

157.097 Non-Residential Design Standards

(A) Applicability

- (1) These non-residential design standards apply to all new public, institutional, commercial and industrial development.
- (2) In addition to new non-residential development, these standards also apply to any existing non-residential buildings if any expansion or alteration exceeds 50% of the structures gross square footage at the time of expansion or alteration.
- (3) The approving authority for a site plan, subdivision plat, or other permit may modify or waive any or all of these standards for industrial uses when they conflict with the covenants or design scheme of an existing industrial park. Modification or waiver must consider the following criteria:
 - i. The surrounding area is substantially developed with buildings not meeting any or all of these standards;
 - ii. The location is not on an arterial or collector road or other highly visible location where strict compliance is crucial to meeting overall City aesthetic goals; and
 - iii. The likelihood of surrounding non-conforming buildings changing use, being redeveloped, or otherwise being brought into greater conformance with these design standard within the foreseeable future is low.

(B) Building presentation and wall pattern. Front building façades shall be substantially parallel to the front property line except that:

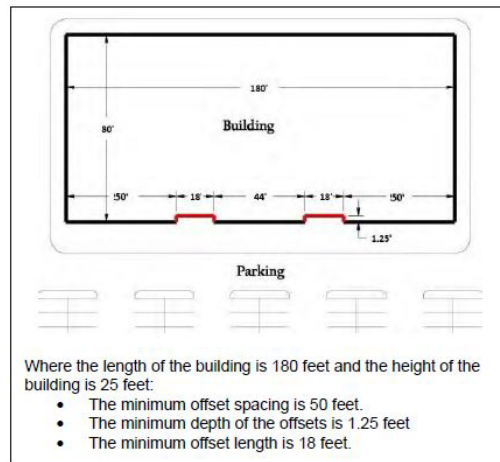
- (1) The entrance of corner buildings may be oriented to front the corner;
- (2) Buildings interior to a development site may be arranged to front a common courtyard, parking area, driveway;
- (3) Where the street curves at the front property line the building shall be parallel to a tangent of the curve that does, or would if lines were extended, intersect the side property lines;
- (4) In pedestrian-oriented areas such as the Central Business District, an operable primary building entrance must face the street;
- (5) In automobile-oriented transportation corridors, the operable primary entrance is considered the main customer entrance and may face a street or parking lot;
- (6) Side yard houses built to conform to historic design principles shall be exempt from this requirement.

(C) Building articulation required. In order to provide building articulation and interest in design and human scale to the façade of a building, a variety of building techniques are required. The purpose of this section is to ensure that the front of non-residential structures have a variety of offsets, relief, and insets to provide a more interesting façade appearance. Front facades more than 60 feet wide must comply with the following articulation requirements.

(1) Horizontal Articulation

- i. A wall must have a perpendicular offset after a horizontal span of two times its average height, or more frequently if desired.
- ii. The offset depth must be at least 5% of the average building height. Offsets can be of varying depth as long as this minimal standard is met.

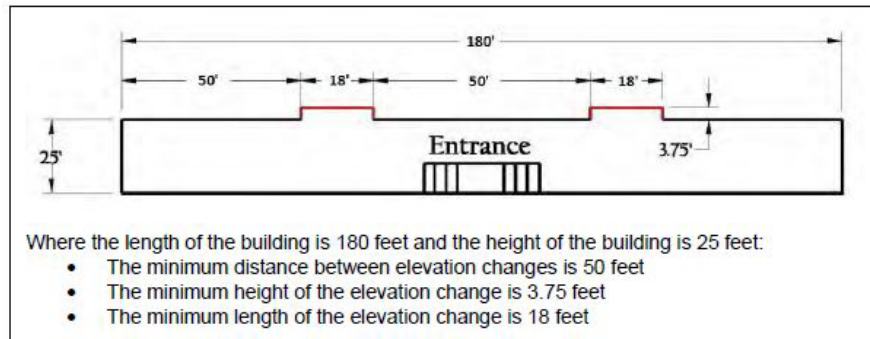
- iii. The offset must extend laterally for a distance equal to at least 10% of the entire façade, up to a maximum of 40 feet.
- iv. Industrial buildings may use a change of materials, colors, or texture to meet the horizontal articulation requirements. Buildings must still meet the distance and length requirements above.
- v. For calculation purposes, the façade will be considered the total distance of the building façade.



