The City of

# GOODLETTSVILLE

## DESIGN GUIDELINES

*The City of*

*Goodlettsville, Tennessee*

# Design Guidelines

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# SECTION I. INTRODUCTION

## 1. INTRODUCTION

The City of Goodlettsville takes pride in being a community that embraces its past and plans for its future. Its success in maintaining a quality of life has been based on evolving into a diverse community since its incorporation in 1958. As the community has grown, so has its needs and expectations as it relates to the City's approach to planning for new development. This manual is intended to communicate expectations for any new development to help insure Goodlettsville's continued success as a livable community.

Goodlettsville City Hall

## 1.1 BASIS FOR THE STANDARDS

Certain attitudes about Goodlettsville's appearance and character are widely shared by its leaders and residents. The City's livability and economic prosperity are directly impacted by the community's physical appearance and future path of development. The following points establish the goals by which the standards have been established and by which new development will be reviewed when coming before the approving agencies.

- To maintain and protect the city's natural character
- To insure compatibility with existing neighborhoods and business community
- To continue to attract diverse housing, business and community activities that provide and enhance quality of life opportunities for its citizenry
- To protect its citizens and business community from traffic, noise, lighting and uncontrolled access that can result from poor design/planning
- To protect and enhance Goodlettsville's natural and settlement history
- To emphasize the masking of utilitarian elements that can interrupt and disrupt the City's public viewsheds
- Improve the aesthetic appearance of development throughout the City of Goodlettsville

# SECTION I. INTRODUCTION

## 1.2 PROJECTS SUBJECT TO COMMISSION REVIEW

All new non-residential developments including commercial, industrial, community facilities activities in residential zoning districts, multiple family residential activity use, and any entrance to a non-residential development are subject to design review and shall comply with the standards established by this document. In the event of damage or destruction to a building exceeding fifty percent (50%) of its total floor area or value, any repairs or reconstruction are also subject to Design Review and shall comply with the standards established by this document.

*Amended per Ordinance 17-885 January 26, 2017*

## 1.3 PURPOSE OF MANUAL

The Design Guidelines have been developed and written as a complimentary document to the various regulatory requirements adopted by the City of Goodlettsville. These documents include Federal, State and local authorities that set out specific criteria relative to their jurisdictional oversight and, in most cases, provide a broader overview of the standards for development within the city limits. The designer shall refer to the appropriate documents to insure compliance.
In cases where there are discrepancies between the Guidelines and existing federal, state and city codes, zoning ordinances, etc. the more stringent criteria shall in all cases apply. It is also the intent of these guidelines to promote

The purpose of the Design Guidelines is to:

- Provide a document that builds upon existing ordinances and regulations and communicates the design expectations of the City of Goodlettsville.
- Provide property owners, developers, architects, builders, business owners and others with a broad, flexible and equitable set of objectives for developing and redeveloping land.
- Retain, protect and promote the quality of life that exists in the City of Goodlettsville.

# SECTION II. COMMUNITY CHARACTER

## 2. COMMUNITY CHARACTER

The City of Goodlettsville has evolved over the last few decades from a bedroom community of Nashville into a thriving community with a healthy mix of residential, office, industrial, institutional and retail uses. Uniquely located in both Davidson and Sumner County, it is strategically located within close proximity to a number of significant metropolitan areas and has direct access to significant thoroughfares. Careful planning by the City leaders has maintained and enhanced many of the qualities that originally made it an attractive place to locate. The City continues to look into the future towards maintaining its momentum relative to attracting new residents, industries and businesses that will build on its existing character.

Dominant landscape

Building scale

## 2.1 DESIGN PRINCIPLES

The fundamental design principles that have guided the standards outlined in this document are:

- *Dominant Landscape*: Nature should be the dominant visual character of the City, whether it be in the form of existing vegetation and landform or new plantings and enhancement of the existing environment. New structures should be integrated into the landform by existing and new landscape to frame the built environment, screen the utilitarian elements that are necessary for new development and provide buffers to separate non-compatible uses. The streetscape's character should utilize landscape to reinforce a multi-nodal environment in which various forms of transportation can coexist and complement one another.

- *Building Scale*: A broad mix of housing and commercial opportunities is encouraged in Goodlettsville. Subsequently, new development should be respectful and complimentary of its surrounding land use. The scale of new development establishes an environment that reinforces its intended use and place within the community. The successful implementation of the appropriate scale helps to establish a seamless transition between land uses that reinforces the character of Goodlettsville.

# SECTION II. COMMUNITY CHARACTER

- *Public vs. Private Domains*: Given the City of Goodlettsville's streets are viewed every day by citizens, visitors, commuters and tourists the streetscape design plays a strong role in establishing the community's character. New development that occurs along the City's streets are an integral part of the streetscape and should be carefully controlled relative to their visual impact. In areas that are not viewed by the public, individuality or alternative approaches can be incorporated within the framework of the design standards.

- *Respectful Diversity*: While Goodlettsville has a diverse architectural palette as a result of its longevity as an incorporated community, it is the intent to move forward with style(s) that blends with its surroundings. Architecture within the City should not be designed to bring undue attention to itself. Materials and colors should be compatible with existing buildings in the immediate area of the project.

- *Restraint in Signage*: Goodlettsville understands the need and intent of public signage and the importance it plays in the success of businesses. Signage should be designed to compliment the character of the architecture and not distract from the continuous landscape of the development.

