



# **TRANSPORTATION CORRIDOR DESIGN STANDARDS**

**City of Wahoo, NE**

**ADOPTED:**

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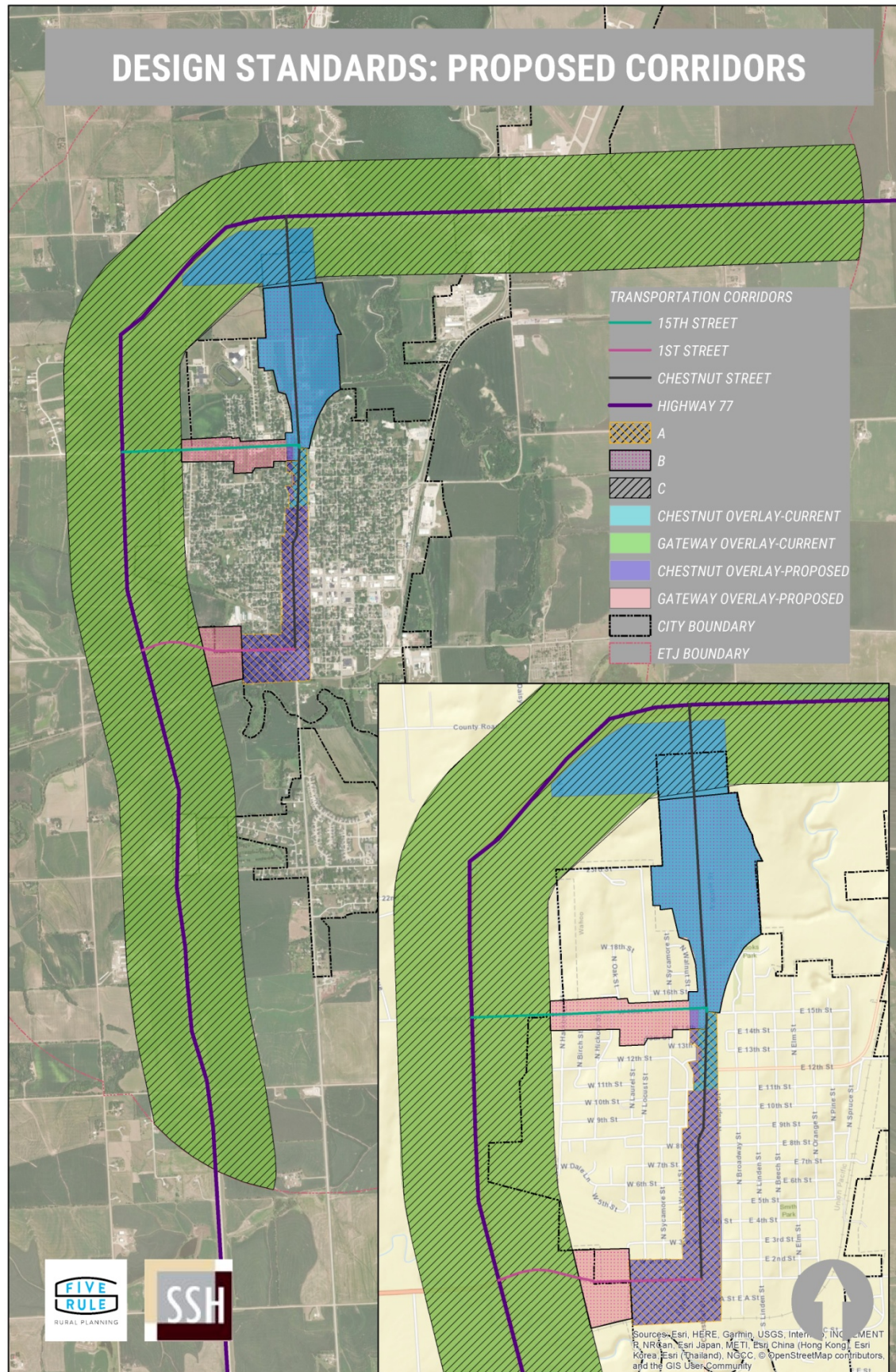
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## **Section 1 - General**

