

17.280 - DESIGN AND HISTORIC ZONING DISTRICT REQUIREMENTS.

(1)

EAST GATEWAY DESIGN REQUIREMENTS.

- (a) Area. The approximate boundary of this area lies south of State Highway 22/54 (Royalton Street) and east of a line extended running east of the west 1/2 of the northwest 1/4 of the southeast 1/4, Section 28 extending south to the southern City limits, and shall be referred to as the "East Gateway Area."
- (b) Review Responsibility. Nonresidential development proposals in the East Gateway Area shall be purview of the City of Waupaca Plan Commission, or their designee.
- (c) Locational Requirements. The following setbacks shall be required for all structures and storage of materials or products excluding pavement, sidewalks, and stormwater facilities:
 1. Minimum front setback: 50 feet.
 2. Minimum side and rear setbacks: 25 feet.
 3. Minimum Sign setback: 10 feet.
- (d) Design Requirements. The following shall be incorporated into all development proposals in the East Gateway
 1. Landscaping plans shall utilize native planting species. Greenways (appropriate mixture of berms, trees, shrubs, grasses, trails and walkways) shall be installed along frontage roads, interior roads, STH 10, and the proposed Highway 22/54 Bypass.
 2. Common brick and common block are prohibited as exterior building surfaces.
 - i. Non Industrial Buildings: The lower three feet (3') of the façade shall be constructed with face brick, textured block, or a face brick stone. The remaining upper portion shall be constructed of a commercial grade material that is approved by staff.
 - ii. Industrial Buildings:
 1. Office Area: The lower three feet (3') of the façade area shall be constructed with face brick, textured block, or a face brick stone. The remaining upper portion shall be constructed of face brick, stone, glass, pre-cast concrete panels, or other similar commercial grade materials that are approved by staff.
 2. Industrial Area: The lower three feet (3') of the façade adjacent to public ways area shall be constructed with face brick, textured block, or a face brick stone. The remaining upper portion and non-public way elevations shall be constructed of a commercial grade material that is approved by staff.
 3. Building colors shall reflect earth tones (tan, brown, green, gray, blue, etc.) with other accent colors. Variations in color shall be kept to a minimum.
 4. Simple and uniform texture patterns are encouraged to reduce high visibility.
 5. Sloped roofs.
 - i. Non Industrial Buildings: Sloped roofs are acceptable.
 - ii. Industrial Buildings: Sloped roofs are acceptable, but not constructed of wood, fiberglass, or asphalt.
 6. Buildings shall be constructed with materials that require minimal maintenance.
 7. All access drives and parking area shall be on paved surfaces.
 8. Utilities shall be installed underground.
 9. Outdoor storage shall be screened from public view. Outdoor storage areas shall be illustrated on the site plan.

10. Monument-type signs shall be utilized. Rooftop signs shall be prohibited. Moving, flashing, or revolving signs shall be prohibited. Mobile and portable signage shall be prohibited.
 11. Refuse area shall be screened from public view.
 12. Lighting shall not cast glare on adjacent properties or roadways.
- (e) Submittal Requirements. The following plans submittals shall be required for consideration by the Plan Commission in determining the appropriateness of the proposed use and buildings:
1. Site plan, including location of all structures and appurtenances, parking areas, vehicular and pedestrian ingress and egress, outside sales or storage areas, outdoor lighting location and details, and any other information as requested by the Plan Commission.
 2. Landscaping plan, including detailed listing of planting species, locations, and sizes.
 3. Exterior building elevations, including building materials, aesthetics, and visual characteristics.
 4. Signage details, including locations, dimensions, and details.
 5. Stormwater management plan.
 6. Project narrative, including an understanding of the proposal, economic impact on the community, traffic impacts, and adjacent land uses.