- *Preservation of History*: Special consideration will be given to development that occurs within or next to historic structures or within the Commercial Core of Goodlettsville. New structures should respect and utilize their architectural character as a cue to developing the style of new structures.

- *Screening Utilitarian Elements*: New development is accompanied with supporting appurtenances that are necessary to serve the development's needs. This includes parking, utilities, waste storage, service docks, utility equipment and other elements that should be screened from public view.

Preservation of History

Screening Utilitarian Elements

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3. DESIGN GUIDELINES

### 3.1 SITE DESIGN

**1. Preservation**

*Objective*: To preserve and utilize Goodlettsville's historic and natural assets that contribute to the community's quality of life. These features should be considered during the design process to make them an integral part of the site plan.

A. *Historic Features*

- Historic features are defined as those that are listed on the National Register of Historic Places or those 50 years old or older and structures not registered that are valued for their local historic significance.
- These structures and features should be located on the site plan as part of the site inventory.
- Preservation of these features is encouraged within new development. If the structures are not to be retained or adapted, a written justification for the reasons why will be required.
- When these features are preserved, they should be an integral part of the site plan. Careful consideration should be given to their visibility from the public realm and the protection and preservation of ancillary historic landscape features.
- New development should compliment the existing historic structures and site features when they are preserved as part of the site plan.

B. *Natural Resources*

- Natural Resources are defined as existing streams, drainage courses, sinkholes, wetlands, mature stands of vegetation, fence rows, rock walls, large rock outcrops, specimen trees and other notable natural features.
- These features should be inventoried and located on the site plan.
- The preservation of these features is encouraged and should be an integral part of the site plan where feasible.
- Protective fencing should be provided during construction to protect the integrity of these elements.

Historic feature

Natural resource

# SECTION III. DESIGN GUIDELINES CRITERIA

**2. Grading, Drainage and Topsoil Preservation**

*Objective*: To minimize and mitigate the impact on the natural environment, new development should consider the existing topographic and soil conditions of the site. Careful consideration of these features will have a long-term effect on protecting and preserving the site's groundwater and subsurface integrity.

A. *Topography*

- Buildings, parking and service areas should be sited in a manner which minimizes disruption of the existing topography. Where there is mature existing vegetation on a site, changes in topography and runoff patterns should be minimized.
- To the extent possible, the volume of cuts and fills on a site should be balanced so that transportation of soil off or onto the site is minimized.
- The maximum allowable landscaped slope created by cut or fill is 3:1 vertical to horizontal. The designer should, during the design process review the ability to incorporate less steep slopes to provide a stable embankment for soil and plant material.
- Consideration of up to 2:1 vertical to horizontal slopes may be given and will be dependant on innovative approaches to slope stabilization.

Maximum allowable landscaped slope (3:1)

# SECTION III. DESIGN GUIDELINES CRITERIA

*B. Overland Drainage and Detention*

- Use existing hydrology as a framework for the site design and preserve the natural drainage system insofar as practicable. Structural storm water controls should be implemented only after all site design and nonstructural options have been exhausted.
- Landscaped detention areas should be created where possible to collect runoff from paved areas. Such areas should be treated as visual amenities for the site and not as utilitarian or unkempt areas.
- Unless designed as an amenity feature or as an integral part of the landscape and open space, stormwater detention facilities should be located to minimize exposure to surrounding property owners and public roads.
- Overland drainage and detention facilities should have manageable slopes to maintain vegetation on banks. The use of rip-rap or other such cover is discouraged. Consideration may be given for their use when not visible from the public realm.
- Overland drainage and detention are encouraged to recharge groundwater and minimize loads on storm sewers. Consideration should be given to implementing storm water quality solutions in the form of rain gardens, bio-swales, bio-retention ponds and other solutions that are effective in treating storm water prior to it leaving the site.
- The rate of peak runoff at site boundaries should not increase from rates prior to development.
- Chain linked fence should not be constructed around detention/retention facilities.

*C. Topsoil Stabilization*

- Topsoil should not be removed from sites or used in spoil. Topsoil should be saved during construction and then placed over landscaped areas at a depth of at least 6".

Landscaped detention area

Natural drainage system
*www.flickr.com*

Bioswale/Rain Garden
*www.groovytoo.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

**3. Vehicular/Pedestrian Access Control**

*Objective*: To provide functional, safe and effective vehicular and pedestrian ingress and egress in new developments that promote the coexistence of the various modes of transportation.

*A. Entries and Curb Cuts*

- Entries to sites from public streets should be clear and controlled. Continuous curb cuts confuse circulation of automobiles as well as destroying the pedestrian environment and reduce opportunities for landscaping. The designer should rely upon and recognize Goodlettsville's subdivision standards and Zoning Regulations, which set down specific standards for the location and design of curb cut and site entries.
- The number and width of curb cuts along a property should be the minimum necessary for effective on and off-site traffic circulation. As a guide, no more than one curb cut should occur in each 100 feet of frontage. Combined or shared entries between properties are encouraged. If two entries are needed, a one-way system should be considered to reduce curb cut area and maximize parking area.
- In general, curb cuts should be no wider than needed to meet standards. Generally they should be limited to 25 feet for residential uses and 35 feet for non-residential uses except gas stations where the maximum width should be 40 feet. For larger developments, additional width to accommodate multiple turn lanes are acceptable where need is demonstrated to accommodate traffic volume.
- Where the Goodlettsville Zoning Ordinance requires, radius returns on curb cuts shall be adequate to accommodate service and emergency vehicles.
- Consideration should be given to aligning drives with adjacent development on the opposite sides of public roads.
- Where the Goodlettsville Zoning Ordinance requires, all drives and driveways shall be dust free surfaces such as concrete, asphalt or other hard surfaces.