### **1.1 Purpose**

- A. These Design Standards are to be utilized in multiple areas of the city along the commercially zoned portions of Highway 77, Chestnut Street, and 1st Street in addition to the adopted zoning regulations. The map following this section indicates the areas of the city under jurisdiction of these Design Standards.
- B. The Design Standards describe and illustrate a multitude of possible design characteristics. It is not intended that a building and site design meet all characteristics. However, the building and site design must include adequate characteristics to meet the required percentage of possible points based on the area of the Transportation Corridors (A, B or C) as listed in paragraph 1.4, Area Standards. The Design Standards provide options in a building and site design that allow flexibility in design. The Design Standards also provide a minimum level of design within each transportation corridor area. Providing this minimum level of design in each area will ensure that the quality of new development is consistent and provides mutual protection of capital investments within the corridor.
- C. The Design Standards are intended to provide project sponsors and the City with clear requirements for the design of new, redeveloped and renovated commercial projects.
- D. Standards should function as the minimum requirement that an element of project design should meet.
- E. The Planning Commission has recommended and the City Council has adopted standards that address the following elements of project design:
  - Building Architecture
  - Site
  - Parking
  - Site Lighting
  - Landscaping
  - Signs
  - Outdoor Elements
  - Special Uses

## 1.2 Corridor Map



### 1.3 Applicability

- A. The City of Wahoo, Zoning Regulations are applicable to all projects in the overlay area identified in Section 1.2 of this document.
- B. These Design Standards are additionally applicable to all new, redeveloped and renovated projects in the overlay area identified in Sections 1.1 and 1.2 of this document.
- C. Where the provisions of these Standards are in conflict with other provisions of the City Code, the regulation which results in the higher standard as determined by the Zoning Administrator shall apply. If the Zoning Administrator determines that a higher regulation cannot be determined, the more recent provision of the City Code shall apply.
- D. Any alterations to legal nonconforming parcels must result in conformance to City of Wahoo, Zoning Regulations, Article 4, Sections 4.18, 4.19 and 4.20: nonconforming uses, nonconforming structures and repairs and maintenance.
- E. Any alterations to legal nonconforming parcels must result in conformance to these Design Standards, when cost of alterations excess 50% of the County Assessor's appraisal of the building, excluding the land.
- F. All allowed uses within the designated Transportation Corridor are subject to these Design Standards and shall be considered to be commercial uses for the purposes of these Standards.
  - 1. Exceptions:
    - a. Single family residences on a single lot regardless of the zoning.
    - b. Two family residences on a single lot regardless of the zoning.

## 1.4 Area Standards

- A. The following Design Standards describe and illustrate design characteristics required for the site design, building design and landscaping design. Within each section it is noted that the standard is required or a point value is assigned to the standard.
  - 1. If the standard indicates “Required” the design shall follow the standard in its entirety.
  - 2. If a point value is assigned to a standard, the standard is an option that can be used in the design to meet the required minimum point value in the final design based on the location of the project.
    - a. Area A (In Town) must meet 70% of the total possible points based on the site characteristics.
    - b. Area B (Outskirts) must meet 65% of the total possible points based on the site characteristics.
    - c. Area C (Hwy 77) must meet 60% of the total possible points based on the site characteristics.
- B. Refer to the following spreadsheet for a sample illustration of total possible points and points assigned for submitted design review. The building inspector is solely responsible to evaluate designs and assign values for standards met in the design during the permit review process.



## 1.5 Design Evaluation Calculator



### City of Wahoo

Transportation Corridor Design Standards  
Design Evaluation Calculator

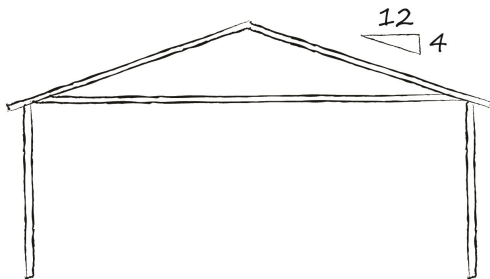
<b>Project Name</b>	Sample Design
<b>Project Location</b>	1st & A Streets
<b>Corridor Location Area</b>	A
<b>Zoning District</b>	NRC
<b>Walls Facing Corridors</b>	2
<b>Blank Walls</b>	1
<b>Pole/Ground Sign</b>	0

