

A RESOLUTION OF THE BOARD
OF MAYOR AND ALDERMEN OF THE
TOWN OF LOUISVILLE, TENNESSEE,
APPROVING AND ADOPTING REVISED
DESIGN GUIDELINES PROPOSED BY
THE DESIGN REVIEW BOARD

RESOLUTION NO. 2012- 03

DATE PASSED: April 10, 2012

BE IT HEREBY RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE TOWN OF LOUISVILLE, TENNESSEE, AS FOLLOWS:

WHEREAS, the Town of Louisville Design Review Board has submitted revised Design
Guidelines pursuant to Ordinance 2011-4; and

WHEREAS, the Town of Louisville Planning Commission has reviewed the proposed
revised Design Guidelines and voted to recommend approval and adoption on March 20,
2011;

THEREFORE, IT IS RESOLVED:

1. The Town of Louisville hereby adopts the revised Design Guidelines, attached
hereto and incorporated herein, as the Design Guidelines applicable to public and
private improvements to property as required under Ordinance 2011-4.
2. This Resolution shall take effect immediately upon passage, the public welfare
requiring it.



Mayor



Town Recorder

**TOWN OF LOUISVILLE, TENNESSEE
DESIGN REVIEW COMMISSION**

GENERAL DESIGN CRITERIA

Effective April 10, 2012

The following items must be reviewed for compliance by the Design Review Commission and a certificate of appropriateness issued before a building permit is issued. These standards shall apply to the design of all principal buildings and accessory structures used for Commercial, multifamily residential, retail development, institutional development (e.g. public, educational and religious buildings) allowed by zoning ordinances within the residential and agricultural zones. The purpose of these guidelines is to guide multi-family, commercial, retail and institutional development to produce a pleasant and appropriate appearance for the future of the Town of Louisville. In addition, applicants must follow all requirements of the Planning Commission.

1. Walls and Roof

The front and side wall planes of buildings shall be staggered by occasional changes in surface planes or changes of materials or architectural features to avoid a monolithic "box" appearance. Walls and roofs visible to public roads shall have changes of wall and roof planes with at least a two (2) foot projection or recess no less than every fifty (50) feet, both horizontally and vertically. In addition, any of the following elements shall be integrated in walls visible to public roads, no less than every thirty (30) feet, both horizontally and vertically.

- (a) Porches;
- (b) Awnings;
- (c) Stairwells;
- (d) Doors;
- (e) Windows;
- (f) Chimney;
- (g) Changes in construction materials;
- (h) Horizontal and vertical sun-shading devices, such as walls, canopies and similar devices, which extend a minimum of three (3) feet beyond the wall of adjacent walls, are acceptable.

Excessive repetition of only one or two architectural features above is prohibited.

Elements that are not acceptable as a means to comply with the requirement above include, but are not limited to: gutter downspouts, garage doors, retaining walls, changes in paint color, color bands or small (less than two (2) square feet) accent materials using flat tile, narrow trim, common hallways parallel to outside walls not

including stairwells, window and door frames, shutters, structural or decorative columns and narrow extensions (less than three feet wide) of fire walls.

No building may be constructed with fabric walls.

No building may be constructed with all metal.

Exterior glass shall compose a minimum of five (5) percent of the façade of the building, unless the building is an open-air structure such as a produce market.

Muted colors such as those found in nature are preferred. Bright wall colors are acceptable, on a limited basis for contrast and accent.

A maximum of three colors excluding the roof is recommended.

The fascia is a transition from roof shingle to siding and the color applied to the fascia should be a subtle change rather than a highlight.

Painted service yard and equipment enclosures shall match the adjacent siding color.

2. Storage Developments

Personal Storage or "mini-storage" buildings shall be sited such that the garage doors do not face roads. Developments located on existing or proposed topographic elevations significantly lower than roads or behind existing or proposed landscaping whereby buildings are not visible from roadways may be constructed parallel to the road. Such developments located on a corner must install a landscape buffer on a least one property line to screen the row of storage buildings. The landscape buffer shall be comprised of the plant size spacing and height as the required landscape buffer set forth in the Louisville Zoning Ordinance.

3. Dumpsters

Dumpsters must be screened from public roads and adjacent residential areas.

4. HVAC Equipment

HVAC equipment shall meet the building setback dimensions. If wall mounted HVAC units are proposed to serve the ground floor level, screening shall be incorporated into the wall to conceal the equipment. Large HVAC condensers must be located to minimize sound and shall be screened when adjacent to residential areas. Any HVAC unit located on the roof shall be screened from public view.

5. Lighting

External wall or roof-mounted floodlights shall not be installed on walls that face abutting residential uses unless landscaping or other means can be installed to shield the view of such

lights from residential properties. Outdoor lighting with excessive glare that interferes with the safety of the motoring public is prohibited. All exterior lighting must comply with the Town of Louisville's Lighting Ordinance.

6. Fences

Fences that are visible from residential uses or are visible from public roads shall not be constructed of unfinished concrete block, chain link, metal wire or mesh typically associated with livestock pens and shall not have a continuous plane of more than 100 feet. Reveals or projections (at least two foot deep and two feet wide), wall offsets of at least three feet, or evergreen trees (at least eight feet tall at planting) shall be used at least every 100 feet on the outside of the fence.

7. Landscaping

Landscaping plans will be required of all applicants for development in all zones other than residential (R-1) and agricultural zones. The type, current and mature size, number, and spacing of all plantings must be illustrated.

Plant materials should include a variety of seasonal colors, form and textures that contrast or complement each other with a mixture of evergreen and deciduous trees, shrubs, ground covers and low maintenance perennials. Continuous expanses of uniform landscape treatment along an entire street front should be avoided. All landscaping must comply with the Town of Louisville's landscaping requirements in the Zoning Ordinance.

8. Ancillary Buildings and Equipment

Trailers, elevated tanks, storage tanks, or other similar structures shall be screened from adjacent residential uses and from public roads with landscaping, walls or fences. Such ancillary buildings and equipment shall also meet building setbacks.

9. Loading Docks

Loading docks shall not face arterial roads. If this is impossible due to a corner lot or other conditions, loading docks must be screened using landscaping, walls, fences or other architectural features.

10. Parking

Parking lots and surrounding areas should be designed to present a positive appearance to residents, customers and travelers through the Louisville area.

Parking areas shall relate to the context of the building and site. Ideally, parking lots would be placed at the side or rear of the property.

Parking areas shall be broken into a series of small modules separated by landscaped

islands consisting of trees, low shrubs and large planters. The protection of plant health must be taken into consideration in landscape design.

Parking lots adjacent to residential areas shall be planted with a minimum 8' wide buffer of trees and greenery in order to maintain the homeowners' quiet enjoyment of their property.

Curbing or an alternative storm water management edge shall be installed along the perimeter of the landscaped areas. Parking lots must be designed to control and direct storm water runoff.

Parking and driving area depths with a continuous paved area greater than 130 feet adjacent to public roads are prohibited. Landscaped strips at least eight (8) feet wide, to include trees and/or shrubs may be constructed along the distance where this 130 foot line is proposed if additional parking is needed. This requirement does not apply to the depth of main entrance drives.

11. Materials Considered Temporary Shall Not Remain Permanently

Materials installed on commercial properties visible to public roads shall not remain permanently. Such materials include but are not limited to, piles of dirt, construction debris, construction fencing, landscape timbers and temporary signs.

In addition, materials such as netting, ribbons, ropes, cardboard boxes and storage trailers shall not be installed and left on a permanent basis, beyond sixty (60) days of occupancy.