Entry

# SECTION III. DESIGN GUIDELINES CRITERIA

*B. Pedestrian Systems*

- There should be continuous sidewalks along arterial streets. Sidewalks along arterial streets should locate sidewalks to meet abutting walkways.
- The width of a sidewalk should blend with that of abutting walkways. The minimum walkway width is 5 feet.
- Wider walks should be considered for developments located in more urban environments. Walks in these areas should be designed to accommodate anticipated pedestrian volume and anticipated street appurtenances. A minimum 6-foot clearance zone should be maintained at all times.
- Sidewalks may run along the street curb, however, it is preferred that they be separated by a landscape zone along arterial streets. The minimum width for a landscape zone where street trees are applied is 6 feet.
- Where the Goodlettsville Zoning Ordinance requires them, sidewalks shall be designed and located to provide connectivity with adjacent developments. Sidewalks should connect building entries within and between developments where possible. In residential communities, sidewalks shall be provided to connect residents to amenities.
- Sidewalks should be provided internally to connect to public walks and greenways where they exist adjacent to and/or within public roads/easements.
- The pedestrian network within the site and public roads shall be handicap accessible and meet all ADA requirements.
- Appropriate signage and markings should be provided for pedestrian crossings in public roads. These can be in the form of striped crosswalks, paving material changes or raised crosswalks.

Sidewalk along arterial street

Internal sidewalk

Marked pedestrian crossing

# SECTION III. DESIGN GUIDELINES CRITERIA

**4. Building/Lot Sitting Orientation**

*Objective*: To site and orient buildings and lots to establish a strong architectural presence and relationship with the public street and adjacent development.

*A. Building Orientation*

- Landscaping should be located between buildings and streets so that architecture and landscaping dominate the viewshed from the public realm.
- The primary façade and entrance of the building should be oriented to address the public thoroughfare. The entrance can be oriented in another direction with appropriate architectural treatment of the facades facing public streets.
- In more urban settings within the Goodlettsville Commercial Core or on long, narrow lots, the buildings are encouraged to be oriented to the internal streets with parking to the side or rear.

*B. Building Setbacks*

- Building setbacks provide dimension to the public realm along streets. In areas where there is a consistent setback line, new structures should conform to it. (With exception of overlay districts that establish specific setback criteria.)
- In areas where setbacks vary, buildings should be set back the average distance of adjacent buildings within 50 feet of the proposed property line.
- In major commercial areas where patrons are to be encouraged to walk between establishments, buildings should generally be located as close to streets as possible while providing adequate area for landscaping in the setback areas. Large unbroken expanses of paving between the street and building are discouraged. Required rear yards should also be landscaped.
- Where the Goodlettsville Regulations require, setbacks shall accommodate potential future right-of-way as established by the Goodlettsville Major Thoroughfare Plan. This information can be found on the City of Goodlettsville website.

Primary facade/entrance of the building is oriented to address public thoroughfare

Buildings oriented on internal streets with parking to the side or rear

# SECTION III. DESIGN GUIDELINES CRITERIA

C. *Service Areas*

- Service and loading areas should be oriented to the side or rear of the property with appropriate screening when adjacent to residential development or other uses that are not service oriented.
- Garage doors should not be visible from the public realm and, where possible, should be oriented to the side or rear. If oriented towards the front yard or another primary façade of an adjacent building, screening should be provided.
- Dumpster and refuse collection should be located in a designated area that is not visible from the street. They should not be located between the building façade and street.

D. *Outdoor Storage*

- Outdoor storage or temporary storage should not be located in areas designated for parking.
- Storage areas should not be located between the building façade and street. Where the Goodlettsville Zoning Ordinance requires, they shall be screened from public and adjoining property view.

Screened loading area

Storage areas shall be adequately screened from view

# SECTION III. DESIGN GUIDELINES CRITERIA

**5. Parking Configurations**

*Objective*: To reduce the visual impact of parking from the public street by utilizing design techniques that meet user needs while also integrating the automobile into the natural environment of the City.

*A. Orientation/Layout*

- To allow space for landscaping and site improvements without significantly reducing the potential number of parking spaces on a site - efficient configuration of entries, circulation and layout is encouraged.
- Small lots or those with shallow front yards are encouraged to develop one-way angled parking configurations with curb cuts narrower than the maximums for ingress and egress lanes.
- Smaller lots should minimize the amount of parking between the street and building. To the extent possible, parking areas should be split between the front and back of a lot or along the side of a building to reduce the paving at the street face. Sites that are less than 1 acre should have a maximum of one double loaded parking bay between the building façade and street.
- On larger sites, parking lots should be broken into smaller sublots containing no more than 200 parking spaces utilizing linear landscape islands with minimum width according to the Goodlettsville Zoning Ordinance.
- Consider adding interest to parking areas by using landscape islands as stormwater collection areas with a variety of native plants and grasses.

