§2.6.12 Overlay District Architectural Requirements

1. Architectural Requirements

Design regulations are not intended to promote the replication of the existing built form of Easley, but to allow imaginative design that is respectful of its neighborhood. The regulations are meant to help achieve good design, not a certain stylistic result. They will also establish a consistent framework for submitting and assessing proposed development.

The following section, General Principles – Building Design, is a narrative that is intended to serve as a definition of the architectural building requirements that will be applied to the design overlay districts throughout the City of Easley. This section sets out general principles intended to recognize and preserve the unique character and integrity of the community's special areas and properties while also allowing for their active use. The key architectural elements of building type, style and frontage serve as the essential elements of all district provisions. This includes components such as setbacks, height, detailing and use of a buildings public façade. The narrative is intended to serve as a guide to those interpreting the specific requirements of this Section. It does not serve as the requirements themselves and should not be applied as such.

All new construction shall conform to the architectural requirements of this Section. The Design Review Board may approve minor variations to this section provided similar materials, configurations, and/or techniques are used that fulfill the intent of this Section. Major variation to building façade requirements due to unique building use requirements may be approved by the Design Review Board, provided the overall pedestrianism of the street is maintained in accordance with all other standards. All variations shall be noted on the final approved plan.

2. General Principles – Building Design

1. Architectural style

New buildings should be designed to be respectful in context to the existing built environment, not as explicit reproductions of past historical styles. This regulation does not preclude use of materials, scale or massing found on older buildings. Spatial elements like massing, proportions, scale, setbacks, spaces between buildings, and their relative positions should be used to integrate new development into existing neighborhoods.

Buildings that are stylized in an attempt to use the building itself as advertising should be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. New construction should provide variety and diversity and express its own uniqueness of structure, location or tenant.

2. Scale and proportion

The patterns, sizes, and shapes of elements, materials, and openings all influence a building's scale. Two important considerations are how these elements relate to human size and how they relate to each other in terms of scale Proportion is the relationship of one dimension to another and creates visual order among the elements of a building.

Height can lend a building dignity and grace. Conversely, it can contribute to unacceptable bulk and dominance. It is the height in combination with other features that results in a positive or negative outcome. The height and scale of each building should take into consideration its site and existing (or anticipated) neighboring buildings.
Windows, doors, columns, eaves, parapets, and other building components should be proportional to the overall scale of the building. Changes of plane should have clearly delineated material transitions.

3. Façade articulation and detailing

Buildings serve to spatially define streets. Proper spatial definition is achieved with buildings or other architectural elements that make up street edges aligned in a disciplined manner with an appropriate ratio of height to width.

Architectural elements like openings, sill details, bulkhead, posts, and other architectural features should be used to establish human scale at the street level. Buildings should avoid long, monotonous, uninterrupted walls or roof planes on their visible facades. Building wall offsets, including projections, recesses, and changes in floor level should be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. For larger scale developments, the building façade should create repetitive bays, or the façades should be divided into a balanced, yet asymmetrical, composition.

All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, and be comparable in quality and materials. Useable porches and stoops should form a predominant motif of the building design and be located along the front and/or side of the home. A porch with a depth of at least six feet and extending along at least 50% of the facade is generally defined as useable. Useable porches are encouraged to bring people out of their homes, encourage more interaction between neighbors, and promote an improved sense of community.

4. Roof Form and Pitch

The character of the roof is a major feature of all buildings. When repeated along the street, the repetition of similar roof forms also contributes to the sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all important to the overall character of the building. New construction should not break from this continuity. New structures and their roofs should be similar in character to their neighbors.

5. Window and Door Proportions and Design

The location of window of door size and location also contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the basic window and door proportions and placement seen traditionally.

The arrangement of windows and doors on a house also contributes to the character of a district. Most buildings have similar amounts of glass, resulting in a relatively uniform solid to void ratio. This ratio on a new building should be similar to that of traditional buildings.

6. Building and Street Lighting

The character and level of lighting that is used on a building that is used on a building is a special concern. Traditionally, these exterior lights were simple in character and used to highlight entrances, walkways, and signs. Most fixtures had incandescent lamps that cast a color similar to daylight, were relatively low intensity and were shielded with simple shade devices. Although new lamp types may be considered, the overall effect of modest, focused light should be continued.

