

BELLS FERRY COMMUNITY DESIGN DISTRICT CHECKLIST

PROJECT INFORMATION

Project Name			
Project Address			
Map No.		Parcel No.	
Contact Name		Company	
Phone No.		Cell No.	
Email			
Acreage		Zoning	
Proposed Use			
Neighborhood Zone		Primary Street Frontage	
Development Path	Develop under <u>Existing Zoning + Minimum Standards</u>		<input type="checkbox"/>
	Develop under Overlay (<u>Minimum Standards + Bells Ferry Community Design Standards</u>)		<input type="checkbox"/>

EXISTING ZONING

Permitted & Prohibited Uses	Existing Zoning determines the permitted and prohibited uses (see Table 7.2 – Permitted Uses Table) Is the proposed use permitted under the existing zoning? Will require Special Use Permit?	Applies <input type="checkbox"/>
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MINIMUM STANDARDS

Street Network	<ul style="list-style-type: none"> Primary Roads – Does the project front on any primary roads (see p.14 DG)? Pedestrian and Bicycle Facilities – Is the project adjacent to the Multipurpose Trail or Bicycle Route (see p.16 DG)? Interparcel Access – Are there feasible locations to provide interparcel vehicle access now or in the future? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Streetscape Requirements	<ul style="list-style-type: none"> Primary Road Streetscape Requirements - (see p.26-28 DG) Shopfrontage – Does the Regulating Plan (p.19 DG) indicate shopfront along the street frontage of the project? 	<input type="checkbox"/> <input type="checkbox"/>
Pedestrian Facilities / Public Frontage (p.30-31)	<ul style="list-style-type: none"> Sidewalks – Are sections of sidewalk that need to be built with this project? Street Trees – Are there street trees that need to be installed with this project? 	<input type="checkbox"/> <input type="checkbox"/>
Building Frontage / Private Frontage (p. 32-33)	<ul style="list-style-type: none"> Private Frontage – Does the project match on of the permitted frontage types? Streetscreens – Are all parking lots screened using an approved streetscreen? 	<input type="checkbox"/> <input type="checkbox"/>
Architectural Controls (p. 34-36)	<ul style="list-style-type: none"> Façade Materials – Are there significant amounts of exterior materials that are not brick, wood or cementitious siding, hard coat stucco or stone? Doors & Windows – Do the shopfront facades meet the minimum requirements (see p.35 DG)? Roofs – Are all rooftop mechanical units screened with the min. height screen? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Signage	<ul style="list-style-type: none"> Existing to remain – Which signs, if any, will remain? New signage – Do new signs meet Sign Ordinance (Articles 8 & 11) requirements? 	<input type="checkbox"/> <input type="checkbox"/>

BELLS FERRY COMMUNITY DESIGN STANDARDS		
Permitted & Prohibited Uses	<p>TND Ordinance determines the permitted and prohibited uses (see TND Table 10 &11)</p> <ul style="list-style-type: none"> • Building Function – Is the type of use restricted, limited or open in the Neighborhood Zone? • Base Building Units – Based on Table 16.2.1, does the project fit within the max. units available (use Neighborhood Worksheet to determine max. based on acreage)? 	<p>Applies</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
Non-Residential Table	<ul style="list-style-type: none"> • Primary or Secondary Road Frontage – Does the project front on a primary or secondary road (see p.14 DG)? • Percentage of Non-Residential – Based on Table 16.2.2, does the project contain the required amount of non-residential development? 	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
Single Use on Smaller Tracts	Does the project qualify under the requirements outlined in Section 16.2.7 C?	<input type="checkbox"/>
Neighborhood Plan (see Section 16.2.8)	<ul style="list-style-type: none"> • Updated Regulating Plan • Illustrative Plan • Community Standards <p>Note: All elements must be submitted before Development Permits may be issued</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
PROJECT DIMENSIONS		
Development Path	Existing Zoning + Minimum Standards	
Bldg Function (Use)		
Bldg Height (in stories)		
Lot Occupation		
Building Type (TND Table 9)		
Principal Bldg Disposition (Setbacks)	<p>Primary Front</p> <p>Secondary Front</p> <p>Side Rear</p>	
Outbuilding Disposition (Setbacks)	<p>Front</p> <p>Side Rear</p>	
Private Frontages (TND Table 7)		
Parking Disposition		
Parking Calculation (TND Table 11 & 12)		
Architectural Controls (p. 34-36)	<p>Façade Materials – Brick, wood or cementitious siding, stucco or stone.</p> <p>Doors & Windows – Sliding doors and windows are prohibited on frontages. Only Storefront may be horizontal in proportion.</p> <p>Roofs – Pitched roofs must a min. of 5:12. Flat roofs must have a parapet to screen mechanical equipment at least 42in. high.</p>	
Signage	<p>Freestanding Sign - 1 freestanding sign (monument type) – 32 sq. ft. & 10 ft max. height</p> <p>Wall Sign – 1 sign permitted in sign band (above storefront and awnings), 3ft max. height, 1 sq. ft. of copy area per lineal ft of wall segment.</p> <p>Notes: Unlimited number of directional signs, Signs may be internally lit.</p>	
Other Requirements	<p>Interparcel Access – If feasible, must be shown on Site Plan</p> <p>Street trees – Planted 50ft max. on center along primary and secondary frontages</p> <p>Streetscreen – Parking along primary and secondary frontages should be screened</p>	