Source: City of Rock Hill Zoning Ordinance

(2) Vertical articulation

- i. A wall must change elevation after a horizontal span of two times its average height, or more frequently if desired.
- ii. The change in height must be at least 15% of the average building height.
- iii. The elevation change must continue to extend laterally for a distance equal to at least 10% of the entire façade, up to a maximum of 40 feet.
- iv. Elevation changes can be of varying heights as long as the minimal standard is met.
- v. For calculation purposes, the façade will be considered the total distance of the building façade.



Source: City of Rock Hill Zoning Ordinance

- (3) Prominent entry. All non-residential buildings must have at least one prominent entry. All non-residential buildings other than industrial uses must use at least two of the following features, and industrial uses must use at least one feature:
- Canopies, porticos, or roof overhangs above the entrance;
 - Entry recesses/projections, with raised parapets, gabled roof forms, arcades, or arches above the entrance;
 - Architectural details, such as tile work and moldings, that are integrated into the building structure and design, and are above and/or directly adjacent to the entrance; or
 - Integral planters or wind walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.

(D) Building materials.

(1) Prohibited materials.

- Lap siding is only permitted on office and commercial buildings of less than 10,000 square feet, and above the ground floor of multi-story mixed use buildings. Vinyl lap siding must have a smooth finish with no visible grain pattern.

- ii. Stucco or synthetic stucco (EIFS) is prohibited on buildings larger than 10,000 square feet, within two feet of the grade level or within two feet of any exterior door jamb.

(2) Colors.

- i. Paint colors used on exterior walls of non-residential buildings shall be of low reflectance, subtle, neutral, or earth tone colors or shall relate to historic building colors found within the city generally or on neighboring historic buildings. Contrasting colors shall be kept in tone with the primary color.
- ii. The exterior wall area of each side of the building may contain non-fluorescent highlighting trim or dark contrasting features which use bright, dark, or vivid colors, but are restricted to no more than 10% of the façade.

(E) Roofs.

- (1) Roof Planes. Except for mansard roofs, cupolas, and steeples, sloped roofs must include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
- (2) Flat roofs. When flat roofs are used, parapet walls with three-dimensional cornice treatments must conceal them. The cornice must include a perpendicular projection a minimum of four inches from the parapet façade plane.
- (3) Pitched roofs. Pitched roofs shall be dark-colored fiberglass shingles (except red and blue), slate, clay tile, or standing-seam metal roofs.
- (4) Allowable roof colors.
 - i. Asphalt shingles may be any color except red or blue.
 - ii. Metal, plastic or fiberglass roofs may be tan, gray, brown, slate, clay, black, white, burgundy, evergreen or metallic.
- (5) Services and utilities.
 - i. All loading docks, storage areas, solid waste, maintenance equipment and similar items shall be screened from public view.
 - ii. Mechanical equipment at ground level shall be placed on the parking lot side of buildings away from public streets and buildings on adjacent sites, except for single-family residential uses and industrial buildings in the CMU zoning district. All such equipment shall be substantially screened from public view.
 - iii. Mechanical equipment and antennas located on rooftops shall be camouflaged as a normal architectural feature of the building, or hidden by a decorative cornice or parapet wall, as seen from the ground.
 - iv. All trash and recycling receptacles and storage areas shall be located away from public streets and screened entirely from public view.
 - v. All non-vegetative screening used to block public view of trash and recycling receptacles and storage areas shall be made of materials compatible in color and type to the principal structure(s) on the property.

- vi. Drive-thru windows, freestanding ATMs, and similar devices and accessory uses shall only be placed in areas that will not interfere with the safe movement of pedestrians and vehicles in parking and driveway areas.
- vii. Drive-thru windows, freestanding ATMs, and similar devices shall not be placed between the primary façade of a building and the public street.

157.098 Commercial Overlay District (COM) Design Standards

A. Materials

These standards are in addition to the non-residential design standards for all non-residential buildings.

1. Exposed smooth-finished concrete block, sheet metal and corrugated metal are prohibited as an exterior wall material on all buildings except for the rear side of commercial and industrial buildings that area screened from public view.
2. Buildings not intended for industrial use must use brick, brick veneer, stone, or stone veneer as a primary material on all facades, not only limited amounts on key architectural features.





3. When a more modern architectural design is used, glass, wood, brick, brick veneer, stone, or stone veneer may be used as primary building materials. The use of EIFS in modern is allowed but should be minimized.



4. Lap siding of any material is not allowed on any building façade that is visible from any street.
5. Corrugated metal roofs and metal panel roofs with exposed edges are not allowed. This standard applies to all non-residential uses including industrial uses.



B. 360-Degree Design

1. Architectural and signage towers that are out of scale in terms of size or height with the overall structure are not allowed.



