas around buildings, and they shall be designed to enhance the character of the property.



Figure 2.1: Varying rooflines add architectural interest.



Figure 2.2: Large windows along streetscapes reinforce pedestrian scale.



Figure 2.3: Multi-family structures should feel harmonious with Downtown structures.

**2.2.7** Structures within the Downtown District, with the exception of single-family residential, should incorporate decorative cornices, columns, reliefs, and/or other significant façade detailing.

## 2.3 MATERIALS

**2.3.1** Permitted masonry products include brick and stone, including the synthetic versions of these products.

**2.3.2** Other permitted exterior materials shall be fiber cement (or other simulated wood synthetic excluding vinyl siding), precast concrete and stucco.

**2.3.3** EFIS is permitted for the top floor of multi-story structures and accent areas only. EFIS shall not cover more than 20 percent of the exterior of the structure.

**2.3.4** Roofing materials permitted for commercial developments shall be seam metal or a flat roof. Residential developments shall use architectural shingles or a flat roof.

**2.3.5** Wood and aluminum may be permitted as storefront and trim accent materials.

- I. Wood and aluminum accents shall be limited to first floor façades.

## 2.4 FAÇADE

**2.4.1** All structure façades facing a public right-of-way, except for alleys, shall be treated as a front façade.

**2.4.2** Front façades shall be designed to provide architectural interest and a sense of quality, permanence, and community-enhancing character.

**2.4.3** Structures shall have a clearly defined ground floor, body and cornice or frieze line on façades facing public rights-of-way. These horizontal lines shall be complimentary to the overall structure and adjacent structures. Heavier materials, such as masonry, shall be used along the ground floor.

**2.4.4** Front and side façades shall consist of the same materials and be similarly detailed.



Figure 2.4: Permitted masonry products include brick and stone, including the synthetic versions of these products.

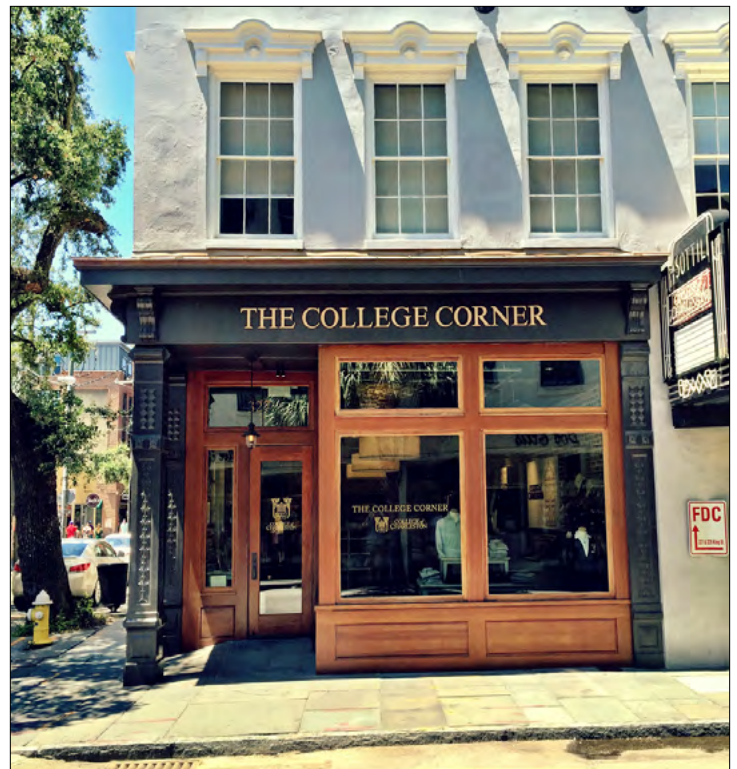


Figure 2.5: Wood accents along a storefront.



**2.4.5** A finished elevation is required on all sides of a structure. There shall be no blank façades in the Downtown District.

**2.4.6** Façades exceeding 50 feet in width shall break up the structure horizontally with a change in material, texture or color, windows, door and storefront pattern and shape, or a change in parapet height.

**2.4.7** Permitted protrusions and projections from the front and side façades of a structure include balconies, awnings, signs, flags, and cornice elements.

**2.4.8** Parking structures shall be architecturally similar to the primary structure. The garage does not have to resemble a storefront but must be detailed to be similar in design and style of the primary structure.

**2.4.9** Balconies shall be a minimum of three feet in depth.

**2.4.10** The structure façade itself may not project over a public right-of-way, including sidewalks.

**2.4.11** Structures that have a flat roof shall incorporate a cornice, parapet, or other finished treatment to complete the top of structure walls.

**2.4.12** All windows, doors and storefront proportions in the Downtown Core shall be taller than wide.

## 2.5 ENTRANCES

**2.5.1** Primary entrances along public rights-of-way shall be accentuated to create an attractive and inviting appearance for residents and visitors.

**2.5.2** Each street frontage greater than 40 feet shall have an entry from that street.

**2.5.3** All structures with frontages on two public rights-of-ways (except for alleys) shall be required to provide a corner feature that shall include a minimum of one of the following:

- I. Architectural canopy extending at least six feet from the structure's façade.



Figure 2.6: Permitted protrusions and projections include features such as awnings and cornice elements.



Figure 2.7: Parking structures shall be architecturally similar to the primary structure.



Figure 2.8: Example of an accentuated building entrance to anchor an intersection.

2. Recessed, angled structure entry that address both streets.
3. Monumental blade signage.
4. Unique, decorative architectural elements such as metal or masonry that highlight the corner.
5. Decorative clear story façade allowing full views of structure interior.

**2.5.4** Awnings or canopies above primary entrances are encouraged to protect from weather elements.

**2.5.5** Maximum distance between doors in the Downtown Core is 60 feet when a continuous façade consists of multiple uses.

**2.5.6** Primary entrances to a structure shall face a public right-of-way.

## 2.6 WINDOWS, DOORS, MASSING

**2.6.1** Any structure façade that faces a public right-of-way shall have a minimum of 30 percent transparent glass. Commercial and mixed-use structure façades shall have a minimum of 35 percent transparent glass.

