



COUNTY OF YORK
 Department of Planning and Development Services
 Division of Development Services

ROUTE 17 CORRIDOR OVERLAY DISTRICT
 (SECTION 24.1-378, YORK COUNTY ZONING ORDINANCE)

APPLICATION FOR PROJECT APPROVAL

PROJECT NAME:	_____	APPLICANT:	_____
LOCATION:	_____	ADDRESS:	_____
DATE:	_____	PHONE:	_____
	_____	EMAIL:	_____

Applicability

Requirements apply to properties with frontage on Route 17 between the Newport News city line and Cook Road. The special requirements apply to all proposed new construction or modification of existing construction located between the right-of-way line and the rear boundary of the property or a depth of 500 feet, whichever is less.

Submittals and Attachments

The following items must be submitted with this application, either individually or as an element of the Site Plan submittal. Please check the appropriate boxes to indicate how the information is being provided.

Attached see Site Plan

- Architect’s or artist’s rendering (or photo-simulation / computer-generated graphic) of all proposed structures depicting the front, side and rear elevation including architectural treatment of all structural exterior facades to be visible from an external roadway, and including indication of building materials and colors to be utilized.
- Rendering (or photo / graphic simulation) of the landscape treatment in perspective view depicting parking areas visible from public road. If appropriate, this rendering may be combined with the above requirement.
- The location and design of all proposed exterior site lighting within the proposed development.
- Photographs or drawings of neighboring uses and architectural styles.

Architectural Standards

The Route 17 Corridor design guidelines are listed below and must be observed in the design and layout of development proposals. Please check the appropriate box to indicate whether or not each guideline has been observed and for any “No” responses, provide an explanation as to why it has not been observed.

- Yes No N/A Building facades parallel to or highly visible from a public right-of-way will not be constructed of barren or unfinished concrete masonry (cinder block), corrugated material, sheet metal or vertical metal siding.

Acceptable materials include: brick, split-faced block, dryvit or EIFS, steel-surfaced/pre-finished insulated dimensional wall panels, pre-formed simulated brick or architectural block panels, or wood or synthetic clapboard siding (circle material(s) proposed). If other materials are proposed to be used, please describe in detail below:

Yes No N/A Front-facing building facades greater than 50 feet in width will incorporate wall plane projections, recesses or bay divisions extending at least 20% of the façade length.

Yes No N/A Architectural details and features such as foundation highlights (belt courses or water tables), lintels, sills, awnings, contrasting cornices or bands of material at the first floor or roof level, projections at entries, wall and roof articulations, or bay divisions will be used to avoid plain, unvaried facades.

Yes No N/A Rooflines on large-scale buildings will be broken with features such as hips, gables and dormers.

Yes No N/A Flat-roofed structures will incorporate parapet walls or other features to provide visual interest and screen the roof deck and any roof-mounted mechanical equipment.

Yes No N/A Any large work area doors or open bays will be located to avoid opening toward the Route 17 right-of-way. Whether front, side or rear-facing, such doors will be screened from view from Route 17 by architectural features, decorative fencing or evergreen landscaping.

Yes No N/A The site and building will be designed so that none of the following will be visible from Route 17: heating, ventilating and air conditioning equipment, duct work, air compressors, other fixed operating machinery, large trash receptacles, dumpsters, utility meters, above ground tanks, satellite dishes, antennas, etc.

Yes No N/A Fencing in front of buildings will be avoided or minimized and, if installed, will be decorative in design and harmonious with adjacent development or screened by landscaping to minimize visibility. Security or screening fencing required by the Zoning Ordinance will be buffered from direct view by landscaping.

Yes No N/A Generally no more than three (3) colors shall be used on the building (excluding roofs and tinted/reflective windows).

Metallic colors, black (except as an accent or trim color), or “fluorescent” colors will not be used.

(To view the *approved color palette*, click on “Paint Palette” under the subheading “Tourist Corridor Management and Route 17 Overlay Districts” on the webpage link below.)

<https://www.yorkcounty.gov/256/Forms>

The building colors and corresponding codes have been selected from the approved color palette and are listed below.

Sherwin Williams Preservation Exterior Palette

- _____
- _____
- _____

Benjamin Moore Historical Collection Exterior Palette

- _____
- _____
- _____

(Note: Color matches from other paint brands are permitted. A sample must be provided. Note above both the matching brand, color and reference/code and the approved palette color and code it is matching.)

Yes No N/A

Outdoor storage areas will be screened so that they are not visible from public rights-of-way, internal roadways, and adjacent properties. For developments established after May 17, 2005, parking of vehicles licensed as “trucks” by DMV will be considered to be “outdoor storage” and will be screened/buffered from view from public rights-of-way.

Yes No N/A

Any canopies (gas station, bank, fast-food, etc.) will use the same or complimentary roof forms, materials, colors and architectural treatments as the principal building.

Yes No N/A

Canopy lighting will be recessed into the ceiling or framework.

Yes No N/A

Site landscaping will be designed to blend the architecture of the structure(s) with the natural landscape and character of the surroundings.

Yes No N/A

Signs will not consist of colors commonly referred to as “neon” or “fluorescent” and which are unnaturally bright shades of red, orange, yellow, green, or blue.

(Note: A separate sign permit application is required for review and approval for all proposed signage.)

Applicant / Developer’s Signature _____ Date: _____

Development Services staff recommendations:

Development Services Staff's Signature _____ Date: _____

Zoning Administrator's Signature _____ Date: _____

Approved Disapproved (see comments below) Approved per below conditions:

Project Name: _____

Project Address: _____