

COUNTY-WIDE CERTIFICATE OF APPROPRIATENESS

Structures located 750' or more from an Entrance Corridor,
where the structure is no more than 5 stories tall

DESIGN CRITERIA		
Height	If impact of topography would result in structure appearing taller than 5 stories, the proposal will be forwarded to the ARB.	
Mass	The wall plane must vary every 150'; projections should have a minimum depth of 10'.	
Roof form	If false parapets, gables, pediments or similar features are used, the depth, overall size, and proportion of the feature must be coordinated with the architecture of the overall building.	The depth of the roof element or feature should suggest a functional interior space below.
Colors	Earth tones in the range of: brown, gray, green, clay, yellow.	Use of bright white is limited to trim and decorative elements; nontraditional, muted earth tones may be appropriate for accent colors.
Planting	EC planting guidelines 33 – 38 apply (see below).	
Screening	Any mechanical equipment 5'-10' tall should be a dark color or screened with plantings.	Planting alone may be considered based on size and location of the accessory elements, if the size and spacing of plant material would provide full screening within 5 years.
	Mechanical equipment taller than 10' should be screened with a fence or wall.	
	Walls and/or fencing should be used to screen: loading areas, service areas, refuse areas, storage areas, and above-ground utilities.	See criteria for fences.
Location	Buildings need not be oriented parallel to the EC street.	
Blank walls	Blank walls require relief.	Planting alone may be appropriate instead of architectural detailing.

33	Landscaping along interior roads: a. Trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.
34	Landscaping along interior pedestrian ways: a. Trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.

35	<p>Landscaping of parking areas:</p> <p>a. Trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area.</p> <p>b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing.</p> <p>c. Shrubs should be provided as necessary to minimize the parking area’s impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.</p>
36	<p>Landscaping of buildings and other structures:</p> <p>a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls.</p> <p>b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; “drive thru” windows; service areas; and signs. Shrubs should measure at least 24 inches in height.</p>
37	<p>Plant species:</p> <p>a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i>.</p>
38	<p>Plant health:</p> <p>a. The following note should be added to the landscape plan: “All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited.</p>