7. Signs

A sign typically serves two functions: first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, a building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. All new signs should be developed with the overall context of the building and of the area in mind.

8. Building Materials and Color

Building materials of new structures should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to blend a building with its context.

Building materials should be similar to the materials already being used in the neighborhood, or if dissimilar materials are being proposed, other characteristics such as scale and proportion, form, architectural detailing or color and texture, should be used to ensure that enough similarity exists for the building to relate to the rest of the neighborhood.

Materials should be selected for suitability to the type of building and design for which they are used. Material or color changes at outside corners of structures, which give the impression of "thinness" and artificiality, are prohibited. Piecemeal embellishment and frequent changes in material should be avoided. Metal buildings should be prohibited except as specifically allowed in the planning area regulations.

Accessory buildings, particularly in residential areas, must be of similar design, materials, and colors as the principal building and should be appropriately landscaped. Vinyl siding is discouraged but may be appropriate for some single-family attached or detached residential structures.

9. Mechanical Screening

Utilities that serve properties may include telephone and electrical lines, ventilation systems, utility meters, mechanical equipment, transformers, generators, air conditioners, and similar features or other utility hardware. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual impacts are minimized. Service areas for trash, recycling containers, loading facilities, and site maintenance equipment should be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized. When laying out a site, adequate provisions should be made for service areas. They should not simply be located in left over side yards, for example.

2. General Requirements (applies to all structures)

1. To perpetuate the unique building character of the City, development shall generally employ building types that are sympathetic to the traditional architectural vocabulary of the area in their massing and external materials.

2. The front elevations facing the street and the overall massing shall be pedestrian in scale.

3. Adjacent buildings shall be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing, and/or architectural style.

4. The Primary Entrance shall be both architecturally and functionally designed on the front façade of the building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting façade. The use of fire escape or exit-only doors as Primary Entrances is explicitly prohibited.

5. All new construction shall generally conform in street orientation, massing, lot width and setbacks to adjacent existing and proposed structures.

6. Project elements like mechanical equipment, electrical and telephone lines, utility meters, storage areas, trash enclosures, transformers, generators and similar features or other utility hardware on roof, ground, or buildings shall be screened from public view of the façade with materials similar to the structure. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from off-site view. Roof-mounted mechanical equipment shall be screened from off-site view by a parapet wall and shall not be visible from the street. Unused equipment should be removed. Noise from HVAC or other operation equipment associated with the function of proposed structures shall not exceed 55 decibels as defined by the manufacturer.

7. Loading and service delivery areas shall be located to the rear or side yard away from the primary street frontage.

8. Canopies and awnings shall be canvas or similar material and shall be permitted to encroach over a sidewalk to within two feet of a public street curb and may be illuminated by external lighting only.

9. Open decks, patios, and steps are permitted with rear and side yards and may encroach into required setback to within 5 feet of all property lines.

10. Colors should be used to create coordinated color schemes for buildings. Employ color schemes that are simple in character with one base color that should be muted and only one or two accent colors. Reserve the use of bright colors for accents only.

3. Residential Buildings

1. General Requirements

a. When adapting a residence to a commercial use, respect the residential character of the building. Seek uses that are compatible with the traditional character of the building.

b. Maintain the line of building fronts in a block. The front yard setback of a new building should match the established range of adjacent buildings. Where setbacks are uniform, the new building should be placed in general alignment with its neighbors. In those areas where setbacks vary, new buildings should be placed within 10 feet of the average setback along the block.

c. Orient the front of the house to the street and clearly identify the front door.

d. Exterior lights should be simple in character and low in intensity so as to minimize the visual impacts of exterior lighting.

e. Garages with front loading bays shall be recessed from the front facade of the house and visually designed to form a secondary building volume. Two car garages visible from the street should be designed with two single doors or visually similar to two single doors for consistency of visual proportion. All garages with more than two bays should be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade. Exception: Corner lots may have garage access (side loaded) from the non-fronting street.

f. Side Loaded Garages may be permitted on corner lots from the non-fronting street.

g. Garage doors are not permitted on the front elevation of any multi-family dwelling.

h. New outbuildings should be subordinate to the primary structure on a site, located to the rear of the lot and should be similar in character to those seen traditionally.