**2.6.2** All structure façades that do not face a public right-of-way shall have a minimum of 15 percent transparent glass. Adjoining walls are exempt from transparency requirements.

**2.6.3** Windows and doors may be recessed into a structure to create usable space, such as a patio or balcony. Residential unit façades facing public rights-of-way in mixed-use development are encouraged to have balconies or patios.

**2.6.4** Structure façades on third and fourth stories facing public rights-of-way may be recessed from the structure to create architectural variations. Structure façade elements (i.e., balconies) may extend five feet maximum beyond the at grade floorplate and requires approval from the Architectural Review Board.

**2.6.5** Structures within each district shall have similar heights and setbacks with that of its neighbors. The scale of a structure shall fit within the context of the

surrounding area to create proportionate building massing for Downtown.



Figure 2.9: Awnings are encouraged above primary entrances.



Figure 3.10: Windows may be recessed to create balconies.



Figure 3.11: Structure façades on third and fourth stories may be recessed to create architectural variations.



## 2.7 ROOFING

**2.7.1** Green roofs and roof gardens are allowed in all Downtown districts.

**2.7.2** Flat roofs are allowed in all Downtown districts.

**2.7.3** Pitched roof shall be at least 5/12 slope.

**2.7.4** For every 100 feet of façade width, the structure shall incorporate varying roof heights of five feet or 10 percent of the structure height, whichever is greater.

## 2.8 MECHANICAL EQUIPMENT

**2.8.1** All mechanical systems within the Downtown District shall be screened from primary vehicular and pedestrian travelways, including streets and sidewalks. Screening materials shall match the primary structure and can include masonry, wood, or dense vegetation.

**2.8.2** Mechanical systems located at grade shall not be located in any front or side yard. Mechanical equipment shall be located on the roof of a structure, integrally with the structure, or in the rear of the structure. If the equipment is located in the rear of a structure it shall be screened.

## 2.9 ACCESSORY STRUCTURES AND OUTDOOR SEATING

**2.9.1** When possible, trash enclosures should be integral to the structure or the structure's parking garage.

**2.9.2** Where trash enclosures are not able to be integral to the structure, a free-standing screen that matches the primary structure shall be used. The screen shall have zero transparency.

**2.9.3** Trash enclosures are prohibited from being located in any front yard. Trash enclosures shall be clear of all public rights-of-way to maintain vehicular, pedestrian, and fire access.

**2.9.4** Outdoor storage is prohibited. Outdoor café and dining furniture may be stored outdoors within the outdoor café and dining footprint during the summer season only.

**2.9.5** Outdoor seating areas are encouraged at retail locations, primarily café and dining. Seating areas shall maintain a six-foot minimum clearance for pedestrian paths of travel.

**2.9.6** Outdoor dining areas shall not interfere with handicap accessibility, curbs, ramps, or driveways.

**2.9.7** Barriers for outdoor seating areas shall be at least thirty inches in height and match the look of the adjacent architecture. Acceptable barrier materials include wood, composite wood, wrought iron, decorative metal, or a combination of these materials.

**2.9.8** Outdoor heaters in outdoor seating areas are acceptable. Outdoors heaters shall be gas or electric. Outdoor heaters shall be operable during business hours only.



Figure 3.12: Outdoor seating shall maintain pedestrian paths of travel.



Figure 3.13: Example of low barrier for outdoor seating.

## 2.10 DISPLAY AND CANOPIES

**2.10.1** Outdoor displays for retail uses are acceptable during business hours only. Outdoor displays shall cover a maximum of eight square feet of sidewalk space and maintain a six-foot minimum clearance for pedestrian paths of travel.

**2.10.2** Permanent outdoor displays, such as flower pots or planters, are acceptable. Permanent outdoor displays shall be a maximum of ten square feet with a maximum height of thirty inches.

**2.10.3** Awnings and canopies shall be consistent with the structure's architectural style, and the primary canopy material shall be constructed of canvas or a durable fabric that can be easily cleaned. Hard plastic, or other materials that could be easily cracked, are discouraged.

**2.10.4** Awnings and canopies shall be positioned a minimum of eight feet above the sidewalk.

**2.10.5** Awnings and canopies are encouraged on commercial and mixed-use structures in the Downtown Core.

**2.10.6** Awnings and canopies shall be properly located above storefront entrances and may extend over storefront display windows.

**2.10.7** Commercial storefronts shall have inviting display, lighting, and signage that provide a 'Downtown Main Street' character. The use of neon lighting and colors is prohibited.

## 2.11 ANTI-MONOTONY

**2.11.1** All structures in the Downtown District are to have unique architectural façades.

**2.11.2** All structures over 100 feet wide shall use multiple roof heights as a standard.

**2.11.3** Single and multi-family residential structures shall use differing roof heights and designs to establish unique character.



Figure 3.14: Awnings are encouraged in the Downtown Core.



Figure 3.15: Townhomes should have a max of four homes per grouping.

**2.11.4** Single-family developments shall have differing setback distances from adjacent neighbors where possible.

**2.11.5** Townhomes shall consist of a maximum of four homes per grouping, with a twenty-five (25) foot wide minimum green space required between groupings.

## 2.12 SIGNATURE USE DEVELOPMENTS

**2.12.1** The Architectural Review Board shall deem developments Signature Use based on location, type, and use. Signature Use development locations have been generally identified in the 2016 Downtown Redevelopment Plan, but are in no ways limited or bound to those locations.



**2.12.2** Signature Use developments are encouraged to provide unique features and enhanced pedestrian amenities. Encouraged features and amenities may include, but are not limited to:

1. Permanent outdoor seating areas
2. Pedestrian amenity spaces
3. Roof decks and/or gardens
4. Enhanced lighting features
5. Art
6. Enhanced building entries

**2.12.3** Potential features which Signature Use developments differ from developments in the Downtown District may include, but are not limited to:

1. Flexibility in materials selection for façades, but detailing and aesthetics of the structure match the character of Downtown.
2. Material accents may extend above the ground floor.
3. Building use shall identify as a specialty use (i.e., brewery).
4. Provide direct views or access to public green spaces.
5. Greater ground floor transparency for visual connections.
6. Incorporate unique signage.