One-way angle parking
*www.landscapeonline.com*

Large parking lot broken into sublots by landscaped islands

# SECTION III. DESIGN GUIDELINES CRITERIA

- Where tenant parking garages are incorporated in a multi-family development, they should be organized in small groups or courts to reduce visual and environmental impacts.
- In multi-family residential areas, planted areas should be provided between every two garages.
- Retention of existing trees located in parking areas is strongly encouraged. Tree wells may be used if necessary to allow for changes in grade while protecting the tree. The tree wells should be located no closer to the tree than it's drip line. Consideration will be given to being closer subject to the implementation of accepted urban forestry techniques to insure the tree's long-term survivability.
- Developments are encouraged to provide bicycle facilities as part of the site plan. These facilities should not interfere with pedestrian or vehicular movements and appropriate signage/markings should be incorporated to promote safety and awareness.
- Parking islands within the parking lots should be coordinated with the lighting plan to reduce conflicts between lighting fixtures and trees.

Tree well

Bike Lane
*sf.streetsblog.org*

Bike Rack
*bicyclinghub.blogspot.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

*B. Topographic Considerations*

- On sloping sites, lines of parking spaces should run parallel to contours with planted medians taking up excessive slope.
- Where the Goodlettsville Zoning Ordinance requires, paved areas where parking spaces are proposed shall not exceed ADA criteria. In cases where terracing is required to make up significant grade differences, landscape islands with walls or significant plantings should be provided between changes of levels.
- Slopes shall adhere to all ADA criteria to insure handicap accessibility.
- Detention of runoff within parking areas or in adjacent landscaped areas is encouraged. Runoff from parking areas should not sheet onto public streets or sidewalks.
- Where trees are preserved, grading should not occur within the existing drip line. Consideration for grading may be considered with the implementation of appropriate urban forestry/sustainable techniques to protect the root zones of the tree

*C. Screening/Landscape*

- Wherever possible, parking areas should be set 2-3 feet below streets or surrounding areas or be partially hidden by landscaped berms to reduce the visibility of parked cars.
- Parking lots should be screened with a double row of plant material. A mix of material is encouraged to add interest along the streetscape.
- Planting islands should be used in parking areas to reduce heat radiated from paving, improve automobile/vehicular circulation and safety, and screen automobiles from public views. Islands should be large enough for trees and low shrubs. The type and location of shrubs in the islands should maintain visibility for vehicles exiting parking spaces and points of ingress/egress.
- The maintenance and management of all landscaped areas are the responsibility of the property owners.
- Where The Goodlettsville Zoning Ordinance requires, all utilities shall be underground.

Parking partially hidden by landscaped berm

Topographic consideration

Planting islands

# SECTION III. DESIGN GUIDELINES CRITERIA

**6. Sustainable/Technology**

*Objective*: As sustainable technology evolves, the City of Goodlettsville desires to encourage its use to advance the City's progressive approach to development.

- The City encourages the utilization of design tools that apply toward the pursuit of achieving LEED Certification, National Green Building Standards or other programs that measure the sustainability of a project.

- The following site related issues should be considered:
  1. Providing access to public transportation.
  2. Providing resources for alternative modes of transportation including bikes and low emission vehicles.
  3. Implementing industry accepted alternative hard surface treatments to minimize stormwater runoff and reduce the heat island effect.
  4. Utilization of plant material to reduce energy use in buildings and to minimize heat island effect in parking areas.
  5. Orientation of building placement to effectively reduce energy use.
  6. Recycling of site construction debris to minimize impact on landfill.
  7. Specifying products that incorporate recycled material.

- The following water use related issues should be considered:
  1. Utilization of xeriscape landscaping.
  2. Reducing the need for using potable water in irrigation treatment.
  3. Utilizing rainwater collection systems to minimize use of potable water.

- The following energy and atmosphere issues should be considered:
  1. Implementing alternative energy sources such as solar, wind, geothermal, energy credits.
  2. Maximizing natural light into buildings to reduce artificial lighting needs.

- Other innovative approaches in addition to those noted above are encouraged.

# SECTION III. DESIGN GUIDELINES CRITERIA

Alternative energy source

Encouraging alternative energy use

Porous pavement

Solar collector
*train4tradeskills.wordpress.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3.2 LANDSCAPE

### 1. General Requirements

*Objective*: Establish additional criteria to compliment the landscape requirements outlined in the current zoning ordinance to further enhance the appearance of Goodlettsville.

- Strong consideration for the use of drought tolerant/ native plant material should be given to enhance the plants survival chances during long periods of drought. Consideration for reducing or removing the irrigation requirements will be given when a xeriscape plant palette is utilized.
- Large areas of gravel, mulch or bare soil are prohibited. Areas should be landscaped with sod, seed, groundcover or shrubs.
- Areas that are proposed for future development should be seeded and maintained.
- A minimum of 20 percent open space should be dedicated to landscaped/permeable areas on the site. Utilization of permeable pavement and other sustainable tools may be considered toward meeting these criteria. The maximum reduction in the minimum open space required will be 5 percent, thus requiring a minimum of 15 percent open space when permeable applications are incorporated.
- All islands used for planting trees, shrubs and groundcover shall be free of constructions debris and, as per the City of Goodlettsville Zoning Ordinance, be inspected and approved for compliance by the city of Goodlettsville prior to the installation of any plant material or topsoil.