2. Materials

a. Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.

b. Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket, wrought iron, or similar material only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over 5 ft in height shall be wood or similar material.

c. Residential roofs shall be clad in wood shingles, standing seam metal, terne, slate, diamond tab asphalt shingles or similar material.

3. Configurations

a. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less then 4:12.

b. Design of new additions should be such that the original character of the building can be clearly seen and should be compatible in scale, materials and character with the main building.

c. Any roof-top addition should keep the mass and scale subordinate to the primary building and be in character with the primary structure's design.

d. Two wall materials may be combined horizontally on one facade. The heavier material should be below.

e. Exterior chimneys shall be finished in brick or other material approved by the Design Review Board.

f. The crawlspace of buildings shall be enclosed.

4. Techniques

a. Overhanging eaves may expose rafters.

b. Flush eaves shall be finished by profiled molding or gutters.

c. Water from downspouts should drain away properly.

d. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

4. Commercial Buildings

1. General Requirements

a. Maintain the alignment of buildings at the sidewalks edge by locating the front building wall at the sidewalk line when feasible. Where a building must be set back from the sidewalk, us landscape elements to define the sidewalk edge.

b. Orient the front entrance of the building toward the street and clearly identify the primary entrance. A secondary public entrance to commercial spaces is also encouraged on larger buildings.

c. New outbuildings should be subordinate to the primary structure on a site, located to the rear of the lot and should be similar in character to those seen traditionally.

d. When adapting a residence to a commercial use, respect the residential character of the building. Seek uses that are compatible with the traditional character of the building.

e. Use of trees and flowering plants is strongly encouraged to enhance the pedestrian experience.

f. Minimize the visual impacts of a parking lot by locating surface lots in the interior of a block whenever possible. Where a parking lot shares a site with a building, place the parking at the rear of the site or beside the building.

g. Where a parking lot abuts a public sidewalk, provide a visual buffer such as a landscaped strip, planter, or wall.

2. Materials

a. Commercial building walls shall be brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability and in keeping with the traditional architecture of the area. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

b. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles or similar material.

c. Windows shall be vertically proportioned wherever possible. Also, to the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.

d. Signs on the inside of glazed openings may be neon.

3. Configurations

   a. Two wall materials may be combined horizontally on one facade. The heavier material should be below.

   b. Skylights shall be flat (non-bubble).

   c. At least 70% of the street level frontages should be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.

   d. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.

   e. Design of new additions should be such that the original character of the building can be clearly seen and should be compatible in scale, materials and character with the main building.

   f. An addition should not damage or obscure architecturally important features.

   g. Any rooftop addition should keep the mass and scale subordinate to the primary building and be in character with the primary structure's design.

4. Techniques

   a. Stucco shall be float finish.

   b. Windows shall be set to the inside of the building face wall in most cases unless otherwise provided for by the decision of the Design Review Board.

   c. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

5. Lighting

   a. Street lighting should be used to enhance the pedestrian experience at night by providing a well-lit environment.

   b. Light pole and lamp design should be similar to those used by the City of Easley.

c. Streetlights should convey a pedestrian oriented scale and convey a color spectrum that is similar to daylight.

d. Exterior lights should be used to accent architectural details, building entrances, signs, and illuminate sidewalks.

e. Minimize the visual impacts of site and architectural lighting through the use of low intensity white lights that are similar to daylight.

f. Prevent glare by using shielded and focused light sources that focus light downward. Unshielded, high intensity lights sources and those that direct light upward should not be permitted.

g. Shield lighting associated with service areas, parking lots, and parking structures.

5. Civic Buildings (Churches, Schools, Government Offices, other Civic Facilities)

1. Schools, churches, and government buildings should be built so that they shall be of sufficient design to create visual anchors for the community. Civic buildings shall adhere to the provisions as marked below.