## SECTION 04:

# Landscape Guidelines



### 3.1 INTENT

The intent of these guidelines is to provide minimum landscape and irrigation standards for the enhancement and establishment of attractive site features, screening of undesirable elements, separation of incompatible uses, and promotion of safety to residents and the environment. These regulations are designed to establish an overall planting aesthetic, character and feel for the Downtown and to increase the lifetime and health of all planted areas.

### 3.2 LANDSCAPE GUIDELINES

#### 3.2.1 General Landscape Requirements

1. Planting beds shall expose no bare soils. Exposed soils must be covered by groundcovers, bark mulch, or other approved material.
2. At least ten percent (10%) of plants shall be of a flowering variety. Flowering plants should be used along right-of-ways or in foundation landscaping areas.
3. Plant materials shall not impede with sight design triangles and vision clearances, with the exception of low stature plants (thirty inches or smaller in mature height).
4. Trees shall be located to avoid interference with overhead and/or underground utilities.
5. Plantings are encouraged to be arranged to promote energy conservation.
6. Plantings shall be located to avoid interference with major pedestrian and vehicular movements.

#### 3.2.2 Street Trees

1. The intent of street trees is to enhance aesthetics along public streets and in the Downtown District, provide a barrier between pedestrians on sidewalks and vehicles on the streets, provide pedestrians shelter and relief from weather elements, and better define the street edge for vehicular safety and flow.
2. Trees and tree grates shall be installed at 40 feet on center. Spacing may be adjusted to 25 - 60 feet on center in locations where utilities and infrastructure interfere.



Figure 3.1: Mixed type, low plants in bed along road.



Figure 3.2: Example of Street Trees in planting areas.



Figure 3.3: Trees placed within tree grates when not in planting areas.



3. Trees installed within sidewalks shall be installed in decorative tree grates and vaults if not located within an on-street planting area. Tree grates shall be a minimum of five feet by five feet (5 x 5 ft.).
4. Electrical/Power Outlets: Electrical connections shall be provided at street trees within the Downtown for seasonal and event uses. Electrical connections shall be located at trees with a maximum spacing of sixty (60) feet between connections.
5. Minimum distance from Sidewalk and Curb: Trees shall be planted three (3) feet from face of curb, minimum.
6. Recommended Street Trees:
  - i. *Ginkgo biloba* 'Autumn Gold' - Autumn Gold Ginkgo
  - ii. *Gleditsia triacanthos inermis* - Imperial Honeylocust
  - iii. *Nyssa sylvatica* - Sourgum
  - iv. *Ostrya virginiana* - American Hophornbeam
  - v. *Platanus x acerifolia* - London Plane Tree
  - vi. *Tilia tomentosa* 'Sterling' - Bur Oak
  - vii. *Ulmus americana* - American Elm
  - viii. *Zelkova serrata* 'Green Vase' - Green Vase Japanese Zelkova
7. Street trees shall consist of a variety of the recommended street tree list. Street tree alternatives may be permitted with approval from the Architectural Review Board.



Figure 3.4: Street Trees: 1. *Ginkgo biloba* 'Autumn Gold'; 2. *Gleditsia triacanthos inermis*; 3. *Nyssa sylvatica*; 4. *Ostrya virginiana*; 5. *Platanus x acerifolia*; 6. *Tilia tomentosa* 'Sterling'; 7. *Ulmus americana*; 8. *Zelkova serrata* 'Green Vase'

### 3.2.3 Foundation and Lot Plantings

- I. Foundation planting shall be required for all proposals within the Park Overlook and Downtown Neighborhood Overlay Districts in the Downtown District.
  - i. Plantings shall be located within ten (10) feet of the foundation wall.
  - ii. Plantings shall be twenty-five (25) percent evergreen.
  - iii. Shrubs and groundcovers shall be continuous along street frontages where allowable.
  - iv. At least two (2) shrubs or one (1) ornamental tree shall be planted for every fifteen (15) lineal feet of building perimeter.



2. Trees, shrubs, and planting beds shall be required within the Downtown Core Overlay District in the Downtown District.
  - i. Lots under 15,000 square feet shall be required to plant at least one (1) canopy tree.
  - ii. Lots over 15,000 square feet but less than 30,000 square feet shall be required to plant at least three (3) canopy trees.
  - iii. Lots over 30,000 square feet shall be required to plant at least (5) canopy trees.
  - iv. Any area of a site not covered by a structure or parking lot shall be planted with a minimum of one (1) tree per six hundred (600) square feet.
  - v. Any area of a site not covered by a structure or parking lot shall be planted with a minimum of one (8) shrubs per six hundred (600) square feet.
  - vi. Planting beds within the right-of-way are strongly encouraged where feasible. Planting beds shall be no less than four (4) feet in width and six (6) feet in length.

### 3.2.4 Parking Lot Plantings

1. Parking lot plantings are required for all surface parking lots. Surface lots shall provide full perimeter landscape regardless of lot location. Surface lots may elect to provide half perimeter landscape with the incorporation of interior landscaped islands.
2. Perimeter Landscaping: Surface lots with eight (8) or more stalls shall have full perimeter landscaping.
  - i. Plant material shall be planted at a maximum ratio of one (1) shrub per four (4) lineal feet around the perimeter and be maintained at a height of at least thirty-six (36) inches tall at maturity in order to minimize headlights projecting into adjacent properties. Minimum size at planting shall be twenty-four (24) inches in height. A minimum of forty percent (40%) of shrubs shall be evergreen.
  - ii. Fencing or masonry walls may substitute for landscape parking lot screening. When a fence or wall is used they shall be a minimum of

thirty (30) inches and a maximum of thirty-six (36) inches in height when adjacent to a street or public sidewalk. Walls and fences shall be a minimum of thirty-six (36) inches in height between adjacent properties when no sidewalk or street is present.



Figure 3.5: Parking lot perimeter landscaping.



Figure 3.6: Parking lot perimeter hedge screen.



Figure 3.7: Example of masonry wall as parking lot screening.

