

# **Guidelines for Corridor Districts in the City of Dover**

## **Section 1- Facades and Overall Appearance**

Other than existing, facades shall be predominantly brick, stone or cultured stone; while only the façade is restricted as to primary material(s), the building shall have a balanced design and/or appearance so as to create a pleasing impression- this may be as simple as color scheme, but can include other factors or considerations which are much more significant. Plan elevations shall be submitted to the ARB for approval. Any non-complying existing front facades which are substantially remodeled or added to shall be required to meet this requirement if refaced or if exposed surface area is at least doubled, and any repaint of any substantial portion of an existing shall be in harmony with the façade color(s) and scheme.

## **Section 2- Landscaped Green Spaces**

There shall be partially landscaped green space extending forward from the face of the building a minimum of fifteen feet (including sidewalks and approaches, but in any case the majority of the width of which shall be planted in a combination of grass, trees, plants and/or landscaping no less than eight feet in depth from front to back) and landscaped islands surrounded by cement curb at the end of parking rows. Ground-based sign backdrops shall be surrounded by landscaping. A landscape plan developed by a licensed Landscape Architect shall be submitted to the ARB for approval.

Where parking lots abut city right –of-ways (sidewalks), a buffered green area at least four feet deep shall exist within the required five feet spelled out in the relevant section of the Codified Ordinances Off Street Parking and Loading Requirements, the majority of which shall be planted in grass. At least 15% of the overall frontage length of this green area shall be landscaped or planted with decorative plants, trees or grasses.

## **Section3- Signage**

In addition to the requirements of relevant sections of the City of Dover’s ordinance(s) relating to Signs the following shall apply in Corridor District(s):

It is encouraged that ground-based signs be lighted externally; such lights should be relatively unobtrusive or of a decorative nature. Backlit signs may be considered as an alternative and will be reviewed on a case-by-case basis.

Ground-based signs shall be attached to a sign backdrop structure made of brick, stone or cultured stone that is designed to compliment the façade of the building which shall not exceed

five feet in height. Landscaping mounding surrounding a ground based sign shall not exceed two feet above average grade surrounding sign structure, resulting in an overall height not exceeding seven feet above average grade including sign structure and landscape mounding.

Building signs backlit by fluorescent tubes are not permitted, with the exception of channel lettering.

Elevations, plans and/or artwork of proposed signs (photos of like signage may be considered in lieu of artwork) shall be submitted to the ARB for approval.

#### **Section 4- Curbs and Sidewalks**

Property that is commercially developed property in corridor districts shall have curbs and sidewalks installed as a part of its development; if property is undeveloped and developed property exists on both sides of same property, curbs and sidewalks must be installed by the property owner within eighteen months of the completion of the curbs and sidewalks on the last piece of adjacent property to have the same installed.

#### **Section 5- Utilities Service Connections**

- 1- Utilities leading to service connections shall be underground.