Drought tolerant/native plants

Permeable pavers used in parking lot

# SECTION III. DESIGN GUIDELINES CRITERIA

**2. Streetscape**

*Objective*: To achieve a consistent landscape treatment along public streets to enhance the appearance of the public domain and provide an attractive setting for variations among individual developments

- All site boundaries fronting onto streets should have a landscape zone with a minimum width of at least 10 feet. It is encouraged that street trees are planted in this zone.
- Street trees should be planted between the sidewalk and curb
- If trees are planted in sidewalk zones, a protective grate or planted zone should be provided to allow water to reach the roots with minimum dimensions of 5 feet by 5 feet.
- Trees should be planted along streets at least 40 feet on center with relatively even spacing. If frontages exceed a multiple of 40 feet, an additional tree should be planted along the street.
- To provide a consistent effect along Main Street, the preferred street tree species is Red Oak.

Street tree planted behind sidewalk
*treegrowersdiary.com*

Protective tree grate with minimum 5'x5' dimensions

# SECTION III. DESIGN GUIDELINES CRITERIA

- To provide a consistent effect along other streets, the preferred street tree species are:

  *Canopy Trees*:
  October Red Glory Maple
  Thornless Honeylocust
  Ginko(male)
  London Plane Tree
  Willow Oak
  Shumard Oak
  Nutall Oak
  Baldcypress
  American Elm (Disease Resistant Cultivar)

  *Medium Street Tree*:
  Lacebark Elm
  Allee Elm
  Chinese Fringe Tree
  Sweetbay Magnolia
  Yellowwood

  *Ornamental Trees*:
  Natchez Crape Myrtle
  Kwanzan Cherry
  Yoshino Cherry

October Red Glory
*www.monrovia.com*

Shumard Oak
*www.altamonte.org*

Alee Elm
*www.monrovia.com*

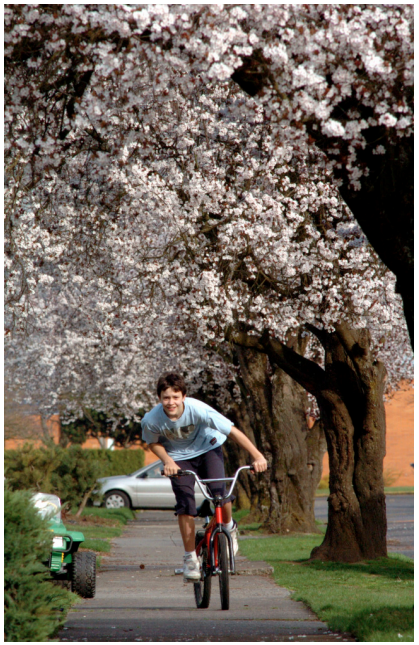
Natchez Crape Myrtle
*www.monrovia.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

Consideration to the existing conditions along the streets should be given when selecting the species, especially relative to the presence of above ground utility lines and lighting fixtures in order to avoid conflicts.

- The use of groundcover and low shrubs for the ground plane of the streetscape planting is encouraged as a lower maintenance and higher impact treatment than turf.
- Plant materials should be installed at a reasonable size to provide a sense of presence and to mitigate microclimate impact caused by developments. Trees along Main Street should be 3-½"-4" caliper and along other streets should be at least 3" caliper.
- Where the Goodlettsville Zoning Ordinance requires, street trees shall be limbed up high enough to account for pedestrian and bicycle traffic and to meet required sight distance triangles at points of ingress/egress.
- Where the Goodlettsville Zoning Ordinance requires, the developer is responsible for the maintenance of all plant material located in landscaped zones. Any diseased, dying or dead material shall be removed by the property owner and replaced with a healthy plant, meeting the size of the other street trees and shrubs adjacent to them.

Groundcover and low shrubs used for streetscape planting



Street tree limbed up to accommodate pedestrian and bike traffic and sight triangles from vehicles
*media.oregonlive.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3.3 SCREENING

### 1. Conditions of Screening

*Objective*: To establish criteria for screening based to insure that the application is effective.

This document establishes three types of screening criteria being:

1. Transitional between land uses
2. Privacy separations between streets and individual sites such as double-fronted lots and multi-family yards
3. Nuisance screening for service and loading areas, dumpsters, material storage areas, utility boxes, etc.

- Screens are intended to provide visual and physical separation of conflicting uses and should be designed to fit with their surroundings.
- Screens should not compromise safety by blocking vision at intersections. They should not be placed within 50 feet of any street corner as referenced in the Goodlettsville Zoning Ordinance and should not be placed so as to obstruct visibility of vehicles entering or leaving driveways.
- Screens should not block access to any above ground pad mounted transformer and should provide 15 feet of clear access to the transformer doors. Screens should also adhere to other utility company criteria relative to accessibility for above and below ground appurtenances.
- Screens should not impede or divert the flow of water in any drainage way.
- The maximum height for fences is 6 feet, except for tennis courts which may be taller and screening of service areas which must be at least 6 feet and no more than 8 feet. Higher fences may be approved where state or federal regulations require. Any fence greater than 6 feet in height shall meet the provisions outlined in the Goodlettsville Zoning Ordinance.

Screens should not block access to pad mounted transformers

Maximum fence height = 6 feet

# SECTION III. DESIGN GUIDELINES CRITERIA

**2. Design Standards**

*Objective*: To establish a set of specific criteria based on the function of the screen type.

- For Transitional Screening, where the Goodlettsville Zoning Ordinance requires, the following criteria shall apply:

  1. Transitional screening is required where commercial or industrial uses adjoin residential areas, where multi-family residential or mobile home sites adjoin one or two family housing zones and within Planned Unit Developments with similar adjacencies.
  2. Where areas adjoining residential zones are likely to be used for truck loading, storage, or driveways, the transitional zone must provide sound protection through use of earth berms or solid masonry materials.