2. Materials

a. Civic building walls should be clad in stone, stucco, brick, and marble or other appropriate material. Decorative cast concrete and wood or vinyl siding may be used as a minority element on facades facing public streets.

b. Civic roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles, or other material similar in appearance and durability.

c. Gutters and down spouts shall be made of copper or galvanized painted metal and do not expel onto the street.

d. The columns, if provided, shall be made of wood or cast concrete or other appropriate material.

e. Stained glass or other decorative window treatments are encouraged.

3. Configurations

a. Two wall materials may be combined horizontally on one facade. The heavier material should be below.

b. Flat roofs are allowed, but principal civic buildings adjacent to residential structures are encouraged to have pitched roofs or similar architectural features to ensure compatibility.

4. Techniques

a. Windows shall be set to the inside of the building face wall.

b. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

6. Light and Heavy Industrial Buildings

1. Materials

a. All building walls visible from a public street shall be brick, cast concrete, stucco, stone, marble, decorative concrete masonry unit or other materials similar in appearance and durability.

b. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

c. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles or similar material.

2. Configurations

a. Two wall materials may be combined horizontally on one facade. The heavier material should be below.

b. Skylights shall be flat (non-bubble).

3. Techniques

a. Windows shall be set to the inside of the building face wall in most cases unless otherwise provided for by the decision of the Design Review Board.

b. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.

7. Renovation of Existing Structures

1. All new construction, including additions to existing buildings, must comply with these regulations.

2. Changing or rebuilding 75% or more of any façade of a building requires the entire building to comply with the regulations.

3. Changing or rebuilding less than 75% of any façade of a building, requires only that façade to comply.

4. All new windows, entrances, storefronts, and doorways must be designed in accordance with these regulations.

5. Any addition of 50% or more of the first floor area requires the entire building to come into compliance.

6. Routine maintenance and repair are exempt from these requirements.

8. Design Guidelines for Signs

1. Signs should be coordinated with the composition of the overall façade and in proportion to the building such that it does not dominate the appearance.

2. Locate signs on a building such that it will emphasize design elements of the façade itself and fit within existing architectural features.

3. When feasible, place a wall sign such that it aligns with others on the block. If decorative moldings exist that could define a sign panel, locate a flush-mounted sign to fit within the panel formed by the moldings or transom panels.

4. Window signs may be painted on the glass or hung inside the window and should cover no more than 20% of the total window area.

5. Projecting signs may be considered. Small projecting signs should be located near the business entrance, just above the door or to the side of it while large projecting signs should be mounted higher and centered on the façade or positioned at the corner.

6. Signs not attached to buildings should be ground mounted signs that are no more than 20 square feet in area and 5 feet in height All ground mounted signs shall be located a minimum of five (5) feet behind the street right-of way. No ground-mounted sign greater than five (5) square feet in area shall be located closer than ten (10) feet to any adjacent lot line. A fifteen (15) foot side-yard setback shall be required if the side lot line abuts a residential district. An arm sign may be substituted for a ground mounted sign but shall meet all height and area requirements as provided. The height of a sign shall be measured from the highest point of a sign to the point of ground surface beneath it. Ornamentation such as caps and spires are not included in this measurement. The use of berms or raised landscape areas is only permitted to raise the base of the sign to the mean elevation of the fronting street.

7. Sign materials should be compatible with that of the building façade and should use colors that are compatible with those of the building front.

8. All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign. No commercial sign within 100 linear feet of a pre-existing residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed "pre-existing" for purposes of this Section if it has a valid building permit in effect for construction of said structure or if construction of said structure was complete on or prior to the effective date of this provision.

9. Internally illuminated signs, signs with lights inside the sign itself, will be prohibited in the overlay districts.

10. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color or signs with electrically scrolled messages (except government signs and signs which give time and temperature information) are prohibited. If a time and temperature sign alternates between a time message and a temperature message it shall continuously show one message a minimum of three (3) seconds in time before switching to the other message.

§2.6.13 Overlay Districts

An overlay district is a separate set of regulations applicable only to a specific geographic area. An Overlay District may grant additional uses, restrict permitted uses, or impose development requirements differing from those in the underlying zoning district. The underlying zoning district and overlay districts together will control development. Overlay district designations are established below; if the two conflicts, the overlay district takes precedence over the underlying zoning district. Overlay districts include:

Historic Design Overlay District:

Historic Downtown/TIF District Design Overlay (OD-TIF) – Applies to properties that are within the Historic Downtown and City's TIF District boundaries.

