



NORTH SCOTT CORRIDOR OVERLAY DISTRICT + GUIDELINES

CITY OF BELTON, MISSOURI

CONFLUENCE
NOVEMBER 7, 2017

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ACKNOWLEDGEMENTS

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FOREWORD

Strategically located along Interstate 49/Highway 71, the North Scott Corridor is an important growth corridor for Belton providing an opportunity for the development of a wide mix of quality uses to the benefit of the entire community. The following report defines a new overlay district for the properties within the previously defined North Scott Corridor within the City of Belton. This overlay district and guidelines shall be adopted as part of the City's Unified Development Code by reference.

Overlay Description: The North Scott Corridor Overlay District is designated as an area to accommodate a wide mix of quality multi-family residential, commercial business, and light industrial uses that are compatible in a highly visible, urban setting. Allowable uses include multi-family residential, retail, research and development parks, light manufacturing, shipping and distribution, corporate campuses, professional offices, general retail, restaurants, and hotels. New heavy manufacturing, heavy equipment repair, sales lots, contractor yards, outdoor storage, and uses that produce noxious smells, fumes, dust, or substantial noise are discouraged within this overlay district.

Sites shall be well landscaped and employ storm water management techniques that address storm water quality and create storm water facilities that are site amenities through the use of rain gardens, bio-swales and water retention ponds. Building architecture shall include a wide variety of styles and convey value and permanence through good building design and the use of durable, low-maintenance exterior building materials. Exterior lighting and signage shall be uniform and of a high quality. In addition to accommodating vehicle and truck traffic, sites shall be designed for pedestrian circulation.

Overlay Intent and Application: The intent of this new overlay district is to provide a uniform and enhanced set of design standards that are above and beyond the base standards found within the City's current zoning districts. The requirements and guidelines contained herein this overlay shall apply to all property located within the overlay boundaries. When a standard or code requirement is not covered by this overlay, the regulations contained elsewhere within City Code and within the regulations for the underlying zoning district for which the property is zoned shall apply. The underlying regulations for the North Scott (NS) suffixed versions of the PO, C-1, C-2, and C-3 zoning districts (PO-NS, C-1-NS, C-2-NS, and C-3-NS) shall refer back to the corresponding non-suffixed versions when necessary. The underlying regulations for the FCI Flex Commercial / Industrial District shall refer to the BP-R Business Park Restricted District when necessary.

Prior to the development or redevelopment of any site within the overlay district, the property shall be zoned consistent with the land use designation identified in the North Scott Corridor Plan (see Figure 0.01 on page 5).

The appropriate zoning districts for properties within this overlay include:

- R-2 Single and Two-Family Residential District
- R-3 Multiple-Family Residential District
- R-3A Apartment Community Residential District
- NEW: PO-NS Professional Office District - North Scott
- NEW: C-1-NS Neighborhood Commercial District - North Scott
- NEW: C-2-NS General Commercial District - North Scott
- NEW: C-3-NS Regional Commercial District - North Scott
- New: FCI Flex Commercial / Industrial District

The following table lists the zoning district or districts appropriate for each identified land use category.

ZONING / LAND USE COMPATIBILITY TABLE						
NORTH SCOTT CORRIDOR ZONING / LAND USE COMPATIBILITY MATRIX		LAND USE CATEGORIES				
		LOW DENSITY RESIDENTIAL	MEDIUM-HIGH DENSITY RESIDENTIAL	OFFICE	RETAIL	FLEX / INDUSTRIAL
ZONING DISTRICTS	R-2 Single and Two-Family Residential District	C				
	R-3 Multiple-Family Residential District		C			
	R-3A Apartment Community Residential District		C			
	PO NEW: Professional Office District - NS			C	C	C
	C-1 NEW: Neighborhood Commercial District - NS				C	
	C-2 NEW: General Commercial District - NS				C	
	C-3 NEW: Regional Commercial District - NS				C	C
	NEW: FCI Flex Commercial / Industrial District					C

C = Compatible Zoning District Per Land Use Category

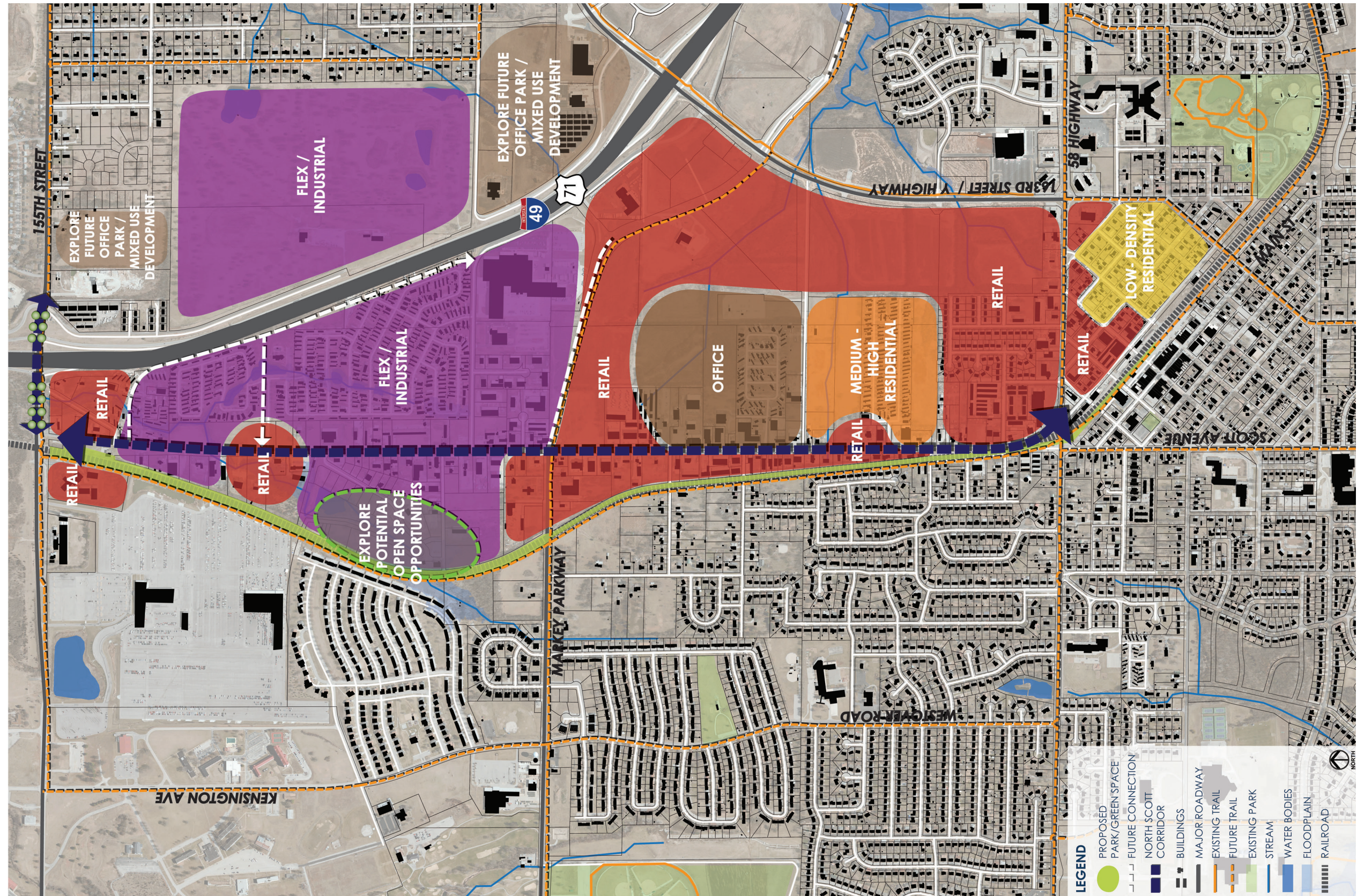


FIGURE 0.01 NORTH SCOTT CORRIDOR FUTURE LAND USE MAP

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1 SITE DESIGN STANDARDS

The following chapter provides guidance for the general layout and design of sites within the overlay district. Details not covered or contained within this chapter shall revert to current city regulations for the relevant underlying zoning district.

BULK REGULATIONS

- Min Lot Size: none
- Min Open Space: 20% (open space is defined as any area not covered by a building, structure, parking lot, loading dock or driveway.)

BUILDING SETBACKS

- 20 ft Front
- 10 ft Side/Rear, if adjoining a similar zoning district
- 30 ft Side/Rear from existing residential zoning or use
- Max Building Height: Per underlying zoning district.