Masonry wall used for sound protection, Combination of screening materials

# SECTION III. DESIGN GUIDELINES CRITERIA

- For Privacy Screening the following criteria should apply:

  1. Double fronted residential lots should have privacy screening along the side or rear lot line. Privacy screening may also be required in multi-family housing areas to separate individual yards or yards adjacent to streets or pedestrian pathways.
  2. Fences designed to create privacy or separations should be made of masonry, ornamental metal, durable wood or some combination of the three. The use of untreated wood, chain link, plastic or wire fencing may be considered depending on its intended function, and in no case will these materials be used to meet transitional and screening requirements.
  3. Solid fences should not create a stockade appearance. This can be avoided in several ways, such as adding an evergreen planting on both sides of the fence or undulating the plane of the fence. Fences over 80 feet long on double-fronted lots facing streets should have no more than 50% of their length in a straight line unless the entire fence is set back 15 feet or more from the property line with evergreen planting in the setback area.

- For Nuisance Screening, where the Goodlettsville Zoning Ordinance requires, the following criteria shall apply:

  1. To reinforce the sense of natural surroundings and a consistent streetscape, auto service functions such as areas to store cars while they are being repaired, auto or truck outdoor work areas and truck loading docks in commercial or retail areas shall be screened from public view.
  2. Garbage collection areas should be enclosed by opaque materials on all four sides and should have self-closing doors. Where dumpsters are enclosed, the screening should be at least 2 feet taller than the dumpster. Where topography may expose interiors of garbage collection areas to view, screening should be correspondingly taller.
  3. Water meters, gas meters, electric meters, above ground backflow preventers, and ground mounted air conditioning or mechanical units should be hidden from public view by screening. Access, as required by the applicable utility company, should be maintained.

# SECTION III. DESIGN GUIDELINES CRITERIA

Evergreen screen

Combination of plantings and fencing for screening

**3. Suggested Materials for Screening**

*Objective*: To achieve a year round effective screen utilizing appropriate plant material

- When plants are utilized for achieving screen requirements, they should be an evergreen species in order to maintain a year round effective screening.
- Ornamental shrubs, grasses and trees may also be used for screening when in combination with evergreen plantings or fencing. The approval of this application will be reviewed on a case-by-case basis and will be dependant on species selection.
- The selection of plant species should take into account the intent of the screen and area in which it is to be planted to maximum its effectiveness and to minimize long term pruning.

# SECTION III. DESIGN GUIDELINES CRITERIA

**4. Maintenance and Irrigation**

*Objective*: To maximize and enhance the plant materials long term survival and health to ensure a robust appearance.

- Irrigation systems must be provided to ensure robust planting areas. Where the Goodlettsville Zoning Ordinance requires, all open spaces within the property must be irrigated. The relaxation or elimination of this requirement will be given when:
  1. Xeriscape planting palette is utilized. However, a temporary system may be required with this approach to ensure the material's survival.
  2. Green technology for collecting rainwater and minimizing the use of potable water is incorporated.
- Irrigation systems must be installed below ground, with spray heads flush with the ground surface.
- Backflow preventers should be screened utilizing plant material or other acceptable means.
- All plant material is to be maintained by the owner.
- The planting plan approved by the Planning Commission must be maintained as originally designed. Where the Goodlettsville Zoning Ordinance requires, any diseased, dying or dead plants shall be treated or removed by the property owner and replaced with the originally specified material.
- Any plant substitutions or revisions made to the originally approved plan should first be approved by the landscape architect of record and planning staff. Subsequent reapproval through the Goodlettsville Planning Commission may be required based on the extent of changes.
- During the maintenance period, plants utilized for screening should not be pruned lower than their installed height.

# SECTION III. DESIGN GUIDELINES CRITERIA

Irrigation system - spray heads must be installed flush with the ground
*www.wildirrigation.com*
*diynetwork.com*

Plants used for screening may not be pruned lower than their installation height

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3.4 LIGHTING

### 1. Design Criteria

*Objective*: Provide lighting that compliments new development with minimum adverse impact on adjacent properties and the public realm.

- Lighting levels should be as even as possible.
- Light fixtures which cast light primarily downward should be used.
- Warm lighting colors are preferred; blue-white color is discouraged.
- Lighting fixtures should be shielded to prevent glare.

### 2. Street Lighting

*Objective*: To maintain a consistent look along the public thoroughfares and to provide lighting levels that are appropriate for the surrounding land uses.

- Lighting levels along streets should vary according to land use with higher lighting levels in commercial areas than in residential areas.
- An average of 0.4 foot candles is suggested for residential areas and 0.6 foot candles for commercial developments.
- A standard pole and fixture is recommended for major thoroughfares and for other streets. Designer should rely upon fixtures available through Nashville Electric Service and should consult with the city engineer and planning staff on choice of such fixtures.
- Ornamental lighting is strongly encouraged in Planned Unit Developments with a consistent pole and fixture throughout the development.
- The concrete pole base should not be greater than 6 inches in height.

# SECTION III. DESIGN GUIDELINES CRITERIA

**3. Site and Parking Areas**

*Objective*: To minimize the impact of lighting from commercial applications on the surrounding community.

