

14.02-008 US Highway 67 Corridor Business District

a.

(b). District Confines. The confines of the US Highway 67 Corridor Business District shall be defined as follows:

XXXXXXXXXX

Application:

(a) The US Highway 67 Corridor Business District standards apply to the following:

- a. Development of any land for which there is not improvement at the time of construction.
- b. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
- c. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) of the lot or tract that is covered by a permanent structure(s).

(b) Unless otherwise specified by this section, the base district shall apply. Where there is a conflict between the standards of this subsection shall apply.

Special Requirements:

(A) Orientation and scale of primary structures:

- a. Primary Orientation: Buildings shall have their primary orientation toward a public street. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendations by the planning and zoning commission.

(B) Building Design Specifications

- a. *Boarded-up windows.* Boarded-up windows of a building façade that fronts on a street are prohibited, except as follows:
 - i. Buildings that have been determined to be unrepairable and tagged accordingly by inspection services.
 - ii. Time of compliance:
 1. Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
 2. Existing buildings with boarded-up windows along Elm Avenue and Bridge Street will have 24 months from the effective date of this division to comply with the regulations herein.
 3. Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures.

- iii. *Exterior Building Materials:* Exterior building materials should reflect the traditional materials of similar buildings in Glen Rose: wood siding (horizontal lap or novelty siding); limestone, petrified wood, or field stone in traditional dimensions and tooling, or brick in traditional dimensions.
 - iv. New designs should draw upon the traditions of historic styles and designs in the community but should be seen as products of their own time while being compatible with the historic environment of the block, neighborhood or community.
 - b. Sidewalks shall be a minimum of eight feet in width or the width of the adjacent existing sidewalk if the width is greater than eight feet.
 - c. Outside Lighting shall be designed to be sensitive to "dark sky" principles to protect and preserve the nighttime environment through the use of outdoor lighting fixtures that minimize light pollution.
 - d. Fencing
 - i. The use of Chain Link Fence is prohibited
 - ii. The use of barbed wire and/or razor wire fencing is prohibited.
- (C) Prohibited Uses