Design Standard	Possible Points	Design Points	Notes
<b>Building Architecture</b>			
2.1 Roof Form	2	1	4 / 12 Pitch
2.2 Primary Entrance	2	2	An Entrance Identified
2.3 Blank Wall Treatment	2	0	1 Blank Walls
2.4 Building Materials			
Primary (2 Pts / Wall)	4	2	2 Walls
Accent (1 Pt / Wall)	2	2	2 Walls
Color (2 Pts / Wall)	4	4	2 Walls
<b>Site</b>			
3.1 Screening			
Service Areas	2	2	
Equipment	2	2	
3.2 Parking			
Setbacks			
Primary Street	1	1	
Side Street / Property Line	1	1	
5' Greenspace	1	0	No Greenspace
3.3 Site Lighting (Required)	0	Go/No Go	GO
3.4 Landscaping			
General Landscaping		Go/No Go	GO
Parking	2	2	
Sign Base	0	1	
Building Landscape	2	2	Trees in Front
3.5 Signs (Required)	0	Go/No Go	GO
3.6 Outdoor Elements (Required)	0	Go/No Go	GO
3.7 Special Uses (Required)	0	Go/No Go	GO
<b>Total Possible &amp; Review Points</b>	<b>27</b>	<b>22</b>	
Area A Requires 70% Possible Points	19		
Area B Requires 65% Possible Points	18		
Area C Requires 60% Possible Points	16		

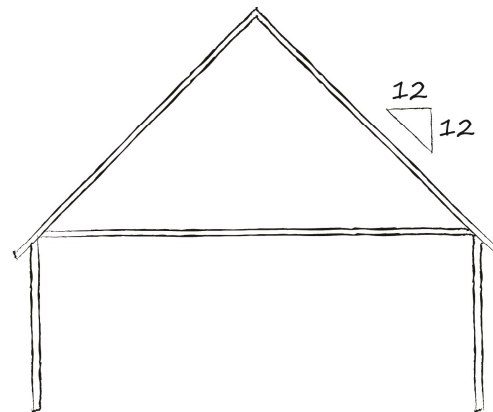
## Section 2 - Building Architecture

### 2.1 Roof Form (2 pts.)

- A. Buildings shall incorporate one of the following roof forms:
1. Pitched roofs with a minimum slope of 4:12 and maximum slope of 12:12, especially to highlight major entrances.
    - a. Single sloped roof with minimum and maximum slope meets standards.
  2. Parapet wall for flat roofs are to step 2 feet (or 0.1 times wall height) vertically every 30 feet.



Minimum Slope



Maximum Slope





## 2.2 Primary Entrance (2 pts.)

- A. Building orientation shall be toward an arterial street **(Required)**.
- B. The primary entry to a store / building shall be marked by: Ornamentation around the door, and at least one of the following **(2 pts.)**:
  - 1. Recessed entrance (recessed at least 3 feet)
  - 2. Protruding entrance (protruding at least 3 feet)
  - 3. Canopy (extending at least 5 feet)
  - 4. Portico (extending at least 5 feet)
  - 5. Overhang (extending at least 5 feet)
- C. When possible, the entrance should be a collection of elements **(Preferred)**:
  - 1. Overhead
    - a. Canopy
    - b. Porches
    - c. Building Extensions
  - 2. Transitional
    - a. Stoops
    - b. Courtyards
    - c. Stairways
    - d. Ramps
    - e. Portals
    - f. Pocket Gardens
    - g. Decks
  - 3. Ground Surfaces
    - a. Seating wall
    - b. Special paving
    - c. Landscaping
    - d. Trees
    - e. Lighting



### **2.3 Blank Wall Treatment (2 pts. per wall facing a street or highway)**

- A. Walls or portions of walls where windows are not provided shall have architectural treatment wherever they face adjacent streets or highway.
  - 1. At least two of the following elements shall be incorporated into these walls:
    - a. Masonry (excluding: flat concrete block)
    - b. Concrete or masonry plinth / wainscot at base of wall
    - c. Belt courses of a different texture and color
    - d. Outward projecting cornice
    - e. Projecting metal canopy
    - f. Decorative tile work
    - g. Trellis containing planting
    - h. Medallions
    - i. Opaque or translucent glass
    - j. Artwork
    - k. Vertical articulations
    - l. Lighting fixtures
    - m. Vertical landscape wall or "green wall"

## **2.4 Building Materials (2 pts. per wall facing a street or highway)**

The following materials shall be utilized wherever they face adjacent streets or highway.