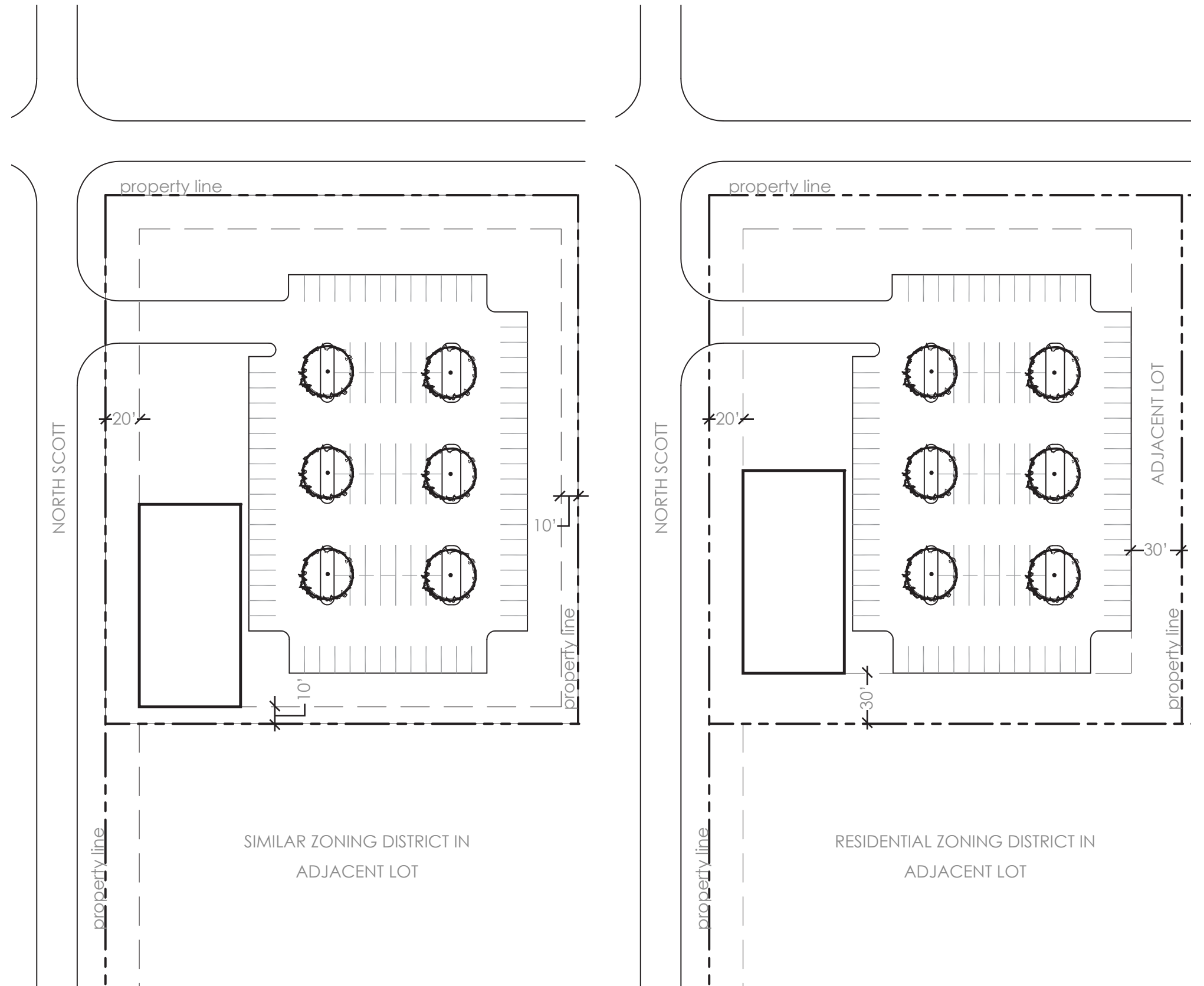


FIGURE 1.01 BUILDING SETBACK DIAGRAM

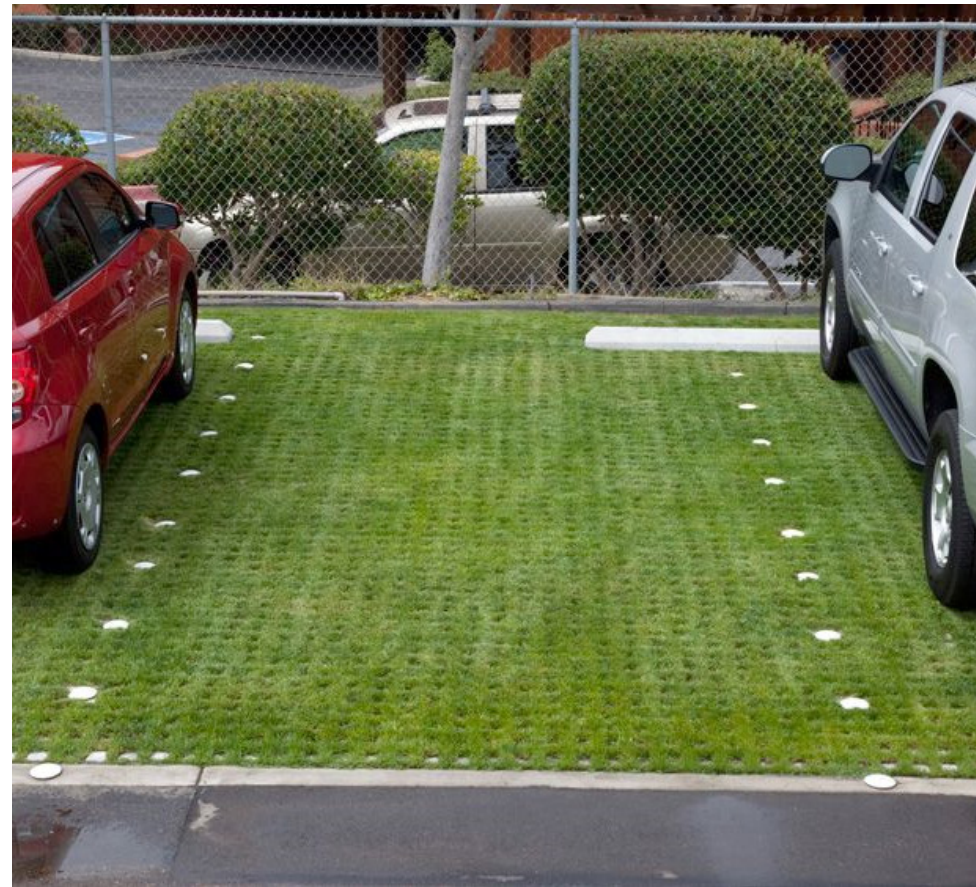


FIGURE 1.02 PERMITTED PARKING AND CIRCULATION SURFACE EXAMPLES

PARKING AND CIRCULATION

All parking lots, driveways, and outdoor storage areas shall be hard surfaced with a permanent material such as asphalt, concrete, paving blocks, or other approved material meeting the standards of the City. Gravel surfacing shall not be permitted. The use of permeable paving is encouraged.

All uses shall follow the off-street parking standards per City Code.

Credit for shared parking between uses that are off-peak from each other may be allowed at the discretion of the City. The construction of required parking may be deferred at the discretion of the City, provided the deferred parking spaces are detailed and shown on an approved site plan and the area reserved for future installation. Installation of deferred parking may be required at any time the City deems warranted.

Parking lots for adjoining retail and/or office uses shall be interconnected and driveways on North Scott Avenue should be shared when possible to limit the number of access points along the corridor.

Parking lots and driveways shall otherwise conform to the designed standards contained within City Code.



FIGURE 1.03 NON-PERMITTED PARKING AND CIRCULATION SURFACE EXAMPLE

LANDSCAPING AND BUFFERING

All new structures, buildings and parking lots and all building additions and parking lot and paving expansions shall comply with the City's Landscaping and Screening requirements contained within the City's Unified Development Code, except as modified herein below.

- The minimum landscaped area for all properties is 20% of the total lot area, not including public street rights-of-way.
- All areas not paved or covered by structures shall be landscaped with a combination of turf grass, prairie grass, plant beds, shrubs and trees. Wood mulch shall be used around all plantings and in all plant beds. Large areas of wood mulch that does not contain plantings is not permitted, except when used around play structures. Rock and chip brick are not allowable ground covers except in limited applications.