Transitional Corridor Overlay Districts:

Highway 8 South Overlay District (OD-SC8-S) – Applies to properties with frontage along SC Highway 8 that are within the city limits at the time of adoption of this ordinance (Atlantic Avenue to City Limits).

Highway 93 South Overlay District (OD-SC93-S) – Applies to properties with frontage along SC Highway 93 that are within the city limits at the time of adoption of this ordinance (Smith Grove Road to Intersection of SC93 and SC 8).

Highway 135 North Overlay District (OD-SC135-N) – Applies to properties with frontage along SC highway 135 that are within the city limits at the time of adoption of this ordinance (Main Street to Pierce Lane).

2. Downtown/TIF Design Overlay District

The Historic Downtown/TIF District Design Overlay is coded to encourage the redevelopment and expansion of the traditional City center. Main Street shops and public uses (i.e. library, post office, and City Hall) define this area. This center is intended to serve as the civic, cultural, and governmental hub of activity for the entire Easley community.

Downtowns traditionally form near the convergence of large, coherent neighborhoods. The downtown should provide higher-density, balanced growth of workplaces, commerce, and new homes at all income levels. The area should balance the needs of pedestrians and automobiles, while also facilitating the provision of regional public transit. Increased street connectivity and accessibility in this area is important since it is the community's commercial, civic, and cultural hub. While allowing an array of permitted building types encourages mixed uses, new development in this area should retain and reinforce the area as the commercial center of the City.

Minimum building heights are established along main corridors to ensure proper spatial definition and encourage strong pedestrian spaces. Transitions from Neighborhood Residential areas should be accomplished through architectural design and streetscape treatment. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential. Higher densities of residential development are encouraged. This area is supported by the continued development of a coherent street network constructed to support the traffic demands of both the auto and the pedestrian. Minimum parking requirements may be satisfied using on-street parking, shared rear-lot parking areas, or small scale parking lots adjacent to buildings.

3. Design guidelines and certificate of appropriateness.

a. Downtown Easley has long been the commercial and cultural center of the City. In recent years, it has become a center for arts and entertainment and is now becoming a preferred place to live. Downtown is a mix of new multifamily residential buildings, mixed in with the older two and three-storied brick commercial storefronts. While accommodating new development, Easley must encourage the preservation of those characteristics which give the downtown its unique identity.

b. Design guidelines. Pursuant to procedures and conditions otherwise provided in this chapter, the Board of Architectural Review shall administer design guidelines applicable to structures and other surface improvements in the Downtown/TIF Design Overlay District to promote the foregoing purposes. The guidelines shall promote compatibility but shall not require design conformity among structures. The guidelines shall consider the following criteria in achieving the purposes of this section:

1. Assist in creating a diverse downtown which is safe, clean, and prosperous;

2. Assure that new development is at a human scale and that it relates to the character and scale of the area and the downtown;

3. Establish a design relationship between the core commercial district, historic districts, downtown neighborhoods, and the greater downtown area;

4. Maintain and or increase property values;

5. Provide for a pleasant, rich, diverse pedestrian experience in the downtown;

6. Encourage urban design excellence in the downtown;

7. Promote the development of diversity and areas of special character within the Core Commercial District;

8. Promote the arts, history, and culture in downtown's past, present, and future.

c. All new construction of any type and all exterior changes to existing structures and improvement in the Downtown/TIF Design Overlay District must be in compliance with the terms and conditions of a certificate of appropriateness issued pursuant to procedures otherwise provided in this chapter and in accordance with the Downtown/TIF Design Overlay District guidelines.

4. Transitional Corridor Overlay Districts

The Transition Corridor Overlay Districts are coded to provide integration between existing or established neighborhoods and market driven pressures for increased mixed-use development resulting from the location of transportation infrastructure in adjacent areas. Pedestrian-scaled mixed-use development are encouraged that compliment surrounding neighborhoods and are supported by existing and planned transportation networks constructed to support the traffic demands of both the auto and the pedestrian. Corridors of mixed-use buildings typically form entryways into the formalized City Center and promote a higher level of commercial development due to the presence of transportation infrastructure. These districts permit the construction of medium density residential homes and opportunities for various scales of commercial activity along the transportation corridors (SC93, SC 8, and SC 135). The intent of this section is to facilitate mixed-use development that will provide convenient access, minimize traffic congestion, and reduce visual clutter along the transitional corridors in Easley.

