

SECTION 31 – HC HIGHWAY CORRIDOR OVERLAY DISTRICT

31.1 PURPOSE

The HC Highway Corridor Overlay District provides basic guidelines that promote quality design along the most visible and heavily traveled road corridors in the Sarpy County zoning jurisdiction: Highway 370, Highway 50, Interstate 80, Platteview Road, Highway 31, Hwy 34, Highway 75, and the future realignment routes of Platteview Road and Connect Sarpy 180/192 as identified in the Sarpy County Comprehensive Plan. The HC Highway Corridor Overlay District is intended to: Encourage development design that strengthens the physical character and image of Sarpy County; Support the value of property and quality of development and major highway corridors; set basic requirements for good site design and development, building design, landscaping, and signage without discouraging creativity and flexibility in design; permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians; manage the impact of commercial and industrial development on adjacent residential neighborhoods.

The uses permitted in the HC (Highway Corridor Overlay District) shall be the same as those permitted by the underlying base zoning district except as provided by this section. The following uses shall be prohibited within the HC (Highway Corridor Overlay District):

1. Self-Service car wash operations that constitute the primary use;
2. Hazardous waste storage, as primary use;
3. Industrial uses as defined by Section 23, except by a special use permit,
4. Mobile home, modular home, and manufactured home sales, but not including the sales of recreational vehicles, except by special permit,
5. Mobile home parks;
6. Pawn shops;
7. Salvage or junk yard operations and transfer stations, as a primary use;
8. Tow lots, as a primary use;

31.2 HC HIGHWAY CORRIDOR OVERLAY DISTRICT BOUNDARIES

The HC Highway Corridor Overlay District applies to the following areas:

- 31.2.1 Land within one-quarter (1/4) mile of the centerline of Highway 370 within the planning jurisdiction of Sarpy County;
- 31.2.2 Land within one-quarter (1/4) mile of the centerline of Highway 50 from the northern extra-territorial planning jurisdiction boundary of the City of Springfield north to one-quarter (1/4) mile north of Highway 370;
- 31.2.3 Land within one-quarter (1/4) mile of the right-of-way lines of Interstate 80 from the Platte River boundary line of Sarpy county to one-half (1/2) mile north of Highway 370;
- 31.2.4 Land within one-quarter (1/4) mile of the center line of Platteview Road within the planning jurisdiction of Sarpy County;
- 31.2.5 Land within one-quarter (1/4) mile of the center line of Highway 31 within the planning jurisdiction of Sarpy County;
- 31.2.6 Land within one-quarter (1/4) mile of the center line of Highway 34 within the planning jurisdiction of Sarpy County;
- 31.2.7 Land within one-quarter (1/4) mile of the center line Highway 75 within the planning jurisdiction of Sarpy County.

31.2.8 Land within one-quarter (1/4) mile of the center line of the proposed Platteview Road realignment as identified in Chapter 5, Transportation, of the Sarpy County Comprehensive Plan;

31.2.9 Land within one-quarter (1/4) mile of the center line of the proposed 180th/192nd Street realignment as identified in Chapter 5, Transportation, of the Sarpy County Comprehensive Plan.

31.3 PROJECT APPLICATION AND EXCEPTIONS

The HC Highway Corridor Overlay District, its development guidelines, and other provisions, apply to the following:

Any new development requiring a building permit built on land within the boundaries of the HC Highway Corridor Overlay District after the effective date of this Regulation, except any land that was platted prior to March 9, 2004; provided however, that land within the boundaries of the HC Highway Corridor Overlay District that was zoned other than agricultural prior to March 9, 2004, that was part of a Phased Development shall also be excepted. Replats, lot line adjustments, and lot consolidations of such platted properties shall remain excepted. Phased Developments shall mean property that was, at a minimum, preliminary platted and at least a part of the property within the preliminary plat was final platted.