### 3.2.5 Installation and Maintenance

- I. Minimum Plant Material Sizes
  - i. Shade and Street Trees: 2.5" cal.
  - ii. Ornamental Trees: 1.5" cal. (single trunk) or 8'-0" tall (multi-stemmed)
  - iii. Evergreen Trees: 8'-0" tall
  - iv. Large Shrubs: 36" height at the time of planting with a maximum mature height of 8'-0"
  - v. Medium Shrubs: 24" height at the time of planting with a maximum mature height of 5'-0"
  - vi. Small Shrubs: 12-18" height at the time of planting with a maximum mature height of 3'-6"
  - vii. Groundcovers: 3-1/4" pots
  - viii. Annuals: as purchased
2. Mulch: Two (2) inch layer hardwood bark mulch on all exposed planting area soils.
3. All plant material shall be living and healthy species. Dead, diseased or artificial plants shall not be recognized as contributions to the required Downtown District landscaping.
4. Petitioners and/or Landowners, and their successors in interest, are responsible for the regular maintenance of all landscaping elements such that they are in good condition. Specifically, landscaped areas shall be maintained alive, healthy, and free of disease and pests, and shall be free of weeds and debris.
5. Landscape installed within the public right-of-way shall be the maintenance responsibility of the petitioner for a period of eighteen months from installation.

### 3.2.6 Invasive Species Plan

1. All proposals within the Downtown District shall provide an invasive species management plan in addition to the proposed landscape plan.
2. Petitioners shall not willingly propose and install an invasive plant species as specified by Indiana Native Plant and Wildflower Society (INPAWS), Indiana

Wildlife Foundation (IWF), or Indiana Department of Natural Resources (INDNR).

3. All petitioners and/or landowners shall immediately remove all invasive species on their property upon discovery to maintain and protect existing and native plant communities.

**3.2.7** Substitutions or alterations of minimal planting may be reviewed and approved by the Zoning Administrator, but shall be equal to or greater than that which is required.

**3.2.8** Deviations from minimum plant material sizes may be reviewed and approved by the Zoning Administrator.

## 3.3 IRRIGATION GUIDELINES

### 3.3.1 General Irrigation System Requirements

1. Permanent, automatic underground irrigation systems shall be installed to provide total water coverage to all new planting areas.
2. If native species are planted, a temporary irrigation may be used for initial plant establishment. The temporary systems shall be in place for a minimum of 24 months.
3. Reduced pressure backflow preventers shall be used on all systems.
4. Quick couplers shall be installed on irrigation systems within civic green areas every 150' maximum.
5. Irrigation systems shall be designed and installed to minimize water waste and eliminate overspray on hardscapes.





## SECTION 04:

# Lighting and Public Amenities

## 4.1 INTENT

The intent of these guidelines is to establish a consistent and uniform family of lighting and public amenities, including furnishings, that shall be used throughout the Downtown. Lighting and furnishing families shall be appropriately sized for each street type and development, and they shall be complementary to the overall aesthetic of the Downtown District.

## 4.2 LIGHTING

### 4.2.1 General Lighting Requirements

1. Lighting shall be a consistent family of light fixtures and poles to maintain the Downtown District character.
2. Lighting shall be scaled appropriately and match the right-of-way width and adjacent developments.
3. Existing light poles along Smith Street shall remain. If fixtures or poles along Smith need replacement they shall match existing. Smith Street shall be the only street in the Downtown District with acorn fixtures.
4. All poles and fixtures shall be black to create a timeless palette complimentary of the landscape and structures throughout the Downtown District.
5. All light fixtures shall provide full cutoff and minimize glare. No outdoor lighting shall impair the vision of driver, pedestrians or employees or disturb the daily activities of adjacent properties.
6. Poles shall include electrical receptacles at their base where possible for special-occasion lighting or events.
7. Fixtures shall be Ouro Post Top by Kim Lighting, or approved equal.
8. Poles shall be metal, round, 12 foot in height, and tapered. Fluted poles are not acceptable.
9. All fixtures throughout the Downtown shall be post top fixtures except for parking lot fixtures. Fixtures in parking areas shall be Ouro fixtures on arms and can be single or double-armed mounting.
10. Pole bases shall be simple and complementary to the light fixture.
11. Center of light poles shall be located three feet from face of adjacent curb.



Figure 4.1: Existing acorn fixtures along Smith Street.



Figure 4.2: Kim Lighting, Ouro Post Top lighting fixture.



Figure 4.3: Decorative bollards for low-level and pathway lighting can supplement pedestrian poles in the Downtown.



12. Decorative bollards are acceptable for low-level lighting and pathway lighting conditions.
13. Light poles in the Downtown Core shall alternate with and without banner arms on the street side of the pole only.
14. Storefronts shall be internally illuminated to prominently and attractively display the business or its products.
15. Exterior lighting may be affixed to the building.
16. Lighting levels in the Downtown District shall not exceed two lumens (max) per square foot of hardscape.
17. Pedestrian passages to parking lots (walkways) must be adequately lit for pedestrian safety.
18. All exterior architectural, display, decorative, and sign lighting shall be generated from concealed, low level fixtures.
19. Exterior lighting outside of the right-of-way shall be architecturally integrated with the Downtown District and building style, material, and color. Rooftop lighting shall be prohibited (except low level catenary lighting on accessible rooftops).
20. The maximum height of lighting standards in parking areas shall not exceed the Building Height or 16 feet, whichever is less. When light standards abut or fall within 90 feet of single-family residential areas, their height shall not exceed 12 feet.
21. Light pollution onto adjacent residential properties is prohibited.



Figure 4.4: Sign lighting shall utilize low level fixtures.



Figure 4.5: Catenary or unique lighting systems for signature developments are encouraged.

#### 4.2.2 Amenity Lighting

1. Low-level bollard lighting along civic and park pathways is encouraged. Lighting shall match color of street and pedestrian poles.
2. Catenary or unique lighting systems for cafes, parks, outdoor dining, and signature developments are encouraged for decorative and visual interest.
3. Amenity lighting shall be of a white color range.

#### 4.2.3 Prohibitions

1. Mercury vapor and metal halide light sources.
2. Low pressure sodium lights.
3. Blinking, flashing, or flickering lights.
4. Fluorescent lights on building exteriors.