LARGE SITE LANDSCAPING REQUIREMENTS

New development within this overlay district on lots 10 acres or greater in size shall comply with the landscape standards as provided for in appendix "A". This large site standard allows for greater creativity and design flexibility in developing a site landscape plan.

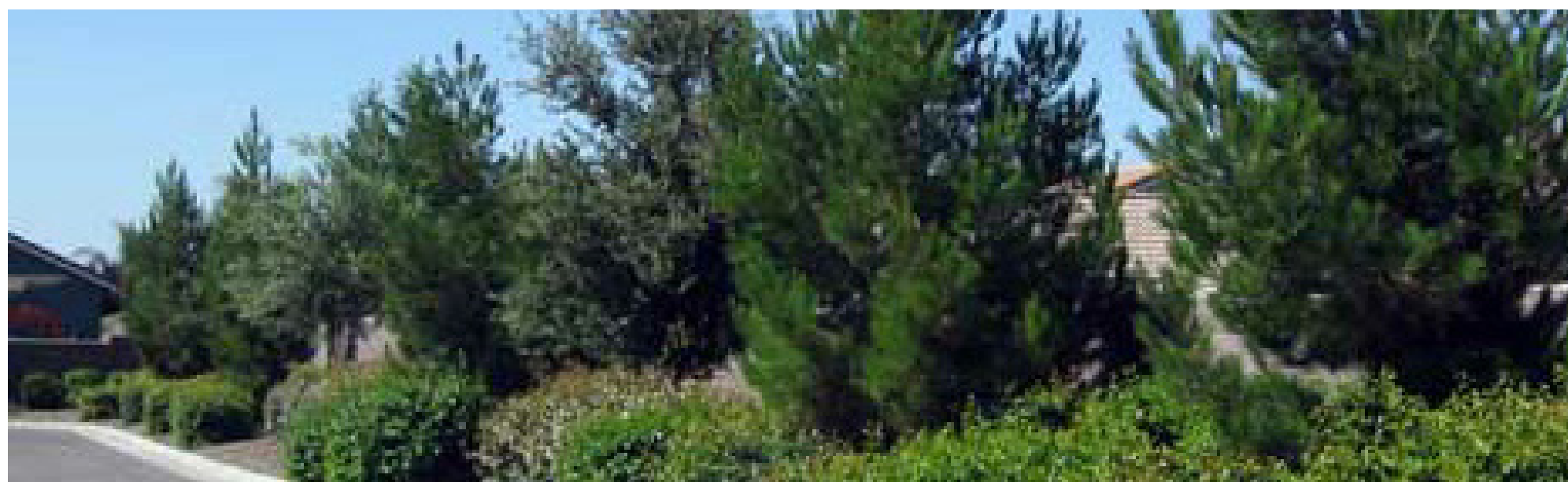
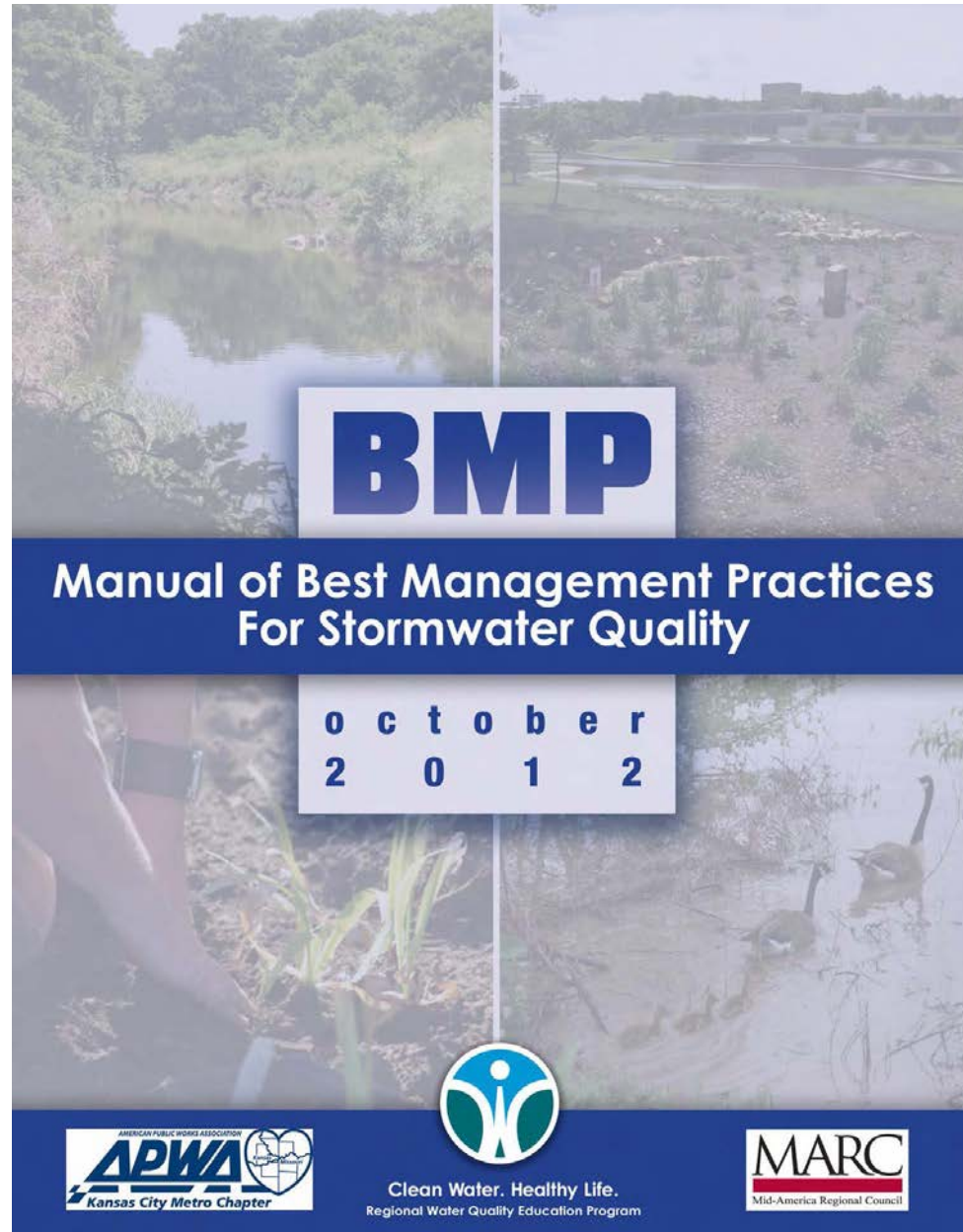


FIGURE 1.04 PLANTING MATERIAL EXAMPLES



FIGURE 1.05 STORM WATER MANAGEMENT EXAMPLES



STORM WATER MANAGEMENT

All sites shall provide storm water management and detention facilities as necessary and required by City Code, following the storm water and flood protection regulations contained in the City's Unified Development Code, the City's design criteria for storm drainage systems and facilities, and the adopted "Manual of Best Management Practices for Stormwater Quality."

When possible, storm water detention ponds should be designed as a water feature and as a site amenity with appropriate landscaping, walking trails, and site furniture.

Sites that participate in a regional detention facility may receive an open space credit based upon the size of their share of the facility.



EXTERIOR LIGHTING

All site and building lighting shall be LED of a soft-white or bright-white quality.

All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Wall-pack type light fixtures are prohibited.

Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.

A photometric plan and cut-sheets of all light fixtures shall be provided to the City during the site plan and/or building permit review process.

All exterior lighting shall comply with the requirements for outdoor lighting contained within the City's Unified Development Code.