The requirements of the HC Highway Corridor Overlay District do not apply to any rehabilitation, repair, addition(s) or enlargement(s) of a building in place or under construction on a site as of the effective date of this Regulation, provided that the cumulative gross floor area of any addition(s) does not exceed 50% of the gross floor area of the pre-existing building(s). The requirements of the HC Overlay District do not apply to replacement of building in place or under construction on a site as of the effective date of this regulation necessitated by casualty loss.

31.4 DESIGN GUIDELINES FOR COMMERCIAL AND OFFICE USES

31.4.1 Site Design Guidelines

(A) BUILDING LOCATION AND ORIENTATION

1. Facades with principal entrances shall be oriented to the project's primary street or to an active pedestrian or public zone within the site. For multi-tenant buildings, at least 50% of the entrances shall be oriented to the primary street or pedestrian or public zone. Facades with principal customer entrances may be turned perpendicular to the primary street if they provide a direct pedestrian connection from a public sidewalk to the major customer entrance without interruption by vehicular traffic. The primary street for a development is Highway 370, Highway 50, Interstate 80, Platteview Road, Highway 31, or Highway 75 or a collector street that fronts the development. When the development has two primary streets, the site plan shall determine orientation.
2. Developments at intersections shall identify or emphasize their corners with significant landscaping or similar public feature.
3. A clearly delineated pathway or route should connect all principal building or business entrances to any sidewalks or trails on streets adjacent to the project.

(B) PEDESTRIAN ACCESS

1. Developments shall provide a continuous walkway connection at least 5 feet in width from the public sidewalk to the customer entrances of all principal buildings on the site. Developments adjacent to multi-use trails shall provide a direct connection from the trail to the development's internal pedestrian

circulation system. For trails that are proposed in the county's comprehensive plan, trail master plan, or other adopted county document but are not yet constructed, the development plan shall make provisions for a connection to the trail, and shall be responsible for constructing the connection when the trail becomes available.

2. Multi-building developments shall provide clear and safe walkways at least 5 feet in width that connect all buildings on the site. Buildings not intended for routine customer access or intended solely for drive-up services are excluded from this requirement.
3. Where the required walkways specified in this section cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; scored, colored concrete; or painted concrete.
4. Pedestrian connections to adjacent developments should be provided.

(C) VEHICULAR ACCESS

1. Developments should make maximum use of internal cross-easements and shared access points when possible.
2. Main driveways and drive aisles shall provide a continuous system that connects to the main site entrance.
3. Commercial developments are encouraged to provide means of access to residential areas that avoid requiring residents to use arterial streets for short-distance trips. Such connections must be designed to avoid channeling commercial traffic onto residential streets outside of comprehensively planned, mixed use projects.
4. When possible, shared service and delivery access should be provided between adjacent parcels and buildings.

(D) PARKING

1. Parking shall be grouped into parking blocks that are divided by pedestrian paths, landscaping, or buildings.
2. A maximum of 400 parking stalls may be located in any one parking block.

(E) SIGNS

1. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building.
2. All lots abutting the designated highways shall use monument or ground signs, except that commercial uses within 660 feet of the Interstate 80 right-of-way may be permitted one pole sign per premises as regulated by Section 39 of the Sarpy County Zoning Regulation.
3. A landscaped base area shall be provided for monument or ground signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture, decorative paving, turf grass, loose stone, and mulch.

(F) SCREENING

1. Developments shall provide year-round screening of outdoor storage, utility meters, HVAC equipment, trash collection and processing. Utility meters, HVAC, and Trash collection and processing shall be screened to its full vertical height. Outdoor storage shall provide 75% of the vertical plane of this feature up to a height of 8 feet. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Planning Director. Chain-link fencing with inlaid wood or metal slats shall not be considered acceptable. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.

(G) LIGHTING

1. All lighting used to illuminate an off-street parking area, sign or other structure shall be arranged so as to deflect light away from any adjoining residential property through fixture type and location. When lighting is mounted to the underside of canopies, these lights shall be recessed so that the visible light source is no lower than the plane of the underside of the canopy.
2. The maximum height of lighting standards shall be 45 feet, unless the County grants a specific exception as part of the application approval process.
3. Exterior lighting of buildings shall be limited to low-level incandescent spotlights, floodlights, and similar illuminating devices hooded in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets. The County may approve exceptions to these requirements for sports and athletic field lighting, flagpole lighting, public street lighting, temporary lighting for seasonal/holiday or special events, and lighting used for public safety.