- Site or parking area lighting should not cast light beyond property boundaries. Cut-off devices should be used to avoid throw on adjacent sites.
- The height of fixtures should be in proportions to the building mass, preferably no more than 14 feet.
- The location of the light poles should be coordinated with the landscape plan to avoid conflict between poles and trees.
- Ground mounted, pedestrian scale lighting and bollards should be considered as an alternate to pole-mounted fixtures.
- Lighting fixtures should be compatible in style with associated buildings.
- Lighting directed on buildings is discouraged.
- Under canopy light lenses should be flush with the canopy or recessed above the soffit.
- Wall packs are discouraged.
- Security lighting should have directional lenses to direct light downward.
- Drive up windows, sidewalks and canopies may have higher lighting levels where recommended by IESNA standards.
- Where the Goodlettsville Zoning Ordinance requires, lighting levels adjacent to commercial property shall not exceed one-half foot candle of illumination at the property line.
- For lighting adjacent to residential property, the lighting level should not exceed one-quarter foot candle of illumination at the property line and should not exceed one-tenth foot candle 10 feet beyond the property line.
- Where the Goodlettsville Zoning Ordinance requires, a photo metric plan that is prepared by a licensed professional shall be submitted showing all exterior fixtures, structure types and foot candles.
- Where parking areas are located adjacent to residential zones, lighting should be designed to minimize illumination across the boundary and the transitional buffer should screen headlights.

Ground mounted, pedestrian scale lighting

Compatible style of lighting fixture and building

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3.5 ARCHITECTURE

### 1. General Character

*Objective*: To insure that the architectural design works within the fabric of the community and surrounding buildings, reinforcing and enhancing the scale, palette and texture.

- While architectural styles may vary, buildings of a proposed development should be compatible with surrounding buildings with regard to massing, scale, spatial relationships, organization, architectural style and degree of detail.
- The use of materials and colors that are compatible with buildings adjacent to a site is encouraged.
- Exterior elevations should consider the following:
  1. Provide an appropriate level of interest
  2. Emphasize the architectural detailing
  3. Provide a mixture of materials and colors that compliment one another

### 2. Relationships to Streets

*Objective*: To insure that the building(s) maintain(s) a strong relationship with the public realm reinforcing the goal that the architecture dominates the streetscape.

- The building should be oriented such that the main entrance is visible from the street. Criteria may be waived for those properties located within the Core Commercial Overlay District. The designer should consult with the Planning Staff when working on a property within this district.
- The facades of the buildings along the street should be treated in a manner which enhances interest. Displays or windows with active interior uses are encouraged, while blank or undifferentiated facades are discouraged.
- The materials and colors of the street face should continue on the side and rear of the structures. Consideration for change of materials at the rear or in service areas will be considered with appropriate screening applications.
- Stage-set/false facades on the street are discouraged.
- Mechanical equipment on roofs or sides of buildings should not be visible from streets. Adequate screening should be provided.
- Landscaping should be incorporated to define the street edge and the entries of a development as well as building entries.

# SECTION III. DESIGN GUIDELINES CRITERIA

Facades to avoid
*www.crht1837.org*

Example of broken facades and horizontal delineation.

**3. Building Mass and Scale**

Objective: To utilize building mass to establish a scale that is appropriate for the location of the development.

The mass of the building should be appropriate for the intended use.

Lengthy unbroken facades should be avoided. This can be accomplished by varying the building height and front plane, varying visual height, or providing breaks in large developments to allow pedestrian connections. The maximum length of any façade shall be one hundred (100') feet. Any such wall in excess of one hundred (100') feet shall be integrated with windows, awnings, projections, recesses, arcades or similar measures.

Horizontal delineations should be provided to establish a base for multistory buildings. Every building should have a distinctive base, middle and cap by utilizing variation in materials, colors and architectural detailing.

The building entrance shall be clearly defined with appropriate prominence and high visibility for customer entrances with distinguishing features such as canopies or porticos.

Architectural elements such as doorways, windows, dormers, gables, porches and canopies can effectively articulate and reduce the scale of larger structures.

*Amended per Ordinance 17-885 January 26, 2017*

# SECTION III. DESIGN GUIDELINES CRITERIA

**4. Roofs**

*Objective*: To utilize the roof as a prominent design element that reinforces the architectural character of the building and conceals roof appurtenances.

- Variations in roof height and pitches should be utilized to create interest.
- To harmonize with adjoining residential structures, developments that are adjacent to them are strongly encouraged to have roofs that are visible from the street on one or two story structures.
- Visible roofs should be architectural materials reflecting the architectural style of the building.
- Gasoline sale pump islands should not be flat. Pitched roofs or other treatments should be provided to add interest to the roof. Roofs should project enough beyond the façade to cast a shadow and should be dark earth tone in color.
- Roof mounted mechanical equipment, antennas and satellite dishes and solar panels should be concealed within the volume of the roof or enclosed penthouse structures by the use of parapets, roof mounted screen walls or other approved methods.

Variation in roof height

Gasoline pump island with pitched roof
*www.flickr.com*

# SECTION III. DESIGN GUIDELINES CRITERIA

**5. Color and Materials**

Objective: To utilize color and materials to provide visual interest while not distracting and dominating the architectural character of the building.