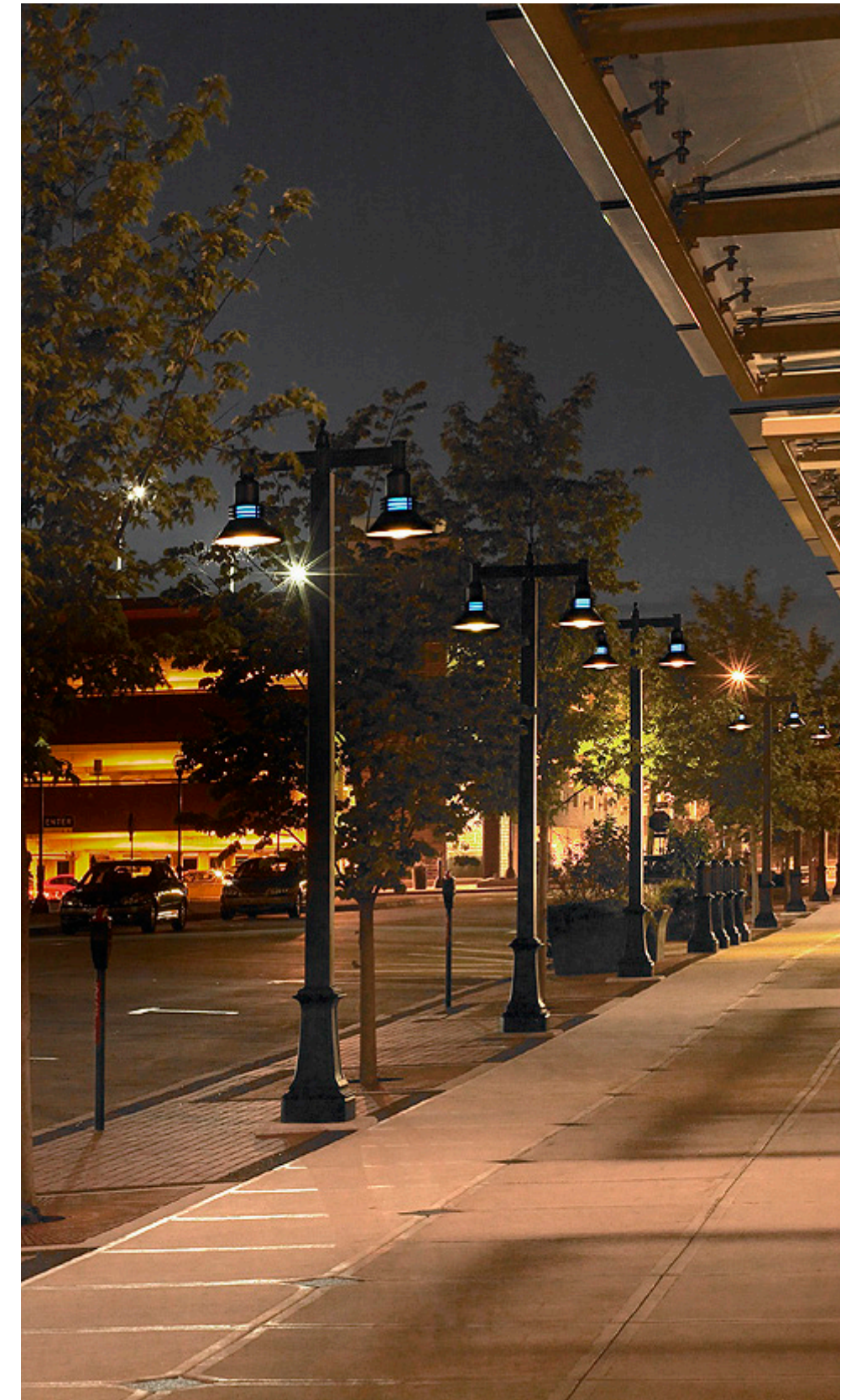


FIGURE 1.06 EXTERIOR LIGHTING EXAMPLES



FIGURE 1.07 QUIK TRIP DISTRIBUTION CENTER, BELTON, MISSOURI

OUTDOOR STORAGE

Outdoor storage shall be prohibited; however, storage of operable and licensed cars, buses, trucks, trailers and construction equipment shall be permitted within areas zoned as Flex Commercial / Industrial. All construction equipment, trailers, and buses and all trucks over 24 feet in length shall be stored in the rear of the property or behind the principal building and screened from view of all public streets with a combination of landscaping, earth berming, masonry walls, and solid fencing. No goods, materials, shipping containers, debris, refuse or salvage items may be stored outside of a fully enclosed building.

The outdoor display of retail goods for sale may be permitted within any Commercial or Flex Commercial / Industrial Zoning District subject to site plan review and approval.

WALLS AND FENCES

All walls and fencing shall comply with the City's fence regulations and the following design standards:

Allowed Materials:

Fences are to be constructed of customarily used materials such as chain-link, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire and other similar materials, unless specified otherwise herein. Any fence, as determined by the City, not be a standard or customarily styled or constructed fence is prohibited.

The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing.

Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.

Chain-link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; or plywood sheeting. An exception may be approved by the City for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts.

Walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc.

All walls and fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

Minimum Design Standards:

No chain-link, woven wire, or similar type fence or barbed wire shall be permitted where visible from a public street. Any fence over four (4) feet tall and located in any yard adjacent to a public street or located closer a public street than the closest corner of any structure shall meet one of the following conditions:

- **Columned:** Masonry columns with a minimum cross section of 16 inches by 16 inches placed at a maximum interval of 24 feet on-center along the length of the fence. Additional columns shall also be required at all fence corners and turning points and at all fence termination points.
- **Capped and Trimmed:** Upgraded wood fences, including exposed wood posts, top caps, and trim boards.
- **Decorative Metal:** Wrought iron and decorative metal style fencing.



FIGURE 1.08 DECORATIVE METAL FENCES



FIGURE 1.09 COLUMNED FENCES

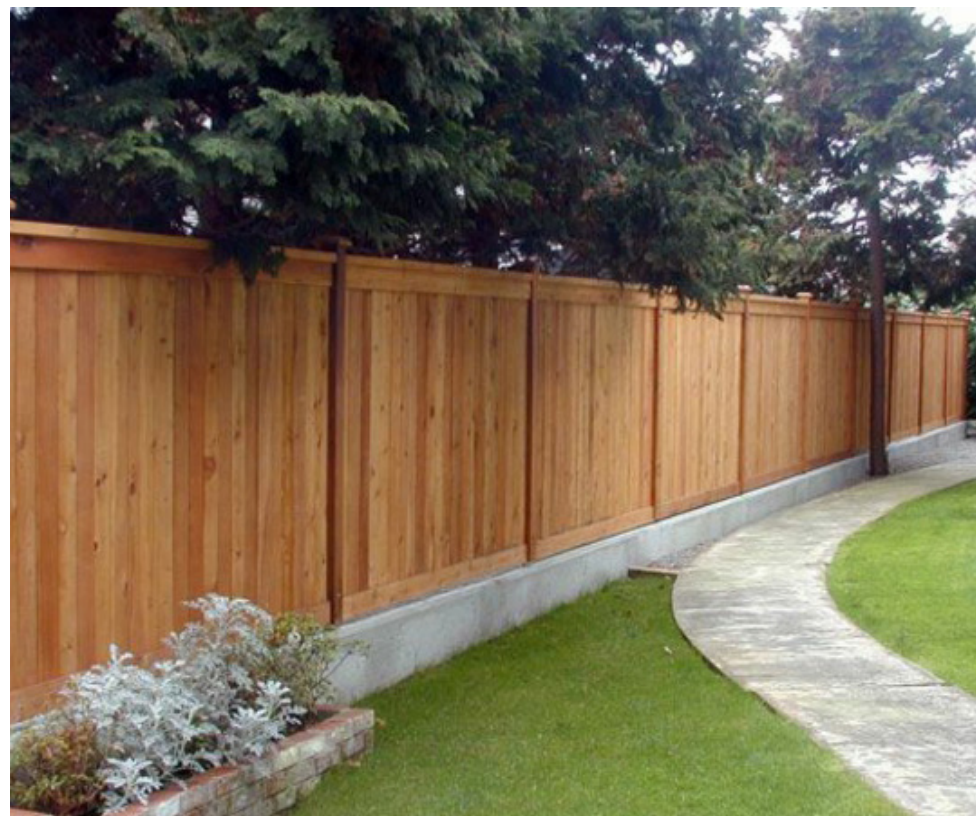


FIGURE 1.10 CAPPED AND TRIMMED WOOD FENCE



FIGURE 1.11 RETAINING WALLS

Retaining Walls:

Retaining walls shall be set back from the property line one foot (1') for every one-foot (1') of height, unless a mutual written agreement on the height and location of the retaining wall has been made with the adjoining property owner.

Retaining walls which are more than four feet (4') in height shall be structurally engineered. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required permit.

No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.

EQUIPMENT AND TRASH SCREENING

All ground mounted and all roof-top building HVAC and mechanical equipment, vents, piping and utility meters shall be screened from view from adjacent public street and residential property. Screening shall be accomplished via a combination of landscaping, walls, and building structure.

All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick or stone. Colors shall be compatible with the dominant architectural materials of buildings on site and shall be integral to a building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.