### 4.3 FURNISHINGS

#### 4.3.1 General Furnishings Requirements

1. Petitioners shall be responsible for providing furnishings in directly adjacent rights-of-way.
2. Furnishings shall be a consistent aesthetic and family to enhance and maintain the Downtown District character.
3. Furnishing materials shall be powder coated metal or stainless steel. Wood accents for benches are acceptable.
4. Furnishing color shall be consistent with the feel of Downtown. Recommended color shall be black. Colors other than black shall be approved by the ARB.
5. Site furnishings outside the right-of-way in support of a specific development, such as an outdoor café or signature development, shall be appropriate in color, character, and texture of the adjacent architecture.

#### 4.3.2 Benches

1. Bench model shall be Scarborough by Landscape Forms, or approved equal.
2. Benches within the right-of-way shall be six feet minimum and eight feet maximum in length. Benches that are eight feet in length shall utilize a central arm or other skateboard-detering element.
3. There shall be a minimum of two and a maximum of six benches per block along public rights-of-way within the Downtown Core and Park Overlook Districts when the adjacent use is not single-family residential.
4. When multiple benches are located adjacent to one another (arm to arm), they shall be spaced 12 inches minimum apart from one another. If benches are located facing one another, they shall be separated by a minimum of six feet.
5. Benches shall be located three feet minimum from face of adjacent curb. Benches located adjacent to curbs shall face the adjacent development.
6. Backed benches are preferred, but backless benches are acceptable.
7. Benches shall be surface mounted.



Figure 4.6: Six foot, surface mounted, backed Scarborough Bench by Landscape Forms.



Figure 4.7: Side opening Scarborough Litter Receptacle by Landscape Forms.



### 4.3.3 Litter Receptacles

1. Receptacle model shall be Scarborough Litter Receptacle by Landscape Forms, or approved equal.
2. Receptacles shall be round in shape with a minimum holding capacity of 30 gallons. 45 gallon holding capacity is preferred.
3. Receptacles shall be side opening or top opening with a cap to prevent rainwater and snow from filling the receptacle.
4. Litter receptacles shall be surface mounted.
5. Litter receptacles shall be clearly labeled for proper material disposal.

### 4.3.4 Bicycle Racks

1. Bicycle racks shall be an inverted U shape.
2. Color shall be powder coat black to match Downtown furnishings.
3. Bicycle racks shall be located three feet clear of curbs, building faces, light poles, tree grates, planters, and other potential obstruction.
4. When multiple bicycle racks are located adjacent to one another, racks shall be spaced three feet on center.
5. There shall be a minimum of two and a maximum of eight bike racks per block along public rights-of-way within the Downtown Core and Park Overlook Districts when the adjacent use is not single-family residential.
6. Bicycle racks shall be surface mounted.
7. Bicycle racks are not preferred to be standalone.

### 4.3.5 Tree Grates

1. Tree grate model shall be 5' x 5' Divisadero by Iron Age Designs, or approved equal.
2. Tree grates shall be a consistent size throughout the Downtown District.
3. Tree grates shall be a minimum of five feet by five feet, but a four by six feet grate is an acceptable alternative if sidewalk width is constrained.
4. Trees shall be located in street planters where allowable. Tree grates shall be treated as an alternative to a street planter.

### 4.3.6 Decorative and Removable Bollards

1. Bollard model shall be Annapolis by Landscape Forms, or approved equal.
2. Decorative bollards may have a lighting element. Solar lighting shall be acceptable only for removable bollards.
3. Decorative bollards can be used as security bollards. Security bollards shall be embedded and able to withstand vehicular infringement. Security bollards shall be located in areas where pedestrian security is needed from vehicular travelways.
4. Decorative bollards are encouraged in green spaces and high use pedestrian gathering spaces.
5. Removable bollards shall be used within the right-of-way for event control.



Figure 4.8: Annapolis bollard with lighted top by Landscape Forms. Annapolis bollard can be embedded, surface mounted, or removable.



Figure 4.9: Example of temporary access controls.

### 4.3.7 Specialty Furnishings

1. Event closure structures
  - a. Permanent access controls are permitted in public rights-of-way for event and special occasion use.
  - b. Permanent access controls shall be removable bollards.
  - c. Removable bollards shall be clearly visible and span the width of the street when in use. Permanent measures shall be located in all necessary travel lanes.
  - d. Removable bollards shall be spaced 6'-6" on center, maximum.
  - e. Removable bollards shall incorporate reflective or illuminated surfaces near the top of the bollard for clear visibility in low light conditions.
  - f. Temporary access controls are permitted as secondary access control measures.
2. Civic Green / Park Spaces
  - a. Custom furnishings are permitted within civic and park spaces.
  - b. Material and color deviations within civic and park spaces are permitted, but the general character of features shall be consistent with the feel of the Downtown District.
3. Fire Pits (civic spaces and signature uses/dining opportunities)
  - a. Outdoor fire pits are permitted in civic spaces, outdoor dining areas, and signature uses with approval from the ARB.
  - b. Outdoor fire pits shall be gas and only operable during business hours.
  - c. Outdoor fire pits shall be 10 feet clear of combustible structures, minimum.
  - d. Outdoor fire pits shall require review and approval from Police and Fire.
4. Stone and Boulders
  - a. Decorative and native stone may be permitted within rights-of-way with Town approval.
  - b. Stone located within view triangles shall not exceed 24" in height.



Figure 4.10: Example of temporary access controls.

## 4.4 PUBLIC ART

**4.4.1** Public art is encouraged throughout the Downtown District within the right-of-way.

**4.4.2** Design and placement of art within the public right-of-way, temporary or permanent, shall be approved by the Redevelopment Commission and Architectural Review Board.

**4.4.3** Location of art must not interfere with the free movement of pedestrian and vehicular traffic. Art must meet all intersection and ADA clearance standards.

**4.4.4** Should art need utility access, petitioners must be in an agreement with Yorktown for services or an agreement to allow private connections.





## SECTION 5:

# Signage Guidelines

## 5.1 INTENT

The intent of these standards is to establish a cohesive and architecturally detailed signage family for structures, wayfinding, and the Downtown District. Signage shall be utilized as an effective means of communication while promoting walkability and ensuring safety, both vehicular and pedestrian. Signage shall be appropriately scaled for each development type, ranging from commercial to single-family residential, and not be obtrusive to the Downtown character.