### **A. Primary Material (85% of wall - minimum)**

1. Brick and tile masonry
2. Cementitious siding
3. Glass systems and openings - windows, walk doors, overhead doors, and curtain walls
4. Native stone or synthetic equipment
5. Stucco (cementitious finish)
6. Wood - clapboard or shingles
7. PVC siding - with traditional dimensions only
8. Architectural Metal Panels (Non-structural, hidden fasteners, ribs 6" or less on center)
9. Architectural Concrete Walls (Textures, Reveals and / or Patterns Required)

### **B. Accent Material (15% of wall - maximum)**

1. EIFS (External Insulation Finishing System) - trim and cornice elements only
2. Glass block
3. GFRC (Glass Fiber Reinforced Concrete) - trim elements only
4. Metal - beams lintels, trim elements and ornamentation
5. Pre-cast masonry - trim and cornice elements only
6. Split-faced block - piers, foundation walls and chimneys only
7. PVC trim - with traditional dimensions and shapes only
8. Solid walk doors and solid overhead doors

### **C. Material Color**

1. Predominate colors on a building must be of a natural, muted shade, reds, greens, blues, grays, and tans as generally illustrated in the following image.  
Reserve bright colors for accents only. Limit the use of bright colors to no more than 15% of the overall exterior building facade.

- D. The following colors illustrate samples of natural muted colors intended to be predominate colors for facade design. The Zoning Administrator may approve colors of similar hues and tones at his/her discretion.



## Section 3 - Site

### 3.1 Screening

#### A. Service Areas (2 pts.)

1. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-ways.
  - a. Service areas that are fully integrated into a building must be screened with a door or other opaque screen.
  - b. Service areas that are not integrated into a building must be screened on three sides by a wall at least 6 feet in height and on the fourth side by a solid gate at least 6 feet in height.

#### B. Equipment (2 pts.)

1. Roof-Mounted Equipment
  - a. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way.
  - b. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.
  - c. Cell phone transmission equipment must utilize stealth/hidden design when located on rooftops.
2. Wall-Mounted Equipment
  - a. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way.
  - b. Wall-mounted equipment located on any surface that is visible from a public right-of-way must be fully screened by landscaping or an opaque screen.
3. Ground-Mounted Equipment
  - a. Ground-mounted equipment that is visible from a public right-of-way must be screened from view by landscaping or a fence or wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.
4. "Equipment" includes , but not limited to:
  - a. Mechanical equipment used to condition interior spaces.
  - b. Make-up air units.
  - c. Exhaust fan covers larger than 18" x 18".
  - d. Weather hoods larger than 18" x 18".
  - e. Condensing units.
  - f. Hoist systems.
  - g. Electrical panels.

### **3.2 Parking (1 pt. + 1 pt. + 1 pt.)**

#### **A. Setbacks**

The following setbacks shall apply to parking; an access drive to parking area is allowed within the setback so long as sufficient space for any required vegetation is provided.

1. The parking setbacks from the front of property line along a primary street shall be 30 feet minimum. **(1 pt.)**
2. The parking setback from a property line along a side street shall be 10 feet minimum. **(1 pt.)**
3. Provide 5 feet Greenspace between building and parking lot at locations adjacent to primary and side streets. **(1 pt.)**