FIGURE 1.12 EQUIPMENT AND TRASH SCREENING EXAMPLES

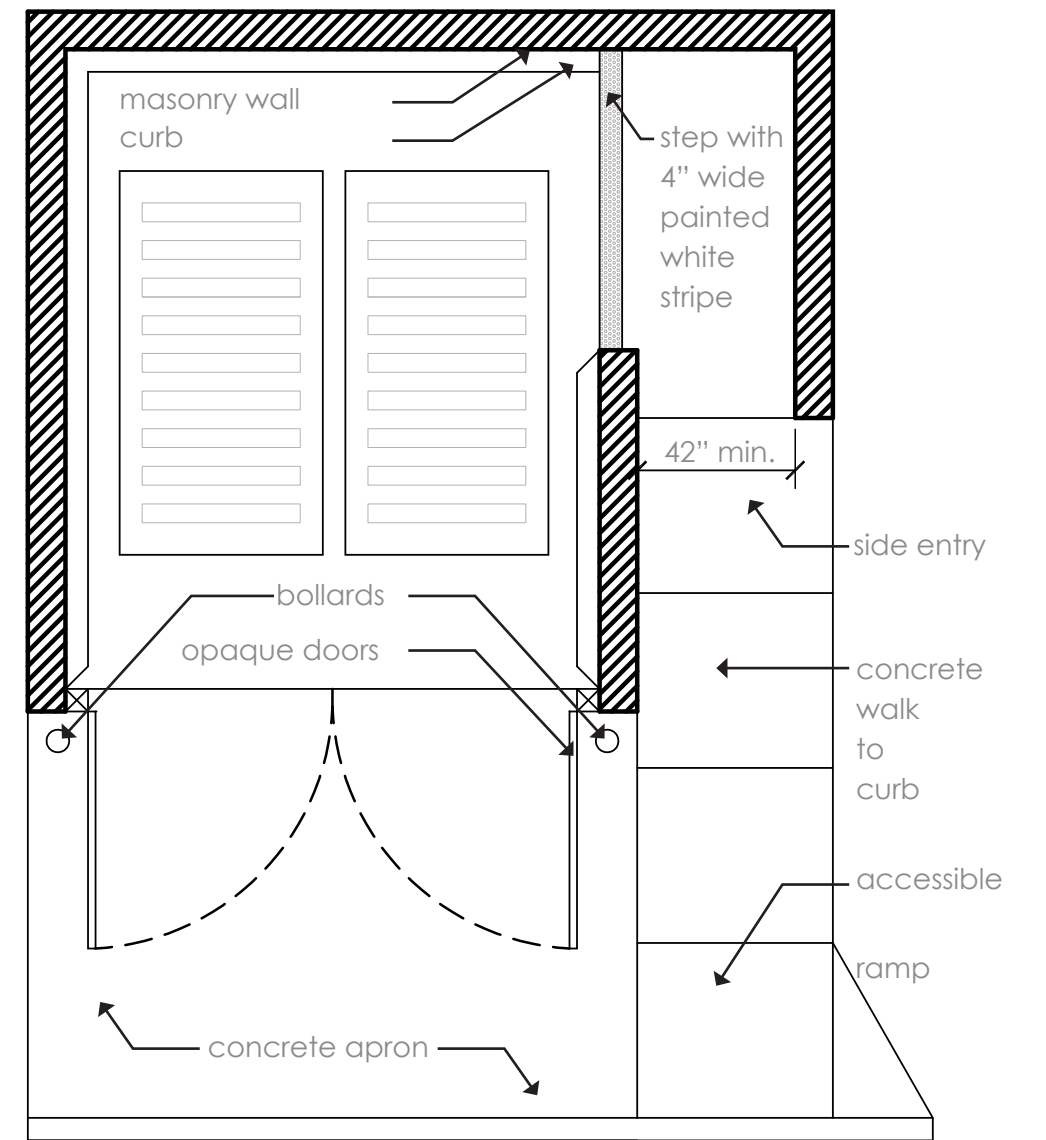


FIGURE 1.13 TRASH ENCLOSURE EXAMPLE PLAN

SIGNAGE

Permanent signage for all non-residential properties within this overlay district shall be restricted to the following sign types and sign design regulations. Sign size, setback, location, and placement standards shall meet the requirements contained in the City's sign regulations. Temporary and non-commercial signage and signage for residential properties shall revert to current city code.



FIGURE 1.14 SMALL LOGO PANEL SIGN

BUILDING SIGNS

Building signs are defined as any sign which is in any way attached to a building or an appurtenance of a building and includes awning signs, canopy signs, fascia signs, parapet signs, painted signs and window signs. Internally illuminated color panels, strips, or bands and neon lighting shall be considered building signs.

Building signs shall not be attached to a roof or roof element of any structure or building.

All building signs, with the exception of awning and window signs, shall consist of solid individual letters and symbols made of anodized aluminum or similar materials or shall consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces. Signs with exposed neon or expose florescent tubes or light bulbs are prohibited. Painted signs, including any lettering, graphics, images, and logos, are prohibited except as may be permitted on awnings and windows.



FIGURE 1.15 PAN STYLE RACEWAY SIGN MOUNTING

All letters and symbols shall be individually attached to the building wall. Raceways are prohibited. In any situation where it is not physically practical to mount a wall sign without a raceway, a pan style raceway may be utilized, subject to the submittal of documentation of such physical impracticality to the Zoning Administrator. No individual letter or symbol shall exceed six (6) feet in height and six (6) feet in width.

Panel signs are prohibited; however, a panel type sign with an individual logo or graphic may be permitted as part of a building sign provided the panel area does not exceed six (6) feet in height and six (6) feet in width and is designed as if it were an individual illuminated self-contained letter or symbol.

The size, location, and number of building signs permitted shall comply with the City's sign regulations.

Prior to installation of any signage on a multi-tenant building, the building owner shall provide a signage plan detailing the general design and location of all signage and how and where signage will be allocated to each individual tenant space. This plan shall be adhered to unless an alternate plan is provided to the City by the building owner.

Window signs are defined as a building sign or other sign, picture, graphic, or color band affixed to the interior of a window, embedded in a window, painted on the interior of a window or hanging adjacent to a window or close to a window and obviously intended to be viewed in part or totally through the window by the public. Window signs shall cover no more than 20% of the surface area of any individual window unit and shall not be internally or directly illuminated. Window signs shall be counted against the total allowable building signage.

MONUMENT SIGNS

Monument signs are defined as a freestanding sign monument which is anchored to the ground and has a monolithic or columnar line and which maintains essentially the same contour from grade to top with the base of the sign. Signage is affixed to the monument face and said sign monument may be doubled sided with two (2) sign faces, perpendicular or parallel to the adjoining roadway, but in no case shall consist of more than two (2) sign faces. Pole signs are prohibited.

Monument signs shall be considered permanent signs for the purpose of these regulations and only on-premise monument signs shall be permitted. On-premise signs are defined as sign which has the primary purpose of identifying or directing attention to commercial activity on the lot on which the sign is located. Off-premise signs, signs which directs attention to a commercial use conducted off the lot on which the sign is located, shall be prohibited.

Monument size, height, setback and number of monument signs permitted shall comply with the City's sign regulations. In no case shall a monument be installed within a street or driveway intersection sight triangle as defined by City code.

All signage affixed to sign monuments (monument signs) shall consist of solid individual letters and symbols made of anodized aluminum or similar materials or shall consist of individual illuminated self-contained letters and symbols made of anodized aluminum or similar materials with translucent plastic faces. Signs may also consist of routed face signs. Painted signs are prohibited. Signs with exposed neon or exposed florescent tubes or light bulbs are prohibited.

No individual letter or symbol shall exceed four (4) feet in height and four (4) feet in width. All letters and symbols shall be individually attached to the sign monument surface. Raceways are prohibited.

Panel signs are prohibited; however, a panel sign with an individual logo or graphic may be permitted as part of a monument sign provided the panel area does not exceed four (4) feet in height and four (4) feet in width and is designed as if it were an individual illuminated self-contained letter or symbol.



FIGURE 1.16 EXAMPLES OF TYPICAL DESIGN ASTHETICS FOR MONUMENT SIGNS



BUILDING DESIGN STANDARDS

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It is the intent of these standards to establish basic parameters for building design that have the effect of producing structures that preserve and enhance building and property values, are long-lasting, resistant to deterioration, and maintain their visual appeal over time. It is further the intent of these standards to establish and promote a community image of permanence, quality, authenticity, and consistency through building design. It is not the intent of these standards to unduly restrict design freedom or apply a particular architectural style to all structures.

