

corridors by parapets and/or other architectural features are permitted. Standing seam metal roofing may be used only for minor areas such as porches and patios and in areas not generally visible. No composition roofs are allowed.

Section 11.12 Roof Pitch

No minimum roof pitch prescribed. Roof pitches and orientation should vary to resemble a Village that has developed or evolved over many years.

Section 11.13 Non-residential Exterior Wall Materials

Exterior wall shall be 100% masonry except for doors and windows. Brick, stone, cast stone, and stucco are approved materials. Manufactured stone may be approved by the Town Council via the Site Plan approval process. Siding of any type is prohibited.

Section 11.14 Gutters and Downspouts.

Gutters and down spouts shall be made of anodized metal or copper and all visible gutters to be constructed as half-round design.

Section 11.15 Driveways and sidewalks

All driveways and sidewalks, other than common area sidewalks, shall be stamped with a Entrada unique Cobblestone Pattern (to be approved by the Town), stained or have an exposed aggregate finish, as allowable to conform to ADA standards.

SECTION 12 SIGNAGE

Section 12.1 Special sign standards.

1. ***Subdivision monument signs.*** Two subdivision monument signs are allowed at each entrance to a Single-family subdivision or multifamily development. The standards for subdivision monument signs are as follows:
 - a. The signs must be monument signs (whose length exceeds height) and may be located within roadway landscape zones (excluding visibility triangles at intersections).
 - b. Content is limited to the name and logo of the subdivision.
 - c. The maximum size of each monument sign is 40 square feet; the maximum sign area is 24 square feet; and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign.
 - d. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - e. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - f. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face unless otherwise approved in the Site Plan. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

2. ***Business monument signs (Type 1).*** Each lot is entitled to one monument sign for each street frontage of the lot. Type 1 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 1 monument signs are as follows:
 - a. Signs may be located within roadway landscape zones.
 - b. Length must exceed height.
 - c. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - d. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - e. If the total floor area of a building is less than 20,000 square feet: (a) the maximum monument size and maximum sign area is 20 square feet; (b) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (c) the minimum setback is ten feet, measured from the public right-of-way.
 - f. If the total floor area of a building is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - g. If the total floor area of a building is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - h. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
3. ***Business monument signs (Type 2).*** Each building on a lot is entitled to one monument sign for each street frontage of the lot. Type 2 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all type 2 monument signs are as follows:
 - a. Signs may be located within roadway landscape zones.
 - b. Length must exceed height.
 - c. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.

- d. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - e. Maximum sign size is three feet high and six feet long regardless of building size.
 - f. Each monument sign must be parallel to the street and placed no closer to the street than the "build to line" for the applicable street. Where no "build to line" is established, the PD Site Plan will regulate location.
 - g. The space between the sign and the building must be landscaped unless otherwise approved on the Site Plan.
 - h. Signs must not significantly block the flow of pedestrians on the sidewalks.
4. ***Business group monument signs.*** The Town would like to encourage buildings to forego erecting individual monument signs in favor of "joint" or "group" monument signs. To further this objective, the Town encourages property owners to designate "group sign areas" as follows:
- a. A group sign area is any contiguous area (excluding streets, other rights-of-way, and public areas) designated as such by all the owners thereof (using a metes and bounds description). The designation can be made at any time prior to or concurrent with the submission of a site plan for the area, and all such designations are subject to the approval of the board. Land can be removed from any group sign area with the consent of the board and the consent of the owner(s) of the land being removed; provided, however, the area that remains must continue to comply with the requirements of this subsection. Land can also be added to any group sign area with the consent of the board and the consent of the owner(s) of the land being added; provided, however, the expanded area must continue to comply with the requirements of this subsection.
 - b. Each group sign area is entitled to one group monument sign for each primary entrance of the group sign area. Group monument signs may only include the name and logos of buildings and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for group monument signs are as follows:
 - i. Signs may be located within any required front yard.
 - ii. Construction materials are limited to stone, cast stone brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the board.
 - iii. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - iv. If the total floor area of all buildings within the group sign area is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
 - v. If the total floor area of all buildings within the group sign area is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the

maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.

- c. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.
5. **Retail facade signs.** Each building on a lot is entitled to facade signs attached to the facades of the building. Facade signs may only include the name of the building and/or the name of business occupants; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all business facade signs are as follows:
 - a. No limit on letters up to four inches high.
 - b. Signs can be placed on any building facade, but not above the roof line.
 - c. Except as provided (g) below, the maximum aggregate sign area of all signs on a building is four percent of the aggregate area of all street facing building facades.
 - d. Except as provided in subsection (g) 3 below, the maximum aggregate sign area of all signs on any one building facade is four percent of the area of the building facade.
 - e. The maximum aggregate sign area of all signs advertising any one business is the lesser of (a) 180 square feet or (b) the greater of 20 square feet or four percent of the street facing building facade occupied by such business. Each business that occupies any portion of a street facing building facade shall be entitled, as a minimum, to one 20 square foot sign notwithstanding the aggregate limits set forth herein.
 - f. Signs must be architecturally consistent with the buildings to which they are attached.
6. **Large retail façade signs.** Each business occupant that occupies at least 25,000 square feet of gross leasable area is entitled to facade signs attached to the facades of the building. Facade signs may only include the name and logo of the building and/or the name and logo of the business occupant, and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all big box retail facade signs are as follows:
 - a. No limit on letters up to four inches high.
 - b. Signs can be placed on any building facade, but not above the roof line.
 - c. The maximum aggregate sign area of all signs advertising one business is the lesser of (a) 260 square feet or (b) the greater of 40 square feet or four percent of the street facing building facade occupied by such business.
 - d. Signs must be architecturally consistent with the buildings to which they are attached.
7. **Special project entry signs.** The PD 1-2 Concept Plan identifies roadway entries into the PD district. It is anticipated that these entries will be designed to include special project entry signs which may vary from the standards set forth herein. These special project entry signs will require commission approval as part of a PD site plan.
8. **Building identification and directory signs.** Each commercial building on a lot is entitled to identification and directory signs attached to the facades of the building. Identification and directory signs are not restricted to the name and logo of the business occupant. The standards for all identification and directory signs are as follows:
 - a. No limit on letters up to four inches high.