2. Conversely, architectural and signage towers may be used as accent features extend above the primary roofline provided that they are in scale in terms of size and height with the overall structure. Signage may be placed higher than the roofline when these elements are used. However, the colors used on the tower must be muted.



C. Iconic or unusual shapes

Unique architectural features, regardless of whether or not they are associated with a specific brand, are not allowed.



D. Colors

1. Paint colors used on exterior walls of non-residential buildings shall be of *low reflectance, subtle, neutral, or earth tone colors* or shall relate to historic building colors found within the city generally or on neighboring historic buildings. Contrasting colors shall be kept in tone with the primary color.
2. The exterior wall area of each side of the building may contain non-fluorescent highlighting trim or dark contrasting features which use bright, dark, or vivid colors, but are restricted to no more than 10% of the façade.



E. Mechanical equipment

Mechanical equipment and antennas located on rooftops shall be camouflaged as a normal architectural feature of the building, or hidden by a decorative cornice or parapet wall, as seen from the ground.

F. Landscaping

In addition to the parking lot landscaping requirements in the Zoning Ordinance, in the overlay district parking areas must contain a continuous row of evergreen shrubs along adjacent streets and shared access drives. Shrubs must be separated four feet on center, but in no case, less than what is necessary to provide a complete visual screen.

The shrubs must be two feet tall at installation with an expect height at maturity of three feet. A masonry wall two feet in height may be substituted for shrubs.



157.099 Downtown Overlay District (DTN)

A. Materials

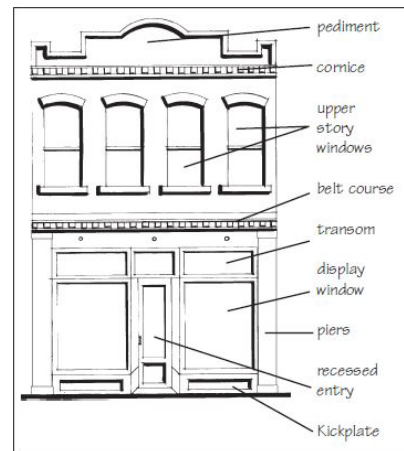
Buildings not intended for industrial use must use brick, brick veneer, stucco, stone, stone veneer, or fiber cement siding (e.g. HardiePlank) as a primary material on all facades, not only limited amounts on key architectural features.

B. Building Design

1. The scale and design of the exterior of any new building or the renovation of the exterior of any existing building fronting the following street segments shall be of a design that is architecturally compatible and in aesthetic harmony with nearby historic properties. Brick veneers must be of a compatible color and style.
2. Doors and windows that operate as sliders are prohibited.
3. Openings above the first story shall not exceed 50% of the exterior wall area, with each floor being calculated independently. However, individual windows shall be a minimum of fifteen square feet.
4. All openings, including porches, and windows, with the exception of shopfronts, shall have a width that does not exceed height.
5. Awnings
 - i. Awnings, where provided, shall be placed at the top of window and door openings and shall relate to the shape of the top of the window or doorway.
 - ii. Awnings shall be made of canvas, vinyl or similar material.
 - iii. Awnings shall be self-supporting from the wall; no supports shall rest on or interfere with the use of pedestrian walkways, streets, trees or utilities. Awnings shall extend over a light gauge frame.
 - iv. Awnings may encroach the sidewalk up to four (4) feet, must clear the sidewalk vertically by at least 8 feet but by no more than 12 feet, and shall not be placed closer than six feet to a the trunk of a tree.
 - v. Lights may be installed underneath awnings only if they are directed to point toward the ground, and are not used to illuminate the awning.

C. Shopfront façade required

1. Buildings with frontage on the following street segments shall meet additional design standards:
 - i. Broad Street: Dekalb Street to York Street
 - ii. Dekalb Street: Church Street to Little Street
 - iii. Rutledge Street (entire street)
 - iv. Clyburn Lane: Broad Street to Market Street
 - v. Market Street: Dekalb Street to York Street
2. With the exception of civic buildings, all buildings shall have the first floor designed with a shopfront at sidewalk level along the entire length of the building front.
3. Shopfronts (first floor only) shall contain no less than 50% glazing with clear glass. Glass shall be a minimum of eighteen inches above the sidewalk.
4. New construction and additions to or remodeling of existing buildings shall maintain a clear visual division between street level and any upper floors using cornice lines, windows, or similar architectural elements.



5. Signs

- i. Lettering and logos on a freestanding and wall signs can only be internally illuminated using silhouette lighting.