Buildings constructed within this overlay district shall be subject to the following requirements for the application of exterior finish materials and other design elements.

BUILDING PLACEMENT AND SITE DESIGN STANDARDS

PEDESTRIAN ACCESS

All site developments and new buildings shall be oriented and placed to prioritize pedestrian movements over those of the automobile. All buildings and sites shall be designed to be pedestrian friendly by way of connecting walkways. Pedestrian connections shall be made, when feasible, between adjacent and connecting developments and to all adjacent public streets.

ARCHITECTURAL SCREENING

Screening shall be required to obscure the view of all appurtenances of buildings, listed below, from any adjoining residential property and all public streets:

- Rooftop equipment;
- Roof access ladders and walkways;
- Ground-mounted HVAC equipment;
- Utility meters;
- Major utility conduits, pipes, and cables;
- Outdoor storage areas;
- Loading areas, berths or docks;
- Areas and equipment for the storage, collection and compaction of refuse and recyclables.

Screening shall be consistent with the overall design of the building utilizing the same materials and detailing wherever practical.





FUEL PUMP ISLAND CANOPIES

All fuel pump islands shall be provided with a canopy regardless of the quantity of pumps.

The minimum height of any fuel pump canopy shall be fourteen feet (14') clear measured from the lowest point of the canopy to a point on the pavement directly below. The maximum canopy height shall not exceed twenty feet (20').

Canopies attached to the principal structure shall meet the setback requirements for said structure. Detached canopies shall have a minimum front yard setback of fifteen feet (15') and a minimum side yard setback of ten feet (10').

All structural and supporting columns shall be wrapped in a material consistent with or complementary to the primary building material of the principal structure. Exposed steel structural columns shall not be permitted. Canopies clad in any architectural metal panel shall be of one color.

DELIVERY, SERVICE AND LOADING DOCKS

Buildings designed with loading docks and overhead doors shall be oriented to screen their view from any adjoining residential property and public streets.

NATIONAL TENANT AND FRANCHISE ARCHITECTURE

Franchise architecture is defined as any architectural design which is prototypical or identifiable with a national or regional chain or corporation and includes specific iconographic and architectural elements that are repeated in each franchise location. Franchise architecture is discouraged and shall not be permitted unless it complies with all the requirements and standards set forth in this overlay district.

VEHICLE DRIVE-THRU FACILITIES

No drive-thru facility for a restaurant, coffee shop, bank, drug store, or similar use shall be approved unless determined by the City that the drive-thru facility will not interfere with pedestrian and vehicle circulation or otherwise negatively impact the overall development of the North Scott Corridor Overlay District.

The following standards shall apply to all drive-thru facilities:

- Drive-thru structures and components shall be incorporated into the overall design of the building.
- Stand-alone drive-thrus and drive-thru canopies shall be prohibited.
- Window service and menu boards cannot face a public street and shall be screened from view of all public streets.
- Raised islands, decorative paving treatments, and soft landscaping or other forms of barriers to separate stacking lanes from main parking areas and driveways are required where possible.
- Only single-lane drive-thrus shall be permitted. Double drive-thru lanes (side-by-side) are prohibited.
- Drive-thru staking and queuing lanes shall not wrap around the building on more than two (2) sides.
- All food and beverage service drive-thrus shall provide no less than twelve (12) vehicle queuing spaces within the drive-thru lane, six (6) of which shall be located before the ordering/pay station if separate from the pick-up window. All other drive-thru facilities shall have no less than five (5) vehicle queuing spaces. Queuing spaces shall be no less than twelve feet (12') in width and twenty feet (20') in depth.
- Queuing spaces shall not be located in a manner that will block any designated parking space.



BUILDING ARCHITECTURAL DESIGN STANDARDS

MASSING AND PROPORTION

The ground level of any multi-story building shall be designed in such a way as to be pedestrian friendly while promoting and enhancing activity along the street. The ground level shall be visually differentiated from any upper story through the use of architectural features including intermediate cornice lines, sign bands (friezes), awnings, porticos, and/or changes in building materials and/or changes in window shape and size.

All buildings shall be designed so as to have a visually distinct top, middle, and bottom.

PRIMARY FAÇADES AND ENTRY

Every building shall be designed with a primary façade as designated by its relationship to the public street and the location of the main point of entry into the structure. The main front (primary) entry of any building shall face the nearest public street. Primary entryways may be elevated from the street elevation provided all state or federally mandated access requirements (ADA) are met for the building type and use.

All entryway access components including stairs, ramps, landings, and such shall be constructed of durable materials complementary to and consistent with the materials used on the principal structure. Acceptable materials include poured-in-place concrete, precast concrete, brick and stone. Wood shall not be deemed an acceptable material.

ARTICULATION OF FAÇADES

No building façade shall exceed forty (40) feet in length without interruption by one or more of the following architectural features:

- Projection or recess in the wall plane of at least two feet (2') in depth;
- Change in material, texture, or pattern;
- Columns, piers, pilasters or other equivalent structural and/or decorative elements;
- Changes in fenestration pattern.

WINDOWS AND DOORS

Windows shall be provided in each façade of any new building unless deemed technically or programmatically infeasible. Windows shall be appropriately sized to the scale of the building.

In commercial, office and retail buildings, all glass shall be clear with a minimum light transmittance of 65%.



BUILDING EXTERIOR FINISH MATERIALS

All new buildings shall employ a 360-degree approach to building architectural design and shall be constructed using quality building material on all sides. All building material shall be appropriately applied to create aesthetically pleasing, long-lasting structures that contribute to the overall character of the area in which they are built.

All new buildings and additions to existing buildings shall be subject to the standards of this section. However, expansions of less than twenty percent (20%) of the floor area of the existing building may use the same or superior materials as the existing structure.

Acceptable, quality building materials shall generally be categorized as high-quality and standard-quality. Materials shall be divided into four (4) classes where Class A and Class B shall be considered high-quality and Class C and Class D shall be considered standard quality. Materials are described as follows:

CLASS 1 MATERIALS (VERY HIGH-QUALITY)

- Fired clay brick, full-veneer masonry wall system
- Natural stone, full-veneer masonry wall system
- Glass, curtain wall and/or glass cladding system
- Other comparable or superior materials

CLASS 2 MATERIALS (HIGH-QUALITY)

- Thin veneer brick (adhered)
- Manufactured or cast stone (adhered)
- Textured architectural concrete panels
- Masonry stucco, traditionally applied
- Other comparable or superior materials





CLASS 3 MATERIALS (STANDARD QUALITY)

- Integrally-colored, specialty concrete block such as textured, burnished block or split-face block, or concrete brick
- Fiber-cement board or panels, irrespective of form
- Decorative opaque panels designed as exterior building finish
- Metal wall panel systems, insulated or rain screen assemblies (this definition does not include metal siding and corrugated or ribbed metal sheets of any type)
- Other comparable or superior materials

CLASS 4 MATERIALS (LOWER-COST, STANDARD QUALITY)

- Vinyl siding or panels, irrespective of form or thickness
- Water-managed Exterior Insulation and Finish System (EIFS)
- Smooth or scored concrete block
- Smooth concrete tilt-up panel systems
- Translucent wall panel systems (Kalwall)
- Ceramic
- Glass block
- Wood
- Other comparable or superior materials

BUILDING DESIGN STANDARDS

BUILDING EXTERIORS

Buildings shall incorporate classes 1, 2, 3, and 4 exterior finish materials in the following manner for the purposes of this section. **Primary Materials** is defined as those materials covering at least 5% of a buildings facade area. A material that covers less than 5% of a building facade cannot be counted as a primary material.

Single-Family Detached and Two-Family (Duplex) Dwellings

All Single-family and two-family dwellings and accessory structures including detached garages and sheds, shall be residential in character and must incorporate class 1, class 2, class 3, or class 4 materials on 100% of their facade area.

Multi-Family and Single-Family Attached Residential Buildings

The street-facing façade(s) of any residential building constructed in this overlay district must use at least two (2) class 1 or class 2 materials as primary materials together composing at least 50% of the street-facing façade area. Class 3 materials shall not exceed 50% of the street-facing façade area, and class 4 materials shall not exceed 10% of the street-facing façade area.



Commercial and Mixed-Use Buildings

All non-industrial retail, office, mixed-use, and other commercial buildings constructed in this overlay district must use at least three (3) class 1 or class 2 materials as primary materials together composing at least 75% of all façade areas. Class 3 materials shall not exceed 25% of the façade area, and class 4 materials shall not exceed 10% of the façade area. At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 30% glass windows and full glass doors on the first level.