Nonconforming sign registration information can be found in Article 8 of the Yorktown Zoning Ordinance.

## 5.2 GENERAL REQUIREMENTS

**5.2.1** All signs shall complement the materials and detailing of the structure which they are located and shall be constructed of durable materials.

**5.2.2** Signage shall be compatible and complementary with the visual characteristics of the surrounding context within the Downtown District and each applicable Overlay Zone.

**5.2.3** Signage shall never impede or interfere with vehicular sight lines.

**5.2.4** Signage shall never project above the finished roof height of any structure.

**5.2.5** All signage on structures within the Downtown District shall maintain a minimum height of eight feet above sidewalks.

**5.2.6** Illuminated signage shall be designed to adequately illuminate sign messages while producing minimal glare, light pollution, light cast on directly adjacent structures.

### 5.3 TEMPORARY SIGNS

**5.3.1** Signs to identify new projects are required. These signs are to be temporary and shall be removed before occupancy is granted to a constructed project.

**5.3.2** Temporary signs for special events within the Downtown District are permitted. These signs shall be removed within seven days of the special event completion.



Figure 5.1: Example of temporary event signage.

## 5.4 Non-Conforming Signs

**5.4.1** Petitioners shall be held liable and shall immediately correct and/or remove any non-conforming sign as notified by the Town.

## 5.5 PROHIBITED SIGNS

**5.5.1** Billboards and large format freestanding signs (i.e., gas station sign, fast food business/ad.) are not permitted in the Downtown District.

**5.5.2** Flashing or animated signs are not permitted.

**5.5.3** No sign, permanent or temporary, shall be attached to trees, fences, or utility structures.

**5.5.4** Neon signs are not permitted.

**5.5.5** All signage located within the right-of-way shall require Town Council and Redevelopment Commission approval.

## 5.6 SIGN TYPES

**5.6.1** Figure 5.2 identifies signs types and allowable zone locations for each type of signage.
























Signage Types	DCR-OL Downtown Core	POK-OL Park Overlook	DND-OL Downtown Neighborhood
<b>Projecting Sign:</b> A sign attached to and projecting from a structure facade or wall. Signs are typically attached at 90 degree angles to the structure. Corner signage may be attached at 45 degree angles.			
<b>Canopy / Awning Sign:</b> Horizontal signage that is incorporated or attached to the front edge of a canopy or awning.			
<b>Ribbon Sign:</b> Horizontal signage that is attached to a horizontal course of a structure facade, typically located above an entry point.			
<b>Ground / Free-standing Sign:</b> A permanent sign separate from any structure with it's own foundation support. This type of sign can range from monument signage to business signage.			
<b>Pedestrian Blade Sign:</b> A horizontal sign that projects from the face of a structure, typically near the entry point, that identifies the tenant.			
<b>Sandwich Board Sign:</b> A temporary, moveable sign which is located and constructed to form an "A" shape, and can hinged or not hinged.			
<b>Wall Sign:</b> A sign attached to or integral with a structure facade or window surface. The signs typically run parallel or perpendicular to the surface upon which they are attached.			
<b>Directory / Wayfinding Sign:</b> Pedestrian scaled signs that assist in directing, educating, and guiding visitors and community members throughout Yorktown.			
<b>Window Sign:</b> A sign located in a window that allows for advertisement, general tenant information, or aesthetic enhancements.			
<b>Parking Sign:</b> Directional signs for parking garages or lots.			

Figure 5.2: Signage types and allowable sign placement designations.



Denotes permitted sign type in the Overlay District.

### 5.6.2 Projecting Signs

- A. Projecting signs are only allowable on structures that are two stories and higher.
- B. All petitioners wishing to have a projecting sign shall provide proper information verifying the structure façade can handle signage weight and wind loads.
- C. Projecting signs may be fully located within the right-of-way with approval from the Town Council and Redevelopment Commission.
- D. Changeable copy is not permitted on projecting signs.
- E. A maximum of two projecting signs per façade per street frontage is allowable.
- F. Maximum area allowable for a projecting sign shall be 50 square feet per side.
- G. Maximum height for projecting signs shall be 12 feet for two story structures and 15 feet for three story and taller structures. Maximum sign width shall be three feet.
- H. Projecting signs shall not protrude from building more than 24 inches.
- I. Illumination is not permitted.



Figure 5.3: Example of a projecting sign on a signature building corner.



Figure 5.4: Example of canopy / awning sign.

### 5.6.3 Canopy / Awning Signs

- A. Canopy and awning signage shall only be located at the leading edge of structure.
- B. Copy shall not exceed 12 inches in height and shall not occupy more than 60 percent of the canopy or awning's leading edge.
- C. Illumination is not permitted.

### 5.6.4 Ribbon Signs

- A. Ribbon signs shall be a single row of text.
- B. Copy shall not exceed 18 inches in height.
- C. External illumination is permitted.

### 5.6.5 Ground / Free-standing Signs

- A. Ground and free-standing signs shall only be permitted on lots in which the building has a minimum setback for eighteen feet from the right-of-way.
- B. Construction materials shall consist of masonry, metal, concrete or a combination of these materials.



Figure 5.5: Example of ribbon sign with external illumination.



- C. Landscaping or decorative pavement treatments shall be required at ground and free-standing sign foundations.
- D. Sign face shall not exceed 20 square feet per side. Signs shall be a minimum of 30 inches wide and a maximum of five feet in height.
- E. Ground shall not exceed five feet in height and shall not impede vehicular sight triangles.
- F. Ground and free-standing signs shall not be located in the right-of-way, except civic and monument signage.
- G. External and/or internal illumination is permitted.

#### 5.6.6 Pedestrian Blade Signs

- A. Each tenant shall be allowed one pedestrian blade sign maximum per street frontage.
- B. Pedestrian blade signs shall be a maximum of five square feet per side. Maximum sign height and width shall be 30 inches.
- C. Pedestrian blade signs shall not protrude from the building more than 18 inches.
- D. Signs may be fully located within the right-of-way with approval from the Town Council and Redevelopment Commission.
- E. Copy shall not be changeable.
- F. External illumination is permitted.