### 3.3 Site Lighting (Required)

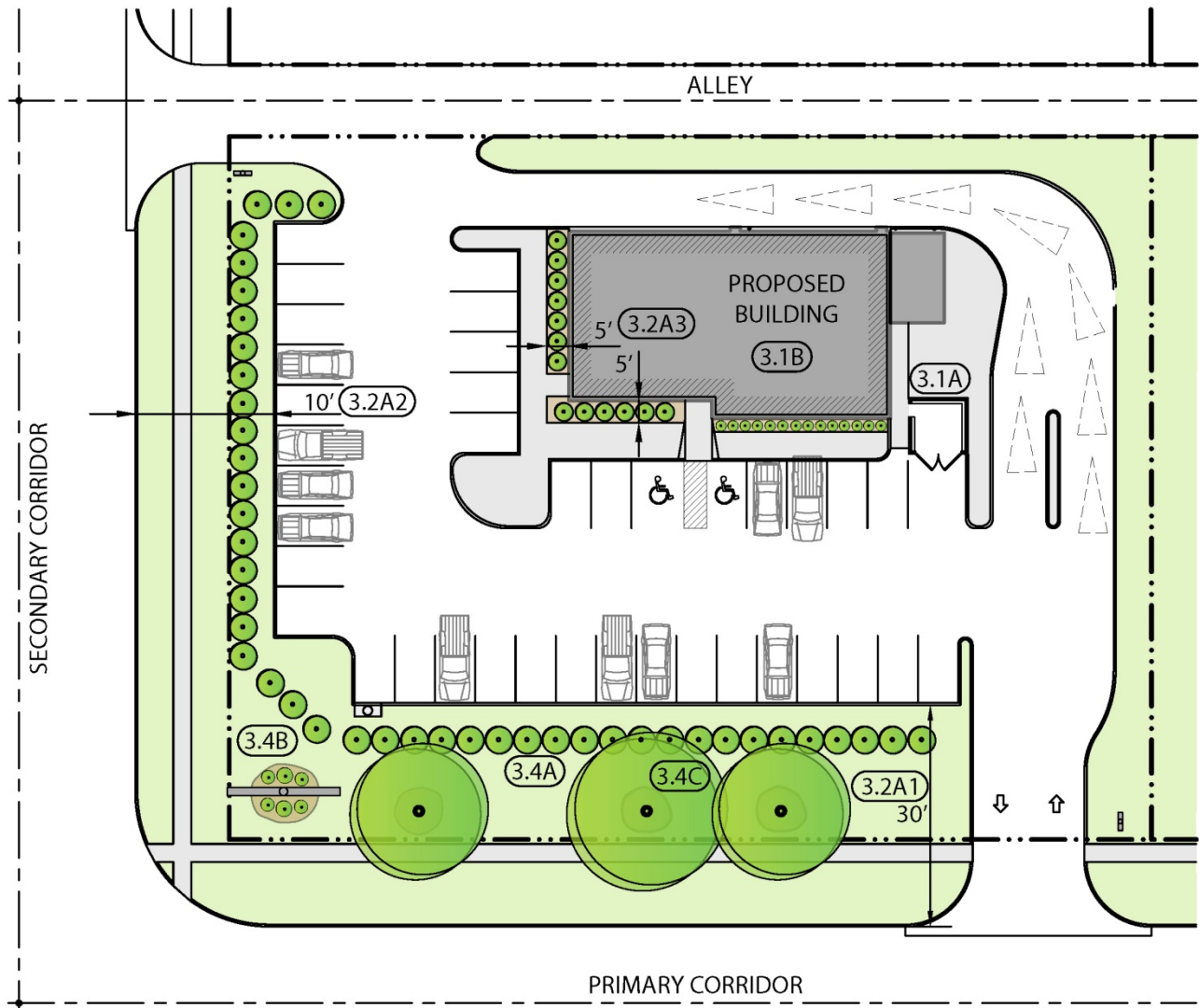
- A. Lighting Trespass
  - 1. Glare shall be eliminated so that roadway traffic will not be impacted by any lighting installed by the development.
  - 2. Lighting must not be oriented onto adjacent properties, streets, or sidewalks.
  - 3. The maximum light level of any light fixture must not exceed 0.1 footcandles measured at the property line at any given point for adjacent commercial property and 0.05 footcandles measured at the property line at any given point for adjacent residential property (including a residential zoning district or a parcel containing a residential use).
  - 4. Lights must be "full cut off" or "fully shielded" fixtures.
- B. Design
  - 1. Light fixtures within parking areas may be not higher than 30 feet.
  - 2. Light fixtures within pedestrian areas may be not higher than 15 feet.
- C. Building and Security Lighting
  - 1. Lighting fixtures must be selected, located, aimed and shielded so that direct illumination is focused exclusively on the building facade, plantings, and other intended site features and away from adjoining properties and the street right-of-way.
  - 2. All wall pack fixtures must be full cutoff fixtures.
  - 3. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.
- D. Outdoor Sales and Canopy Lighting
  - 1. Outdoor sales and gas station service canopy lighting shall be aimed downward and installed such that the center of the fixture's luminous opening is flush with or recessed into the canopy ceiling.
  - 2. All lighting from the canopy must be substantially confined to the ground area directly beneath the perimeter of the canopy.
  - 3. All exterior lighting for canopies, and/or service areas shall be of an indirect nature, emanating only from fixtures located under canopies, under eaves on the principal building or at ground level in the landscaping. Exterior lighting shall be arranged and shielded so there shall be no glare or reflections onto adjacent properties or street rights-of-way.



