
Sec. 109-84. Certificate of appropriateness.

~~Prior to the first submission to the planning commission, for any development located within the 74 Quality Development Corridor the developer must first submit a concept of the proposed development for review and approval by the town council. The developer should provide sufficient information to show how the proposed development relates to the surrounding environment to ensure visual continuity and how the development will if approved be in compliance with the 74 Quality Growth Development District special requirements as contained in the town zoning ordinance.~~

(Code 1984, § 6-7-14; Ord. No. 340, 6-3-1997)

For any development located within the 74 Quality Development Corridor, the developer must obtain a certificate of appropriateness in conjunction with their conceptual plat for review and approval by the Town Council. The purpose of this certificate is to provide Town Council with a site and architectural concept containing sufficient information to show how the development relates to the surrounding environment, ensures visual continuity with surrounding properties, and how the development will, if approved, be in compliance with the Quality Growth Development District Special Requirements as contained in Section 113-191 of the zoning ordinance. A submission for a certificate of appropriateness shall include, but not be limited to the following:

- 1) A complete application for a conceptual site plan and certificate of appropriateness as listed by the Town;
- 2) A conceptual site plan consisting of all elements outlined in Section 109-116 of this article;
- 3) Conceptual color renderings of the proposed structure(s) showing:
 - a) Exterior elevations drawn to scale;
 - b) Proposed colors, materials, and textures for structures;
 - c) Location of all exterior utility facilities including rooftop units;
 - d) Proposed signs and locations including size, color, and material;
 - e) Line of sight study from State Route 74 revealing visibility of structures based on grade
- 4) Conceptual landscape plan showing conformity with the standards of the Quality Growth Development District Section 113-191 of the zoning ordinance.