31.5. ARCHITECTURAL GUIDELINES

31.5.1 Site Design Guidelines

(A) MASS AND SCALE FOR BUILDINGS OVER 40,000 SQUARE FEET

1. Variations in the vertical plane of the building shall be incorporated into the mass of the building at significant entrances or along walls that front plazas or other significant pedestrian features. Methods of variation may include towers, pediments, or façade articulations or variations; changes in the horizontal plane; or enhancements in color and materials, consistent with the overall design of the building.
2. Primary building facades shall meet one of the following guidelines:
 - a) Facades greater than 100 feet shall incorporate projections or recesses in the wall plane.
 - b) Facades greater than 100 feet shall display a pattern of color change, texture change, material change, or expression of structural bays with an offset of at least 12 inches from the ruling plane of the facade.
3. The Sarpy County Board of Commissioners may waive these guidelines if the applicant demonstrates an alternative building design that in the Board's opinion provides visual interest and scale to the building. An Architectural Review Committee shall review and provide recommendations concerning application to waive these guidelines. The Architectural Review Committee shall consist of the Planning Director, a Planning Commission Member, an

architect/engineer, and a commercial real estate developer along with an alternative for each position all to be selected by the Planning Director and appointed by the County Board of Commissioners.

(B) ARCHITECTURAL ELEMENTS

1. Front facades facing a primary street shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.
2. Front facades shall utilize variations in color, horizontal planes, materials, patterns, height, or other techniques to provide visual interest and scale to buildings.
3. All rear and side facades abutting an arterial or collector shall use a simplified expression of the materials and design used on the front facade.

(C) BUILDING MATERIALS

1. Permitted exterior building materials shall be high quality, durable materials that include, but are not limited to, brick; native or manufactured stone (Renaissance stone or similar masonry materials); integrally colored, burnished, split faced, rock faced, textured, or glazed concrete masonry units; pre-finished architectural metal panel systems; quality metals such as copper; high quality pre-stressed concrete systems; and drainable (water managed) Exterior Insulated Form System (EIFS).
2. Materials on all sides of the building shall be compatible with materials on the front façade.
3. These guidelines are not intended to inhibit creativity and innovation in building design. The Architectural Review Committee may permit the use of other materials, if the applicant demonstrates that the use of such materials will result in a building that gives a sense of quality and permanence.

(D) ROOF FORMS

1. Buildings with flat or slightly sloped roofs to drain shall incorporate parapets on all facades that face a public street or residential district. Variations in parapet height and articulation of cornice lines may be used to add interest.
2. Roof forms shall be designed to express various building functions or features, such as entrances.
3. Visible roof materials shall include clay or concrete tile, split shakes, tern metal, architectural grade asphalt shingles, architectural metals, copper, natural or synthetic slate, or similar durable materials.

31.6 DESIGN GUIDELINES FOR INDUSTRIAL USES

31.6.1 Site Design Guidelines

(A) BUILDING LOCATION AND ORIENTATION

1. To the maximum degree possible, the arrangement of buildings on a site shall screen operational and loading areas from view abutting highway corridor streets.

2. Buildings with customer entrances shall orient such entrances toward the primary access street.
3. Accessory structures shall not front a primary access street and shall be oriented away from public streets, open space, or residential areas.
4. Buildings shall be arranged and oriented so that loading docks, outdoor storage, trash collection and processing, HVAC equipment, truck parking and servicing areas and other service functions are not visible from Highway 50, Highway 370, or Interstate 80, Platteview Road, Highway 31, and Highway 75 except where surrounding topographic features prevents concealment. Site designs shall maximize the amount of landscaping in street yards along these highways. This standard may be met by building and site orientation, site design, and/or landscaped screening that blocks the view of such areas from the highway corridors. Customer and employee parking areas are permitted in these street yards, subject to other provisions of this regulation.