- Building façade colors shall be of low reflectance, subtle, neutral or natural earth tones. Primary and metallic colors shall be prohibited except when used in accent elements to create interest but shall not exceed fifteen (15%) of the building walls. National "standard" or "trademark" designs shall be adapted to be compatible with these standards.
- Natural materials are preferred consisting of brick and natural or masonry stone. Each building wall shall at a minimum include fifty (50%) of these materials. Minimum percentage exceptions may be considered as detailed in these standards and for walls that are not visible by the public if the required brick and stone material is relocated to the other building walls.
- The following buildings materials are acceptable:

- Brick;
- Natural or masonry stone;
- Exterior walls with aluminum insulated panels and glass may be permitted up to seventy-five (75%) percent of building walls when used in combination with brick, natural or masonry stone;
- Exterior insulation and finish system (trade name Dryvit) or similar material, if used in combination with brick or natural and masonry stone;
- Wood or fibrous cement board (simulated wood fibrous cement siding) if used in combination with brick or natural and masonry stone;
- Glass but excluding opaque or reflective window tints and glazes may be permitted up to seventy-five (75%) percent of building walls when used in combination with brick, natural or masonry stone.
- Split face block if used in combination with brick or natural and masonry stone;
- Similar materials as approved by the Goodlettsville Municipal/Regional Planning Commission

- Metal exterior siding or wall panels, vinyl siding, aluminum siding, tilt-up panels, artificial non-masonry stone are prohibited materials. This section shall not be interpreted to prohibit the use of metal roofs and decorative metal wall materials used as accents to create interest but shall not exceed fifteen (15%) percent of building walls. See Item#9 regarding Industrial developments in industrial zoning districts.
- Where the Goodlettsville Zoning Ordinance requires, in developments with multiple buildings, a common color palette should be established to create a harmonious appearance.
- The color palette of a building should be coordinated to establish a defined hierarchy of tones.
- Variation in the use of materials is encouraged to create interest.
- Along Main Street and in the commercial core overly zone, certain façade materials including transparent windows are required to create a unified appearance. The designer should also consult with the planning staff relative to the use of color and materials in the downtown district of Goodlettsville.
- Industrial buildings shall incorporate on building walls fronting public street(s) a minimum thirty-three (33%) percent brick, natural or masonry stone. Other building walls areas are permitted to be metal panels, tilt-up concrete panels, and other items listed above with item #3.
- Alternative design proposal for Community developments in residential zoning districts are permitted regarding an increased percentage of the materials permitted with item#3 but each building wall shall have at least thirty-three (33%) percent of natural materials consisting of brick and natural or masonry stone. Exceptions may be considered for walls that are not visible by the public if the required brick and stone material is relocated to the other facades.
- The fifteen (15%) percent maximum provision listed in items # 1 and #4 shall not exceed a total of fifteen (15%) percent of building walls if both decorative metals panels and primary and metallic colors are proposed.

*Amended per Ordinance 17-885 January 26, 2017*

Colors and materials

Bright/primary color used as an accent element

Common color palette in development

# SECTION III. DESIGN GUIDELINES CRITERIA

## 3.6 SIGNAGE

*Objective*: To ensure that signage does not detract from the sense that Goodlettsville's environment is a continuous landscape.

- The designer should consult with the planning and codes department and the Goodlettsville Sign Ordinance prior to proceeding with the design of signage for both the building and site.
- The emphasis of signage should be for identification purposes and not predominantly for advertising.
- Signage should be consistent in size, material and location within each development, particularly with those containing multiple buildings and sites.
- The materials, colors and architectural details of the buildings should be incorporated into the monument signs in order to reinforce the architectural style of the development.
- Where required, signs shall be located so that they do not impede visibility from entrances and exits into sites.
- The location of ground mounted signs should take into consideration any potential future right-of-way widening, existing utilities, and setback criteria.
- Ground mounted monument signs should be complimented with the use of shrubs, groundcover, flowers or other landscaping with appropriate heights as to not block the view of the sign. Alternative treatments in the form of hardscape element may be considered.
- Monument signs should be lit internally or from ground mounted light fixtures.
- Business identification signs on buildings, monument and pole mounted signs should not use primary colors as a background to lettering. Primary colors are, however, permitted to be utilized in the lettering to reinforce the branding of the business.

# SECTION III. DESIGN GUIDELINES CRITERIA

Signage that is consistent in size, material, and location within a multiple building development

Signage that incorporates materials, colors, and architectural details of their corresponding building

# SECTION IV. PROCEDURES

## 4. PROCEDURES

### 4.1 SUBMISSION REQUIREMENTS

Design review occurs in the context of the required Site Development Plan, Planned Unit Development Plan, and Final Master Development Plan application and review process. The Goodlettsville Planning Department is required to issue a Certificate of Approval of the design of a project prior to issuance of a building permit. The applicant shall review all City of Goodlettsville Checklist for information required with the submittal package.

### 4.2 REVIEW PROCESS

1. Prospective applicants are required to schedule a pre-application meeting with the City Planning Director prior to making application in order to be aware of the conditions and constraints of the site and to familiarize themselves with the standards that will be applied. The applicant shall forward a written request to the Planning Director to schedule the meeting and at a minimum, provide exhibits reflecting the site's location and information about the proposed use. Although, not required, it is strongly encouraged to provide additional information that might be necessary to discuss the design intent of the project.
2. The Design Review Committee and/or Planning Commission will review proposals based on the standards and guidelines in this manual.
3. The City Planning Director and Codes Director will be responsible for ensuring that any conditions imposed at the time of design approval are met in final plans submitted for building permits. All final plans submitted must be in accord with plans submitted for approval.
4. Prior to obtaining a final permit for use and occupancy the applicant must submit a certificate of compliance as provided in the Goodlettsville Zoning Ordinance.