#### 5.6.7 Sandwich Board Signs

- A. Sandwich board signs shall not exceed 42 inches in height and 30 inches in width.
- B. These signs may only be used during business hours.
- C. Only tenants with entries from sidewalks shall be permitted to use sandwich board signs.
- D. Sandwich board signs shall be constructed of durable materials and be of Downtown aesthetic quality.
- E. Sandwich board signs shall be located on the curb side of the sidewalk, and shall be located to maintain clear pedestrian paths of travel.
- F. Illumination is not permitted.



Figure 5.6: Example of pedestrian blade signs.



Figure 5.7: Example of a durable, aesthetic sandwich board.



Figure 5.8: Example of a wall sign, combined with a pedestrian blade.

### 5.6.8 Wall Signs

- A. Wall signs shall be constructed of durable materials and match the aesthetic of the architecture to which the sign is affixed.
- B. Wall signs shall be a single row of text and shall be permitted at the top of a structure's façade (upper wall sign) and between the first and second floors (lower wall sign).
- C. Upper wall signs shall not exceed 36 inches in height. Such signs are only permitted on structures three or more stories in height. Maximum length for upper wall signs shall not exceed 18 feet.
- D. Lower wall signs shall not exceed 24 inches in height. Maximum length for lower wall signs shall not exceed 12 feet.
- E. Each tenant is permitted one lower wall sign per street frontage.
- F. Only one upper wall sign shall be permitted per street frontage.
- G. All upper and lower wall signs shall have text approximately the same height, within ten percent, as adjacent developments with similar sign types.
- H. Wall signs may be mounted directly to the structure or on a raceway. Raceways shall match the color of structure which it is affixed.
- I. Lower wall signage shall have a minimum separation of 20 feet on center.
- J. Using both upper and lower wall signs on the same façade to represent the same entity is prohibited.
- K. External illumination is permitted for lower wall signs only.

### 5.6.9 Directory / Wayfinding Signs

- A. Directory and wayfinding signs can be free-standing or affixed to a structure.
- B. Signs may be located in the right-of-way. Directory and wayfinding signs within the right-of-way shall not impede vehicular sight triangles and maintain six clear pedestrian paths of travel.
- C. Maximum sign panel height shall not exceed five feet for free-standing and four feet for affixed signage. Maximum sign panel width shall not exceed three feet. Maximum overall height shall not exceed seven feet, including sign base and any

architectural treatment to the sign top.

- D. Materials shall consist of masonry, metal, concrete, or a combination of the three.

- E. External and/or internal illumination is permitted.

### 5.6.10 Window Signs

- A. Window signs shall not occupy more than 60 percent of the glass upon which they are affixed.
- B. Window signs that are not affixed to glass they shall not cover more than 20 percent of the window area.



Figure 5.9: Example of a decal'd window sign.

- C. Window signs shall only be permitted on ground floor windows.
- D. Illumination is permitted. Window signs shall not flash. Window signs with illumination shall not exceed ten percent of the window area.

### 5.6.11 Parking Signs

- A. Parking signs shall consist only of directional signage.
- B. Parking signs shall not exceed four square feet per side.

**5.6.12** Petitioners and tenants are encouraged to incorporate a variety of sign types for each building use.





## SECTION 6:

# Streetscapes and Parking Guidelines

## 6.1 INTENT

The intent of these streetscape and parking standards is to ensure public rights-of-way are designed to be pedestrian-friendly and aesthetically pleasing and to assure that adequate parking spaces throughout the Downtown District, both public and private, have been accounted for. Wide sidewalks throughout the Downtown are encourage while private and large surfacing parking lots are discouraged. The use of on-street and shared parking is preferred.

## 6.2 STREETSCAPES

### 6.2.1 General Requirements

1. Sidewalks, crosswalks, intersections, and accessible parking stalls shall meet all ADA standards for slopes, cross slopes, curb ramps.
2. Sidewalks shall be a minimum width of six feet.
3. Streetscape materials and detailing shall be pedestrian scaled to promote the “main street” feel and character throughout the Downtown District.
4. Pedestrian and vehicular paver material shall be clay. Pavers shall be installed on bituminous setting bed.
5. Pavers shall be sourced from Pine Hall, Belden, Whitacre Greer, or approved equal.

### 6.2.2 Sidewalks

1. There shall be no elements (i.e., furnishings, lighting) within 30 inches from the back of any vehicular curb. Planters are exempt.
2. All sidewalks throughout the Downtown District shall maintain a six-foot-wide minimum pedestrian clear path of travel.
3. Sidewalk materials shall be concrete, pavers, or a combination of the two. Pavers are preferred.
4. Concrete jointing for sidewalks throughout the Downtown District shall be no greater than 3'-0" by 3'-0" and shall be sawcut or beveled tooled joints.
5. Specialty pavements, such as colored concrete, at major building entries are permitted and shall have an aesthetic relationship to the adjoining building.
6. Where sidewalk space allows, trees and planters may be incorporated.



Figure 6.1: Sidewalks shall have clear pedestrian routes of travel and no furnishings within 30 inches of back of curb.



Figure 6.2: Paver crosswalk with concrete band and asphalt road.



Figure 6.3: Crosswalk materials shall be pavers with concrete banding or concrete pavement on either side.



### 6.2.3 Crosswalks

1. Crosswalk materials shall be pavers with concrete banding or concrete pavement on either side.
2. Crosswalks crossing Smith Street shall be stamped concrete. Colored concrete is acceptable.
3. Crosswalks shall be eight feet wide, minimum.

### 6.2.4 Streets

1. Street materials shall be concrete, pavers, or asphalt. Pavers are preferred. Concrete is recommended as basis of design. Pavers are recommended in areas of high pedestrian traffic.
2. Canal Street shall be concrete, pavers, or a combination of both.
3. Where parallel or angled parking is designed and implemented along a Downtown District street a pedestrian bump out shall be utilized to minimize crossing distances, create additional amenity areas, and incorporate planting where possible.