The architectural guidelines detailed in this section are enumerated to permit the construction of various building types that better relate to the character of the Easley area. In order to preserve the architectural heritage of Easley, existing residential structures proposed for mixed use along SC 8, SC 93, and SC 135, should be preserved in lieu of new construction.

Generally, parking is permitted on the side or rear of the buildings only. Parking may be permitted in a courtyard area created by the articulation of the building (or buildings) around the lot. No parking space shall be closer to the street than the building. Parking may be satisfied using on-street parking or shared rear-lot parking areas.

5. Interpretation of Terms used in this Document

These definitions apply to terms related to compliance in the proceeding text.

Appropriate – In some cases, a stated action or design choice is defined as being "appropriate in the text. In such cases, by choosing the design approach referred to as "appropriate," the reader will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed "appropriate by the Design Review Board.

Consider – When the term "consider" is used, a design suggestion is offered to the readers as an example of one method of how the design guidelines at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it. In other cases, the reader is instructed to evaluate the ability to take the course recommended in the context of the specific project.

Context – In many cases, the reader is instructed to relate to the context of the project area. The "context" relates to those properties and structures adjacent to, and within the same block as, the proposed project.

Should – If the term "should" appears in a design guideline, compliance is strongly encouraged, but is not required.

6. Definitions

Addition: (1) A structure added to the original structure after the completion of the original; (2) An extension or increase in floor area or height of a building or structure.

Adjacent, Adjoining Lot or Land : A lot or parcel of land that shares all or part of a common lot line or boundary with another lot or parcel of land or that is directly across a public street or right-of-way.

Alteration: Any change or expansion in the size, configuration, or location of a structure; or any change or expansion in the use of a structure or lot, from a previously approved or legally existing size, configuration, location, or use.

Arcade: A walkway adjacent to a building that is covered by a roof, yet is not fully enclosed.

Architectural Feature: A prominent or significant part or element of a building, structure, or site.

Architectural Style: The characteristic form and detail of buildings. Common styles in Easley include Colonial, Neo-Classical, Federal, American Victorian, and Arts & Crafts.

Attached Home: Rear yard buildings that share common side walls. Attached homes may be townhomes or condominium units.

Awning: A structure made of cloth, metal, or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building, but not a canopy.

Building Mass: The height, width, and depth of a structure.

Civic Uses: Uses intended to serve as public gathering places. Such uses include governmental offices, churches or other places of worship, schools, post offices, and non-profit or charitable clubs and organizations.

Community Character: The image of a community or area as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilitates and services.

Detached Home: Allyard or sideyard buildings that function as a principal residential for one or two families.

Expansion: An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements or structures.

Façade: Front or principal face of a building, any side of a building that faces a street or other open space

Frontage: The lot boundary which coincides with a public thoroughfare or space. The facade of a structure facing the street.

Gazebo: A free standing, roofed, open sided structure providing a shady resting place.

Open Space: Any area which does not consist of buildings, streets, right of ways, parking, or easements, and serves as a passive or active recreational area, as conservation land for important vistas
and topographic features

Overlay District: A set of regulations which add an additional layer of design provisions to an underlying zoning district.

Porch: A projection from the outside wall of a dwelling covered by a roof which can project beyond setback. Roofed open areas may be screened, attached to or part of and with direct access to or from a building.

Portico: An open porch or walkway covered by a roof and typically leading to the building entrance. Elevation of the reservoir or to the ridgeline of the watershed; or within 10 miles upstream and draining to the intake located directly in the stream or river or to the ridgeline of the watershed.

Public Street: Any public right of way used for vehicular traffic that is permanently maintained by the City or State of South Carolina and is open to all traffic.

Traditional: **Based on or established by the history of the area.**

§2.6.14-99 Reserved.