

2-14 Entrance corridor overlay district (EC).

2-14.1 *Statement of intent.* Pursuant to Code of Virginia 1950, § 15.2-2306, as amended, the intent of this entrance corridor overlay district (EC) is to promote and protect the health, safety, comfort and general welfare of the community through establishing high quality design criteria. The implementation of these criteria will help to stabilize and improve property values; to protect and enhance the Town's attractiveness to tourists and other visitors; to sustain and enhance the economic benefits accruing to the Town from tourism; and to support and stimulate complimentary development appropriate to the historic and architectural character of the Town. Benefits attributed to the promotion of superior design and appearance of structures constructed along the arterial entrance corridor will ultimately promote the public health, safety and general welfare of the citizens of the Town of Strasburg.

2-14.2 *Establishment of districts.* The entrance corridor overlay district (EC) will overlay all other zoning districts where it is applied so that any parcel of land lying in an EC shall also lie within one or more other land use districts. The regulations and requirements of both the underlying district(s) and the EC shall apply. However, when the regulations applicable to the EC conflict with the regulations of the underlying district, the more restrictive regulation shall apply.

2-14.3 *District boundaries.*

- (a) EC boundaries shall be designated on the official zoning map of the Town of Strasburg.
- (b) The district boundaries shall be designated as the full depth of all parcels of land contiguous to the following public highways:
 - 1. Route 11 from the northern corporate limit to the Historic Strasburg District.
 - 2. Route 55 from Interstate 81 to the Route 55 and Route 11 intersection.
- (c) Any property or project partially located within the EC shall be considered to be fully located within the EC and subject to the regulations herein.

2-14.4 *Review for design compliance.*

- (a) *When required:* Any building or structure to be erected, reconstructed or enlarged shall be reviewed for compliance with the provisions of the EC. The provisions of this section shall not apply to the regular maintenance of structures within the EC. Single-family detached dwellings or any structures existing as of January 1, 2002, that are expanded by not more than 100 percent of their heated square footage as of January 1, 2002, are excluded from the review requirements of the EC.
- (b) *Review board:* The review board responsible for the review and approval of projects in accordance with the EC shall be the Town of Strasburg Planning Commission. Such review shall take place in conjunction with the review of the site development plan for the property.

2-14.5 *Site and design standards.*

- (a) *Outside storage/display of goods.* Outside storage or display of goods, except automotive and similar large item sales, shall be completely screened from the view of the corridor roadway.
- (b) *Utilities.* Utility lines, including electric, cable and telephone, to serve the development project shall be installed underground. All junctions and access boxes shall be screened. All utility pad fixtures, meter boxes, etc. shall be shown on the site plan and integrated with the architectural elements of the site.
- (c) *Fences.* Fences exceeding four feet in height shall be located in the side and rear yards only. Chainlink fences, including those with slats, are discouraged, particularly where visible from the public right-of-way. No chainlink fence shall be permitted in the front yard in the EC.
- (d) *Mechanical equipment.* Mechanical equipment shall be shielded and screened from the public view and designed to be perceived as an integral part of the building.
- (e) *Integrated development.* All buildings within the property shall be developed as a cohesive entity, ensuring that building placement, architectural treatment, vehicular and pedestrian circulation and other development elements work together functionally and aesthetically. Architectural treatment shall be designed so that all building facades of the same building (whether front, side or rear) that are visible from the public right-of-way, shall consist of similar architectural treatment in terms of materials, quality, appearance and detail.
- (f) *Orientation.* Building facades and entrances should be oriented in a manner toward the primary means of vehicular access.
- (g) *Building bulk and mass.* All buildings and parking areas should be designed with treatments to break up the mass and bulk. The treatment of buildings shall include vertical architectural treatment at least every 25 to 30 feet to break down the scale of the building into smaller components. Architectural details shall continue on all facades visible from the public right-of-way. Large expanses of blank walls facing the street are inappropriate.
- (h) *Scale and proportion.* New construction should relate to the dominant proportions of buildings in the immediate area. The ratio of height to width and the ratio of mass (building) to void (openings) should be balanced. The scale and mass of a proposed project should relate to nearby buildings or the streetscape.
- (i) *Materials.* Building materials shall be typical of those prevalent in Strasburg/Shenandoah County, including, but not limited to, stucco, brick, architectural block, wood siding and standing seam metal roofs. Inappropriate materials include reflective glass and metal wall panels. No facade visible from the adjoining property or the roadway shall be constructed or unadorned cinder block, unadorned concrete, corrugated metal or sheet metal.
- (j) *Color.* The permanent color of building materials (to be painted or unpainted) shall resemble the predominant tones, primarily earthen tones, prevalent in the historic areas of the community. Garish and striking colors shall be avoided.

- (k) *Adjoining historic properties.* New construction on properties that adjoin designated historic properties should seek to incorporate the scale, massing and treatment of the historic property into the new construction. Efforts shall be made to relate to the building height, when in proximity to the principle historic structure. New construction shall not overshadow the adjoining historic property.
- (l) *Lighting.* All outdoor lighting fixtures shall be down-directed, with light trespass not to exceed 0.5 footcandles at the property line. All island canopy ceiling fixtures shall be recessed.

2-14.6 *Adoption of standards and guidelines.* The Town of Strasburg Planning Commission may adopt written standards and guidelines to illustrate and clarify the design standards herein, provided that such standards and guidelines are consistent with the intent and provisions of the EC.

2-14.7 *Appeals.* Any decision made under the provisions of this section may be appealed to the Strasburg Town Council. Further appeal may be made to the circuit court, pursuant to Code of Virginia 1950, § 15.2-2306.A.3, as amended.

(Mo. of 1-8-2002(2); Mo. of 12-13-2005)

Editors Note: A motion approved Jan. 8, 2002, created § 2-13, Entrance corridor overlay district. Because § 2-13 already existed, said provisions were codified as § 2-14 at the editor's discretion.