



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

TOURIST CORRIDOR MANAGEMENT OVERLAP DISTRICT
 (SECTION 24.1-375, YORK COUNTY ZONING ORDINANCE)

APPLICATION FOR PROJECT APPROVAL

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

Applicability

Requirements apply to properties with frontage on the following tourist corridors. The special requirements apply to all proposed new construction or modification of existing construction located within two hundred fifty feet (250') of the rights-of-way or, in the case of properties deeper than 250 feet to the rear property boundary or 500 feet, whichever is less.

- Interstate 64 and any frontage roads (F-xxx) that abut and run parallel to I-64
- Route 199 (both east and west segments)
- Richmond Road (Route 60); Bypass Road (Route 60)
- Pocahontas Trail (Route 60); Route 132
- Merrimac Trail (Route 143) west of Queen Creek
- Second Street from Merrimac Trail to the City of Williamsburg boundary line
- Colonial National Historical Parkway
- Goosley Road (Route 238) east of Route 17
- George Washington Memorial Highway (Route 17) north of Cook Road
- Cook Road (Route 704), but excluding the east side of the road between Route 17 and Old York Hampton Highway (Route 634)

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

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input type="checkbox"/> | The location and design of all proposed exterior site lighting within the proposed development. |
| <input type="checkbox"/> | <input type="checkbox"/> | Photographs or drawings of neighboring uses and architectural styles. |

Tree Protection

No living, disease-free tree of any species having a trunk caliper of eight inches (8”) or larger shall be cut, destroyed, moved or removed unless and until final approval of site plans or subdivision plans depicting the extent of such actions.

Architectural Standards

TCM 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 Any large work area doors or open bays will be located so as not to open toward or face external rights-of-way.

Yes No N/A The site and building will be designed so that none of the following will be visible from the TCM right-of-way: 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 of a style harmonious with adjacent development and 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 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 such as foundation highlights (belt courses, 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, bay divisions, and other architectural treatments will be used to create visual interest.

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 include parapet walls or other treatments to shield direct views of the roof deck or roof-mounted mechanical equipment.

TCM Overlay District Application

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

Any canopies (gas station, bank, fast-food, etc.) will be designed to include roof forms, materials, colors and architectural treatments that are integrally related to and complement the primary building design and features.

Yes No N/A

Canopy lighting will be recessed into the ceiling or framework.

Yes No N/A

Building lighting is recessed under roof overhangs or generated from concealed source, low-level light fixtures.

Yes No N/A

Site lighting will be from a concealed source (bulb not visible) and of a clear white or amber light that does not distort colors.

Yes No N/A

Site lighting fixtures or devices will be directional or cut-off type capable of shielding the light source to provide well-defined lighting patterns and keep the spill-over from adjoining properties, buffers, highways, and avoid impairing in any way the vision of motor vehicle operators.

Yes No N/A

Exposed neon (gas-filled) tubing will not be used on exterior building surfaces or signs.

Yes No N/A

Free-standing sign will be a ground-mounted monument type.

Yes No N/A

Freestanding sign will not exceed 96 square feet in area for shopping centers or thirty-two square feet (32ft²) for all other uses.

Yes No N/A Freestanding sign will not exceed fifteen feet (15') in height for shopping centers or ten feet (10') for all other uses.

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.)

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.

Yes No N/A For developments established after May 17, 2005 vehicles licensed as "trucks" by DMV and kept on the site will be screened as required for "outdoor storage".

Yes No N/A Ten percent (10%) of the parking areas will be devoted to landscaped islands.

Yes No N/A Any surface parking within forty-five feet (45') of a public road right-of-way will be screened from direct view from the public road by shrubbery and earthforms.

Yes No N/A Site landscaping will be designed to blend the architecture of structures on the site with the natural landscape and character of the surroundings.

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: _____