- b. Each building is entitled to one directory sign (not to exceed six square feet) at each main building entrance.
 - c. Each building is entitled to one building identification sign (limited to the name of the building) on each street facing building facade. The maximum sign area of each building identification sign shall be 24 square feet. Building identification signs may be placed above the first floor spandrel, but not above the roofline.
 - d. Signs can be placed on any building facade.
 - e. Signs must be architecturally consistent with the buildings to which they are attached.
9. **Business projecting signs.** Within each building each business occupant with a first floor business or an upper floor business that can be accessed directly by exterior stairs is entitled to one projecting sign attached to the facades of the building where the entrance is located. Projecting signs are not restricted to the name and logo of the business occupant. The standards for all business projecting signs are as follows:
- a. Signs can be placed on any building facade, but not above the first floor spandrel.
 - b. No sign may project more than five feet from a building facade.
 - c. The maximum sign area is 12 square feet; the maximum height is three feet.
 - d. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
 - e. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.
10. **Business awning signs.** Each first floor business occupant or business occupant with a first floor entrance within a building, which business or business entrance has an awning, is entitled to awning signs. Awning signs will be a part of or applied to an awning which is attached to the facades of the building. Awning signs are not restricted to the name and logo of the business occupant. The standards for all awning signs are as follows:
- a. Signs can be placed on any awning projecting from the building, but not above the first floor spandrel.
 - b. The maximum sign area is eight square feet.
 - c. All awning signs must have a minimum vertical clearance of eight feet above the sidewalk.
 - d. Signs are intended to be primarily graphic.
11. **Business hanging signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to one hanging sign suspended from the canopies, colonnades or covered passages of the building. Hanging signs are not restricted to the name and logo of the business occupant. The standards for all hanging signs are as follows:
- a. Signs can be suspended, so long as perpendicular to the building facade, from canopies, colonnades or covered passages on any building, but not above the first floor spandrel.
 - b. Signs suspended from canopies and colonnades must be centered in the canopy or colonnade from which they are suspended; signs suspended from any covered area between two buildings may not project more than four feet from a building facade.
 - c. The maximum sign area is four and one-half square feet.
 - d. Maximum height is 18 inches; maximum width is 36 inches; maximum thickness is three inches.
 - e. All signs must have a minimum vertical clearance of eight feet above the sidewalk.

- f. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.
12. **Business window signs.** Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to window signs painted or applied to the glass surface of the first floor windows. Window signs are not restricted to the name and logo of the business occupant. The standards for all window signs are as follows:
- a. Signs can be placed on the glass surface of street facing windows, but not above the first floor spandrel.
 - b. The maximum sign area is 12 square feet.
 - c. The maximum height of each sign is two feet.
 - d. Signs are intended to be primarily graphic.
13. **General directional signs.** Directional signs are allowed on property (whether platted or not) adjacent to the intersection of two streets. The standards for directional signs are as follows:
- a. The sign must be a monument sign and may be located within roadway landscape zones, within public rights-of-way (including street medians), and within any required front yard or as approved on the Site Plan.
 - b. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border, for stone and cast stone, or other materials approved by the board.
 - c. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the board.
 - d. Content is limited to words and arrows the only purpose of which is to direct vehicle traffic to "generic" destinations such as "Town Center", "Civic Center", "Recreation Center", "Performing Arts Center", "Equestrian Center", "Lakeside", "Playground", "Hospital", "Library", "Museum", "Country Club", "Sports fields", and other similar terms that generally describe the destination.
 - e. The maximum sign area is eight square feet, and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign. There is no minimum setback.
 - f. There is no limit on the number of directional signs.
14. **Temporary signs.** A residential home builder may place temporary signs, including the builder's name and logo, at subdivision entrances in which such builder is constructing homes.

SECTION 13 LANDSCAPE REQUIREMENTS

Section 13.1 Landscape Requirements

The standards and criteria contained in this Section are the minimum standards for all new development within PD1-2. All landscaping shall be reflected on the required Landscape Plan which is to accompany the Site Plan. Where the regulations of this Section conflict with the Town of Westlake Zoning Ordinance, the regulations of this Section shall apply.

- 1. **Intent.** It is the intent of this section to preserve and enhance the Town's highly visible edge in order to reinforce the rural and natural qualities of the community. This zone can