### 6.2.5 Curbs

1. Curb material shall be concrete.

### 6.2.6 Alleys

1. Alley materials shall be concrete, pavers, or asphalt.
2. If alley is used predominantly for service, paving material shall be concrete or asphalt.

### 6.2.7 Intersections

1. Every intersection in the Downtown District shall have defined crosswalks to ensure pedestrian safety and vehicular awareness.

## 6.3 PARKING REGULATIONS

### 6.3.1 General Requirements

1. All permanent parking areas, public or private, shall be paved with concrete, pavers, asphalt, or combination of those materials.
2. Parking of any motorized vehicle is prohibited on lawns and planting areas.
3. Parking Space Dimensions:
  - a. Minimum Width, Perpendicular Stall: 9 feet



Figure 6.4: Example of concrete angled parking with large pedestrian areas at intersection.

- b. Minimum Length, Perpendicular Stall: 20 feet
  - c. Minimum Width, Parallel Stall: 8 feet
  - d. Minimum Length, Parallel Stall: 20 feet
  - e. Minimum Length, Angled Stall: 20 feet from nearest Face of Curb
4. On-street parking options shall include parallel or angled parking.
  5. Wheel stops are required for stalls facing sidewalks without curbs.
  6. Surface parking lots shall be located in the rear of a structure.
  7. Driving aisles and lanes shall be sized appropriately for vehicles to safely enter and leave stalls.
  8. Parking stalls and lots shall be clearly striped as to show each parking stall.
  9. Structures are encouraged to incorporate parking garages or enclosed parking areas.

### 6.3.2 Required Spaces

1. The number of required stalls shall be determined by Figure 6.5.
2. A parking and circulation plan shall be required for all proposed developments within the Downtown District.
3. The minimum or maximum number of required stalls may be adjusted by the Town of Yorktown, and all proposals shall be evaluated on a case by case basis.
4. Parking funded with municipal assistance shall be exempt from the maximum parking standards.

Parking Standards	DCR-OL Downtown Core	POK-OL Park Overlook	DND-OL Downtown Neighborhood
<b>Residential Parking Ratios</b>			
Minimum	0.5 / 1,000 SF	0.75 / 1,000 SF	1.0 / 1,000 SF
Maximum	1.0 / 1,000 SF	1.5 / 1,000 SF	2.0 / 1,000 SF
<b>Office Parking Ratios</b>			
Minimum:	2.0 / 1,000 SF	2.0 / 1,000 SF	3.0 / 1,000 SF
Maximum:	3.0 / 1,000 SF	3.0 / 1,000 SF	3.5 / 1,000 SF
<b>Retail / Service Parking Ratios</b>			
Minimum:	3.0 / 1,000 SF	3.0 / 1,000 SF	2.0 / 1,000 SF
Maximum:	5.0 / 1,000 SF	5.0 / 1,000 SF	4.0 / 1,000 SF
<b>Restaurant Parking Ratios</b>			
Minimum:	1 / 4 Seats	1 / 4 Seats	N/A
Maximum:	1 / 2 Seats	1 / 2 Seats	N/A
<b>Lodging Parking Ratios</b>			
Minimum:	0.5 / Room	1 / Room	N/A
Maximum:	1 / Room	1.25 / Room	N/A
<b>Light Industrial Parking Ratios</b>			
Minimum:	3.0 / 1,000 SF	N/A	N/A
Maximum:	5.0 / 1,000 SF	N/A	N/A
<b>Civic Parking Ratios:</b>	<i>To be determined by Town of Yorktown.</i>		
<b>Other:</b>	<i>To be determined by Town of Yorktown.</i>		

Figure 6.5: Matrix of required parking ratios per development type.

## Notes:

1. Variances and deviations may be granted for parking requirements as all proposed developments shall be evaluated on a case by case basis.

5. All parking is not required to be off-street parking. The use of shared and public parking is encouraged throughout the Downtown District.
6. Single and multi-family homes may count garage spaces as off-street parking spaces.

### 6.3.3 Public Parking

1. Public parking can be used to satisfy parking demands for a property if parking stalls are within 300 feet of the subject property.

### 6.3.4 Accessible Parking Spaces

1. Accessible parking requirements shall be established in accordance to the Americans with Disabilities Act guidelines.

### 6.3.5 Shared Parking

1. Two or more adjacent properties may establish shared parking areas with approval from the Town of Yorktown.
2. Shared parking shall count towards the total number of required parking for each proposed development.

### 6.3.6 Surface Parking

1. Surface parking shall be buffered in accordance to Section 04.

### 6.3.7 Loading Areas

1. Where feasible, loading areas shall be incorporated within parking areas adjacent to the structure.
2. When not possible for loading areas to be located within parking areas, loading shall occur within alleyways.
3. On-street loading spaces are discouraged. Loading may take place within on-street parking stalls with Town of Yorktown approval.

### 6.3.8 Driveways

1. Driveways shall be no wider than 30 feet. 24 feet maximum width is recommended, but drive width shall be determined by vehicle turning movements.



Figure 6.6: Buffered surface parking lot with mounded planting areas for additional headlight buffering.



## **SECTION 07:**

# **Infrastructure Guidelines**

## 7.1 INTENT

The intent of these infrastructure standards is to ensure that all public utilities and services are sized appropriately and are functional for new developments, public and private, within the Downtown District.

## 7.2 ADEQUATE INFRASTRUCTURE STANDARDS

Baseline infrastructure standards shall set forth by the Town of Yorktown, but at a minimum shall adhere to the following:

**7.2.1** Developments are permitted only if the public streets, drainage facilities, and utilities are adequate to serve the proposed project.

**7.2.2** If a public street, drainage facility, or public utility is deemed inadequate to handle the anticipated impact of the development, the development project shall not be permitted.

**7.2.3** The petitioner may volunteer to overcome the inadequate public street, drainage facility, or public utilities by negotiating or coordinating a remedy with the Town Engineer, Board of Public Works, and/or Yorktown Town Council. Upon execution of a written contract, the adequate public facility standard shall be deemed met.

**7.2.4** When public improvements are being completed by the petitioner, performance and maintenance guarantees for such improvements shall be determined.