### 3.4 Landscaping

- A. General Landscaping **(Required)**
  - 1. All provisions of the City Zoning Landscaping regulations apply, article 7, section 7.15 Landscaping Regulations, in City of Wahoo Zoning Ordinance.
- B. Parking **(2 pts.)**
  - 1. A perimeter landscape screen must be provided between the street and parking lot. Screen to be a minimum 10 foot wide, landscaped area with a continuous row of evergreen shrubs.
  - 2. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
  - 3. Breaks for pedestrian and vehicle access are allowed.
  - 4. Provide one shade tree for every 2,000 square feet of parking area including driving aisles.
  - 5. A coordinated landscape plan shall be provided in order to ensure adequate planting along the perimeter of a lot.
- C. Sign Base **(1 pt.)**
  - 1. Base of sign shall be planted with shrubs and seasonal flowers, minimum 3 feet width at front and back of each side of sign.
- D. Building Landscape **(2 pts.)**
  - 1. For every 30 linear feet of building facade facing a street, one shade tree must be provided.
- E. Installation and Maintenance **(Required for all landscaping included in design)**
  - 1. General Provisions
    - a. Plant materials must be hardy to zone 5, must not be invasive to the area or susceptible to pests known to cause widespread death to other plants (i.e. - Emerald Ash Borer, etc.)
    - b. All plants are to be true to species and nursery-grown in accordance with good horticultural practices.
    - c. No stands of trees shall be removed.
  - 2. Shade Trees - When planted to meet the landscaping standards:
    - a. All shade trees must be locally adapted species. Deciduous trees must have an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater and evergreen trees must have an expected mature height of 30 feet or greater and an expected mature crown spread of at least 20 feet or greater unless subject to an overhead line in which case mature height may be less.
    - b. All shade trees must, at the time of planting, for deciduous trees, have a minimum caliper of 3 inches and be at least 10 feet tall and for evergreen trees be at least 8 feet tall.
  - 3. Maintenance
    - a. The owner or tenant is responsible for maintaining all required landscaping in good health or condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping which conforms to this Standard within 30 days of discovering the deficiency (or within 180 days where weather conditions would jeopardize the health of plant materials).

F. The following image generally illustrates possible Design Standard compliance options:



Illustrative Image - Not to Scale

Key Notes:

- 3.1A - Service area, trash collection screen (2 pts.)
- 3.1B - Equipment screening (2 pts.)
- 3.2A1 - 30' Setback (1 pt.)
- 3.2A2 - 10' Setback (1 pt.)
- 3.2A3 - 5' Greenspace (1 pt.)
- 3.4A - Parking lot landscaping (2 pts.)
- 3.4B - Sign base landscaping (1 pt.)
- 3.4C - Building landscaping (trees) (2 pts.)

### **3.5 Signs (Required)**

- A. All provisions of the City Zoning Sign Regulations apply, article 7, section 7.06, Sign Regulations, in City of Wahoo Zoning Ordinance. Additional requirements are as follows:
  - 1. Free-standing signs shall be placed so as not to obstruct the view of drivers.

