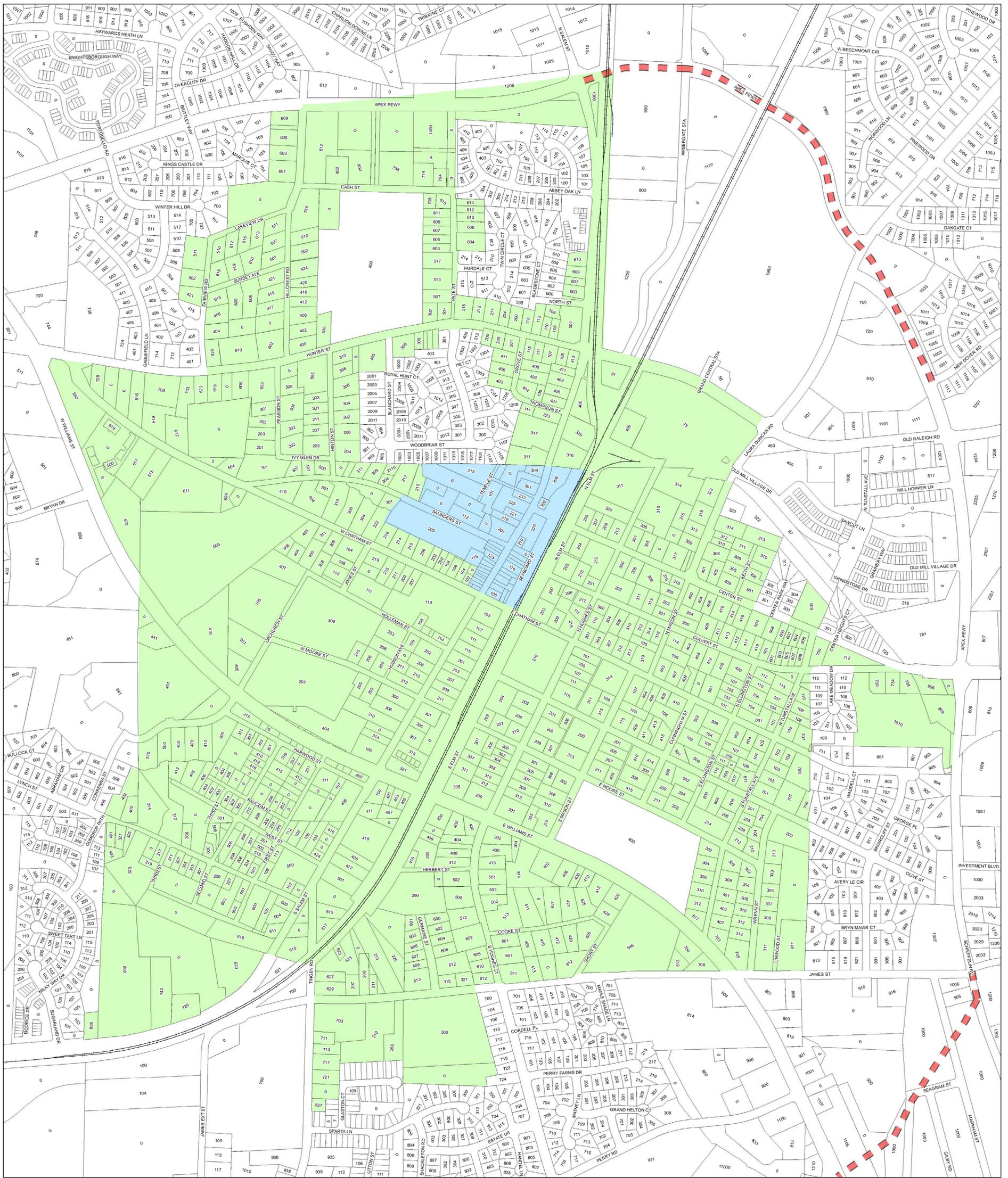


Small Town Character Area Plan Overlay District



Adopted July 18, 2006
Amended February 20, 2007

Purpose

The purpose and intent of the Small Town Character Overlay District is to repeat the spirit of traditional character rather than imitate style. The Overlay identifies the architectural qualities that define the downtown character and proposes design standards to maintain that character in new and infill projects. These standards emphasize existing patterns and include: building hierarchy, building site relationship, building massing and proportions, building height and roof type, façade patterns, street level facades, and window patterns.

Applicability

The requirements of the Small Town Character Overlay District shall apply to properties within the Overlay District which are proposing to develop or redevelop. Those lots that are split by the Overlay District line shall be considered to be wholly within the boundary of the Overlay District if the majority of the acreage is located within the Overlay District.

Development Approval

Within the Small Town Character Overlay District either an Administrative Approval, Site Plan Approval, or Subdivision Plan Approval is required in accordance with Article 2 Administration of the Apex Unified Development Ordinance.