NORTH SCOTT CORRIDOR OVERLAY DISTRICT + GUIDELINES

Industrial Buildings

The street-facing façade(s) of any industrial building constructed in this district must use at least two (2) class 1 or class 2 materials as primary materials together composing at least 50% of the street-facing façade area. Class 3 materials shall not exceed 50% of the street-facing façade area, and class 4 materials shall not exceed 10% of the street-facing façade area.



GENERAL REGULATIONS

Façade area shall be the total exterior wall area of all vertical or near-vertical faces of a building four (4) feet in width or greater when viewed in elevation. Façade area shall be calculated to exclude the wall area resulting from minor projections and recessions from the predominant wall plane less than four (4) feet in depth. Façade area shall be calculated to include the area of parapets, cornices, and similar wall extensions and trim.

A distinctly different color of fired clay brick may be considered as an additional class I material. However, minor blended color variations shall not be considered as a separate material.

Except where architecturally unsuitable, appropriately-scaled trim of at least three (3) inches in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions.

Brick and stone exterior finishes shall not be painted.

No EIFS or translucent wall panel shall be permitted on the facade of the first floor or lower level of any building.

Roofing Materials

When appropriate for the building design, the use of standing seam metal roofing, architectural grade metal roofing shingles, and other architectural metal roofing panel systems are encouraged. Asphalt shingles, if used, must be laminate style. Corrugated or ribbed metal sheets and similar lower quality roofing materials are not permitted.

3 PERMITTED USES

The Table of Uses contained herein identifies those uses, for each of the underlying zoning districts, that are compatible with the goals and intent of the North Scott Corridor Plan. These uses are encouraged and permitted within this overlay. Uses not listed as permitted, subject to conditions, or subject to a special use permit shall be prohibited.

This table is intended to match and be identical to the Table of Uses contained in Chapter 40 of the City's Unified Development Code (UDC) except that not all zoning districts are identified. Should a conflict arise between these tables, the table contained in Chapter 40 of the UDC shall prevail.

Uses identified with a "P" are permitted by right within the designated zoning district. Uses identified with a "C" are permitted by right subject to compliance with all relevant conditions contained within the City's Unified Development Code. Uses identified with an "S" may be allowed within the designated zoning district upon approval of a special use permit as defined in the City's Unified Development Code. Uses not identified with a "P", "C", or an "S" are not permitted.



NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES							
USES	ZONING DISTRICTS						
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
RESIDENTIAL USES							
Household living							
• Single-family dwelling, detached (conventional)	P	P	-	-	-	-	-
• Manufactured home residential design	C	C	-	-	-	-	-
• Single-family dwelling, attached	P	P	-	-	-	-	-
• Two-family dwelling (duplex)	P	P	-	-	-	-	-
• Multifamily dwelling (3+ units)	P	P	-	-	-	-	-
• Apartment community	P	P	-	-	-	-	-
• Cluster residential development	P	P	-	-	-	-	-
• Manufactured home park	C	-	-	-	-	-	-
• Employee living quarters	-	-	-	-	-	-	-
• Dwelling units located above the ground floor	-	-	-	P	P	P	-
Group living							
• Assisted living	C	C	-	-	-	-	-
• Halfway house	S	S	-	-	-	-	-
• Nursing care facility	C	C	-	-	-	-	-
• Residential care facility	C	C	-	-	-	-	-
• Group living not otherwise classified	C	C	-	-	-	-	-
• Foster home	P	P	-	-	-	-	-
PUBLIC AND CIVIC USES							
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
College or university	-	-	S	-	S	S	-
Cultural exhibit or library	C	C	S	-	-	-	-
Government buildings and properties	C	C	S	-	-	-	-
Hospital	-	-	P	S	P	P	-
Place of public assembly	C	C	P	-	-	-	-
Public safety services	C	C	P	-	-	-	-
Religious assembly	P	P	P	-	-	-	-
School	P	P	P	-	-	-	-
Social club or lodge	-	-	P	P	P	P	P
Utilities							
• Major	S	S	S	-	-	-	-
• Minor	C	C	C	-	-	-	-

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES							
USES	ZONING DISTRICTS						
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
COMMERCIAL USES							
Adult business	-	-	-	-	-	-	-
Animal service							
• Kennel	-	-	-	S	S	-	-
• Veterinary services	-	-	-	S	P	P	-
Art gallery	-	-	P	P	P	P	P
Banks and financial services							
• Banks (not including delayed deposit credit institutions such as payday loan, check cashing, car title loan, pawn shops, and similar businesses)	-	-	P	P	P	P	P
• Payday loan store	-	-	-	-	-	-	-
• Consumer loan establishment	-	-	-	-	-	-	-
• Pawn shop	-	-	-	-	-	-	-
Body art services	-	-	-	-	-	-	-
Business support service	-	-	P	P	P	P	P
Construction sales and service (no outdoor storage)	-	-	-	-	P	-	P
Day care							
• Day care center or home	S	S	S	S	S	S	S
• Day care home with less than 4 children	C	C	-	-	-	-	-
Eating and drinking establishment							
• Restaurant	-	-	-	C	P	P	P
• Tavern	-	-	-	C	P	P	P
Entertainment and spectator sports							
• Indoor	C	C	-	-	P	P	P
• Outdoor	C	C	-	-	P	P	P
Funeral and interment services							
• Cemetery	C	C	-	-	-	-	-
• Cremating	-	-	-	-	S	S	-
• Funeral home	-	-	-	S	P	P	P
Lodging							
• Bed and breakfast	-	-	-	-	-	-	-
• Hotel or motel (Defined as a building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an apartment house/building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel and collect and pay hotel/motel tax.)	-	-	P	-	P	P	P

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES							
USES	ZONING DISTRICTS						
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
COMMERCIAL USES, CONT'D.							
Medical or dental clinic	-	-	P	P	P	P	P
Mini warehouse	-	-	-	-	-	-	-
Office	-	-	P	P	P	P	P
Personal and consumer service	-	-	P	P	P	P	P
Retail sales							
• Large (single or multi-tenant buildings over 100,000 sq. ft. gross floor area)	-	-	-	-	P	P	P
• Small (single or multi-tenant buildings no greater than 100,000 sq. ft. gross floor area)	-	-	P	P	P	P	P
• Retail tobacco stores, Liquor stores, vape shops, and any business with 50% or more of its gross sales in alcohol, tobacco products, and / or nicotine products.	-	-	-	-	-	-	-
Smoke Lounges and Hookah Lounges	-	-	-	-	-	-	-
Sports and recreation, participant							
• Outdoor	-	-	-	S	P	P	S
• Indoor	-	-	-	-	P	P	P
Vehicle sales and service							
• Car wash	-	-	-	-	-	-	-
• Gas station	-	-	-	-	C	C	C
• Motor vehicle repair	-	-	-	-	-	-	-
• Commercial motor vehicle sales	-	-	-	-	-	-	-
• Light equipment sales or rental	-	-	-	-	-	-	-
• Heavy equipment sales or rental	-	-	-	-	-	-	-
Vehicle, recreational vehicle or boat storage/towing	-	-	-	-	-	-	-

NORTH SCOTT CORRIDOR OVERLAY - TABLE OF USES							
USES	ZONING DISTRICTS						
	R-3	R-3A	PO-NS	C-1-NS	C-2-NS	C-3-NS	FCI
INDUSTRIAL USES							
Manufacturing, production and industrial services							
• Limited (no outdoor storage)	-	-	-	-	-	-	P
• General	-	-	-	-	-	-	-
• Intensive	-	-	-	-	-	-	-
Research laboratory	-	-	-	-	-	-	P
Trucking/freight terminal	-	-	-	-	-	-	S
Warehousing and wholesaling	-	-	-	-	-	-	S
Waste-related use							
• Junkyard	-	-	-	-	-	-	-
• Recycling facility	-	-	-	-	-	-	-
• Sanitary landfill	-	-	-	-	-	-	-
OTHER USES							
Accessory uses	C	C	C	C	C	C	C
Agricultural uses							
• Farming	-	-	-	-	-	-	-
Boarding stables and riding schools	-	-	-	-	-	-	-
Drive-thru facilities	-	-	-	-	C	C	C
Home occupation	C	C	-	-	-	-	-
Parking							
• Accessory parking	P	P	P	P	P	P	P
• Non-accessory parking	-	-	C	C	C	C	C
Wireless communication facility							
• Freestanding	-	-	-	-	S	S	S
• Co-located	S	S	S	S	S	S	S



LEGAL NON-CONFORMING PROPERTIES

It is the intent for those buildings and uses that do not currently comply with the overlay district design standards will over time be brought into compliance with these guidelines. All property within this overlay district shall comply with the nonconforming uses chapter of the City's Unified Development Code.