### **3.6 Outdoor Elements (Required)**

- A. Outdoor Display
  - 1. Definition
    - a. Outdoor display is the outdoor display of products actively available for sale that is placed in a fully-enclosed building at the end of each business day.
    - b. Outdoor display does not include merchandise or materials in boxes, in crates, on pallets or other kinds of shipping containers, propane gas storage racks, ice storage bins, soft drink or similar vending machines (see outdoor storage).
  - 2. Standards
    - a. Outdoor display is permitted in association with any permitted nonresidential principal ground floor use in accordance with the following provisions:
      - 1) Outdoor display must be removed and replaced inside fully enclosed building at the end of each business day.
      - 2) Outdoor display is permitted adjacent to the primary facade with the principal customer entrance, but cannot extend more than 8 feet from the facade and occupy no more than 30% of the horizontal width of the facade.
      - 3) Outdoor display cannot impair the ability of pedestrians to use the sidewalk or parking areas and must comply with ADA clearance and accessibility.
      - 4) Outdoor display is not permitted in required parking spaces.
- B. Outdoor Storage
  - 1. Definition
    - a. Outdoor storage is the overnight storage of products or materials outside of a building.
    - b. Outdoor storage includes merchandise or materials in boxes, in crates or pallets or in shipping containers, propane gas storage racks, ice storage bins, and soft drink or similar vending machines.
    - c. Outdoor storage includes the overnight outdoor storage of vehicles awaiting repair, RV's and boats, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, materials, vehicles, or equipment.
  - 2. Standards
    - a. Outdoor storage is not permitted.

### 3.7 Special Uses (Required)

#### A. Auto Sales

1. Site plan must be presented to Planning Commission and the following factors will be considered.
2. Vehicle display may take place between Main Corridors and the building in a limited fashion as determined by the Planning Commission.
3. The Planning Commission shall establish a location and maximum number of vehicles to be displayed outdoors at given time.
4. The Planning Commission shall establish a location for outdoor sales and storage, if it deems appropriate.
5. Display lighting shall be down lit and shall not exceed an average of 2 footcandles.
6. The design of the display area should be integrated within the site landscaping and screening and a detailed design shall be provided to the Planning Commission.
7. All required elements within these Design Standards shall be met.

#### B. Drive-Through Establishments

1. Ensure that there is adequate stacking space for vehicles within the drive-through and that they are sited appropriately relative to the right-of-way and sidewalks.
2. Drive-through areas and associated structures (menu boards, drive-up window, etc) shall be located to the side and / or rear of the building.
3. Drive-through lanes must not be placed between the building and the primary street.
4. All required elements within these Design Standards shall be met.

#### C. Fuel Pumps

1. Fuel pumps should be located to the side of the building.
2. Canopies shall utilize the same materials / colors as the building.
3. Maximum illumination, measured in footcandles should be:
  - a. Gas station approach: 2 footcandles.
  - b. Gas station pump area: average of 5 footcandles.
  - c. Gas station service area: average of 3 footcandles.

#### D. Loading Areas

The loading area must be located to the side or rear of the building. Loading areas may not be placed between the street and the associated building.

## **Section 4 - Design Standards Amendment**

### **4.1 Design Standards Admendments**

- A. These Design Standards may, from time to time, be amended, supplemented, changed, modified, or repealed. If a project owner disagrees with the design standards or an assessment of the zoning administrator, the project owner may request a formal review. The project owner will submit an Application for Amendment to the Zoning Regulations, required fee, and related documents to the Zoning Administrator. Applications to have an item placed on the Planning Commission Agenda must be received no later than the close of business the Friday prior to the next schedule meeting. Review of the application will be considered by the City Council following a recommendation from the Planning Commission. Refer to City of Wahoo Zoning Regulations, Article 9: Amendment.

## **Section 5 - Acknowledgements**

The Transportation Corridor Design Standards initiative is a tribute to the leaders of the City of Wahoo for their resolve to continually improve the community through thoughtful design and economic development. The following individuals provided significant involvement in the planning process.

### **City Council**

#### **Gerald D. Johnson, Mayor**

\*Stuart Krejci, President of the Council

Carl Warford

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Karen Boop

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