(B) VEHICULAR ACCESS

1. To the maximum degree possible, access routes for automobiles and trucks shall be distinguished from one another.
2. Drives and access points shall be directed away from residential areas.

(C) PARKING

1. Signage and site design shall distinguish employee and visitor parking areas from truck loading and servicing areas when the project is sufficiently large to make such separation functionally necessary.
2. Landscaping shall be used to direct vehicles through the site, distinguish between automobile and truck service areas, manage storm water, and break up the size of large impervious automobile parking areas.

(D) SIGNS

1. Attached signs shall be integrated into the design of the building elevation.
2. All new industrial development lots abutting the designated highways shall use monument or ground signs, except that industrial development directly adjacent to or within 660 feet of the Interstate 80 right-of-way may be permitted one pole sign per premises as regulated by Section 39 of the Sarpy County Zoning Regulations.

(E) SCREENING

1. Developments shall provide year-round screening of outdoor storage, utility meters, HVAC equipment, trash collection and processing. Utility meters, HVAC, and Trash collection and processing shall be screened to its full vertical height. Outdoor storage shall provide 75% of the vertical plane of this feature to a height of 8 feet. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Planning Director. Chain-link fencing with inlaid wood or metal slats shall not be considered acceptable. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.
2. All rooftop mechanical equipment shall be screened. Acceptable methods of screening include parapet walls or a free-standing screen of a material and color consistent with the building. Screens shall be at least the same height as the equipment they conceal.

(F) LIGHTING

1. All lighting used to illuminate off-street parking areas, signs or other structures shall be arranged so as to deflect light away from any adjoining residential property through fixture type and location.
2. The maximum height of lighting standards shall be 45 feet, unless the County grants a specific exception as part of the application approval process.
3. Exterior lighting of buildings shall be limited to low-level incandescent spotlights, floodlights, and similar illuminating devices hooded in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets. The County may approve exceptions to these requirements for sports and athletic field lighting, flagpole lighting, public street lighting, temporary lighting for seasonal/holiday or special events, and lighting used for public safety.

31.6.2 Architectural Guidelines

(A) MASS AND SCALE

1. For buildings with office areas that exceed 3,000 square feet, the mass of the office portion of a building shall be distinguished from the mass of the industrial operations portion of the building. Office and/or public entrances shall be distinguished by elements that provide both identification and scale to the development. Techniques include but are not limited to the use of canopies or porticos, overhangs, changes in horizontal plane, variations in façade height and design, arches, peaked or special roof forms, and changes in materials.

(B) BUILDING MATERIALS

1. Permitted exterior building materials on primary exposure facades shall be high quality, durable materials that include, but are not limited to, brick; native or manufactured stone (Renaissance stone or similar masonry materials); integrally colored, burnished, split faced, rock faced, textured, or glazed concrete masonry units; pre-finished architectural metal panel systems; quality metals such as copper; high quality pre-stressed concrete systems; architecturally treated tilt-up concrete panels; and drainable (water managed) EIFS. Primary exposure facades shall include any façade that is oriented to Highway 370, Highway 50, or Interstate 80, Platteview Road, Highway 31, and Highway 75 and all building facades that intersect a façade oriented to these highway corridors for a distance of 200 feet back from such intersection; and any façade oriented to a public open space, or residential area.
2. Smooth-faced concrete block, tilt-up concrete, pre-engineered metal buildings, and standard single- and double-tee concrete systems shall be permitted only on facades that are not primary exposure facades as defined above.
3. These guidelines are not intended to inhibit creativity and innovation in building design. The County Board of Commissioners may permit the use of other materials if the applicant demonstrates that the use of such materials will result in a building that gives a sense of quality and permanence. Before permitting other materials, the County Board shall first receive the recommendation of the Architectural Review Committee, in the same manner as described in 31.5.2(3) herein.

(C) ROOF FORMS

1. Visible roof materials shall include clay or concrete tile, split shakes, pre-finished metal, architectural grade asphalt shingles, architectural metals, copper, natural or synthetic slate, or similar durable materials.