Any building addition or site expansion shall comply with the standards established for this overlay district.

Building façade modifications and site modifications shall comply with the standards of this overlay district. However, building façade maintenance (painting and window replacement) and site maintenance (patching or repaving of existing paving, replacing existing landscaping) are not required to comply with the standards of this overlay district.

APPENDIX

LANDSCAPE AND BUFFERING

LARGE SITE LANDSCAPING REQUIREMENTS

New development within this overlay district on lots 10 acres or greater in size shall comply with the landscape standards as provided for in appendix "A". This large site standard allows for greater creativity and design flexibility in developing a site landscape plan.

All areas not paved or covered by structures shall be landscaped according to the standard contained herein below. The standard Street Trees and Screening Requirements found in the City's Unified Development Code shall still apply to all sites.

PLANT SIZE REQUIREMENTS

All plant sizes shall meet the following size and design requirements:

- Overstory Trees – minimum 2-inch caliper
- Understory Trees – minimum 1.5-inch caliper
- Evergreen or Coniferous Tree – minimum 5-feet in height
- Shrubs – minimum three (3) gallon container
- Ornamental Grasses – minimum one (1) gallon container

- Prairie Plantings – Must use at least three (3), but no more than five (5) varieties of short grass prairie species native to Missouri. Can be combined with similar height native wildflowers, but is limited to 10 additional species per development.
- Pollinator Species Planting – Must use the US Governments' required species mix for the Conservation Reserve Program - (CP42).
- Trees of Significance – Defined as an overstory tree with a minimum age of 15 years and of a desired species including Oak, Maple, Hickory, Walnut, Elm, Alder, Hackberry, Cottonwood, Pine, and Spruce. Mulberry, all varieties of Ash, and Cedar shall not be considered Trees of Significance.

Landscape Plan Required Elements

The following landscape plan elements shall be provided within all site plan submittals:

1. Pre-Design Site Assessment

- Storm water analysis of pre-developed site including discharge points, swale locations, and existing wetlands.
- Documentation of existing topsoil depths.
- Documentation of existing trees.

2. Landscape Plan

- Plan detailing proposed landscaping, ground-cover, site features and furniture, existing trees to be removed, and existing trees to be preserved and protected during construction.
- Planting schedule detailing plant species, quantity, and size.
- Plant installation standards.
- Irrigation system if planned.
- Soil management plan – soil stockpiling, removal, and/or import.
- Finish topsoil depth.
- Other details as necessary to provide verification of compliance with these regulations.

3. As-Built Plans (provided prior to approval of any final occupancy permit to verify and certify compliance with the approved landscape plan)

Landscape Plan Ranking

As a part of any application for the development of a site or building, a landscape plan shall be submitted to the City that reaches a minimum score of 65 points as determined by the City Zoning Administrator based upon the scoring options shown on the following pages.



SOIL MANAGEMENT PLAN (MINIMUM SCORE - 8 POINTS)	
Stockpile existing topsoil on site.	1 point
Verify removal of all construction debris from soil.	1 point
Verify removal of gravel in planting areas.	1 point
Protect drip line of all existing trees of significance.	1 point
Rip sub-surface to 18-inch depth, prior to re-spread of topsoil.	1 point
Restore topsoil to recorded pre-development depth.	4 points
Replace the topsoil to a minimum 6-inch depth.	2 points
Till the soil to a minimum 18-inch depth.	3 points
ENVIRONMENTAL DESIGN (MINIMUM SCORE - 8 POINTS)	
Save 65% of existing 'Trees of Significance.'	2 points
Or save 25% of existing 'Trees of Significance.'	1 point
Minimize hard surface parking lot area:	
<ul style="list-style-type: none"> • Use of permeable paving (minimum of 1,000sf). 	2 points
<ul style="list-style-type: none"> • Maximize green space (over 25% of the site). 	1 point
<ul style="list-style-type: none"> • Parking islands at the end of all parking rows. 	1 point
<ul style="list-style-type: none"> • No more than 10 continuous parking stalls in any row. 	1 point
Install bio-swales, bio-retention cells, infiltration trenches, etc.	3 points
Install rain barrels or cistern for roof/storm water capture and reuse.	2 points
Reduce and/or eliminate the use of storm water intakes and piping.	2 points
Minimum of 1 overstory tree in every parking lot island.	1 point
GRADING / BERMING (MINIMUM SCORE - 7 POINTS)	
Provide 30-inch tall berming between the parking area and the street.	3 points
Provision of a water feature (retention basin/wet pond).	2 points
Provide documentation of a balanced site (import or export under 1,000cy).	2 points
Provide added visual interest with finish site grading.	2 points

PLAZA DESIGN (MINIMUM SCORE - 8 POINTS TO QUALIFY FOR SCREENING REDUCTION)	
Provide a public hardscape plaza (minimum of 200SF)	3 points
Provide public seating opportunities (bench, cut stone, seat wall) (1 point for every 3 benches)	2 points max
Use of an alternate paving material for 80% of the designated plaza space. (Accepted materials: cut stone, flag stone, clay brick, stamped concrete, concrete pavers. Gravel or rock is not acceptable.)	2 points
Incorporation of art piece (must be approved by Zoning Administrator).	2 points
Addition of publicly accessible bike parking.	2 points
Use of decorative pedestrian scale LED lighting. (Non-LED lighting will not receive the credit.)	2 points
PARKING LOT SCREENING (MINIMUM SCORE - 10 POINTS)	
Diversity of species - no more than 25% of any species of plant.	2 points
Leave a 36-inch wide zone with no plantings directly in front of all parking stalls.	1 point
Provide an average of 1 Overstory tree for every 100LF of street frontage.	2 points
Provide an average of 2 Understory trees for every 100LF of street frontage.	2 points
Provide an average of 6 shrubs for every 100 LF of street frontage.	2 points
Provide an average of 20 ornamental grasses for every 100LF of frontage.	2 points
Use of clustered thoughtful plantings. The intent of this portion of the plantings is to provide the developer and their consultants the necessary flexibility, to be creative with the design of these spaces. The City does not want trees placed on 50' centers, shrubs in a line, or random single ornamental grasses. These points will be rewarded to those that do not create repetitive planting zones, create planting clusters of appropriate species, and generally make an effort to design the space provided.	4 points
PLANTING DESIGN (MINIMUM SCORE - 10 POINTS)	
Diversity of species - no more than 25% of any species of plant.	2 points
Provide an average of 0.4 Overstory tree for every 1000SF of Open Space.	2 points
Provide an average of 0.8 Understory trees for every 1000SF of Open Space.	2 points
Provide an average of 6 shrubs for every 1000SF of Open Space.	2 points
Provide an average of 20 ornamental grasses for every 1000SF of Open Space.	2 points
Provide thoughtful clustering of building foundation plantings.	1 point
Use of clustered thoughtful plantings.	1 point
Designer Choice: Thoughtful planting plan that generally meets the intent of the items listed above, but goes beyond the basic requirements. It would include signature green spaces, outdoor gardens, rain gardens, seating areas, etc. This item will require additional submittal and documentation than the previous items, but will allow for design flexibility. Plantings plans, perspectives, and details will be required during submittal to get these points approved.	7 points

GROUNDCOVER (MINIMUM SCORE - 11 POINTS)	
Pave all planting areas less than 48-inches in width.	1 point
Rock mulch groundcover limited to select areas and less than 5% of the site.	1 point
Use of hardwood mulch beneath all trees and shrubs.	1 point
Use of stone edger to enclose larger planter beds.	1 point
Clustering of shrubs and grasses.	2 points
Six-foot diameter mulch bed around all overstory trees, 4-foot on understory, 3-foot on shrubs and grasses.	1 point
Turf grass / lawn to cover less than 50% of the open space provided.	2 points
Or turf grass / lawn to cover less than 25% of the open space provided.	3 points
Use of shortgrass prairie grasses to cover 50% of the open space provided.	3 points
Or use of shortgrass prairie grasses to cover 25% of the open space provided.	1 point
Addition of plantings to attract pollinator species in select areas.	3 points

