

2000 UNION TOWN PLAN

ADOPTED BY:

City of Union August 28, 2000
Boone County Fiscal Court September 19, 2000
Boone County Planning Commission May 17, 2000

2000 Union Town Plan

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2000 Union Town Plan

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The 2000 Union Town Plan

September, 2000

Boone County Planning Commission

History of the Union Town Plan

The Boone County Planning Commission has been requested by the City of Union to conduct a planning study for the new U.S. 42 corridor in the City of Union and unincorporated Boone County. The study has resulted in a complete land use, design, and zoning plan for an approximate 1,850 acre area along the U.S. 42 corridor. To accomplish this project, the Planning Commission engaged Myers Schmalenberger Meisner consultants (MSM) during 1998 to prepare a plan.

The *Union Town Plan* is partially in response to the reconstruction of U.S. 42 by the Kentucky Transportation Cabinet. It is clear that the magnitude of road improvements proposed for U.S. 42 will bring rapid development to the Union area. The 2000 *Union Town Plan* is a concerted effort to plan ahead of the development and produce a unique sense of place for the community.

The majority of the project area (57 Percent) is located within the incorporated limits of the City of Union with a portion (43 Percent) located in unincorporated Boone County. The project area consists of over 200 parcels of land.

Road Improvement Plans

The proposed new U.S. 42 will be 2.87 miles in length. Existing U.S. 42 is anticipated to remain as a county-maintained road after the new U.S. 42 is in operation. It will connect to the new U.S. 42 at its north and south ends, and will continue to connect to existing Mt. Zion Road, as well as intersect a possible relocation or reconstruction of Mt. Zion Road.

The U.S. 42 project is scheduled for right-of-way acquisition starting in the year 2000, and for a construction start in the year 2002. According to the Kentucky Transportation Cabinet (KTC), the road will take approximately one year to construct. The relocation of Mt. Zion Road is not a funded project at this time, however, the location can be anticipated. Both of these are KTC projects and are subject to changes in exact road location or design details.

As a result of the 1998 *Union Town Plan* proposal of a Town Center concept, some comments were made early in the public meeting process that the final design of the new U.S. 42 should be affected to slow traffic through the town center and to give the area a unique visual quality. The "split road" concept that appeared in the 1998 *Union Town Plan* and on the zoning maps was developed from these discussions. It is important to note that the split road idea came about after the Town Center concept was incorporated into the Plan.

Union Town Steering Committee

After an October, 1998 formal public hearing conducted on the *Union Town Plan* by the Planning Commission, the *Union Town Plan* Steering Committee was formed of interested citizens, land owners, and elected officials. Its charge was to work through the main issues that were raised at the public hearing with the *Union Town Plan* and recommend a course of action to the Planning Commission on each. The Committee met a dozen times throughout the spring and summer of 1999. Its most noteworthy actions included the elimination of the spit road concept for U.S. 42 and the consensus establishment of the town center concept. The Committee process led to a letter from the Union City Commission and presented to the Committee by the Mayor of Union. This letter stated that enough time and effort had been spent on the process and the Committee appeared to be stalled on several issues and that the Planning Commission should now have enough information to prepare a plan that can be adopted.

As a result, this *Union Town Plan* represents a Planning Commission effort, and is based on two years of public process. It is based on the KTC proposed five-lane design for the reconstruction of U.S. 42, and contains a formal town center. This Plan helps implement the *Boone County Comprehensive Plan*.

Relationship to the Boone County Comprehensive Plan

The *Union Town Plan* has been drafted to help further define the Comprehensive Plan for this important Study Area. It does not replace the Comprehensive Plan, but is designed to be a furtherance of the Comprehensive Plan's recommendations.

The 1995 *Boone County Comprehensive Plan* recommended that a detailed specific plan be prepared for the U.S. 42 corridor area because of the anticipated impacts that major road improvements and future provision of sanitary sewer service will have in the Union area. Geographically, the Comprehensive Plan recognizes the importance of the Union area. It is near the center of Boone County, and contains developable land near existing urban and suburban development.

When the 1995 *Boone County Comprehensive Plan* was prepared, the alignment of the U.S. 42 Reconstruction was unknown. At that time, the KTC had not picked an alignment for the reconstruction of U.S. 42, and much support existed in the Union area for alternative alignment #6 which closely followed the existing alignment for U.S. 42 through the center of the existing Union business district. Since that time, the KTC conducted a public hearing process and selected alternative alignment #3, which takes a more easterly route through largely undeveloped land. This roadway, planned for construction start in 2002, is designed as a five-lane, undivided highway with limited access. Its final road grade will be less than two percent, and its horizontal alignment will be straight south of the planned curve near the Union branch of the Public Library. As a result, the planned roadway will have a profound effect on the development patterns and visual character of the corridor as it is constructed across rolling pastureland.

The Land Use Element of the 1995 Comprehensive Plan recognizes that the area is distant from interstates and is more of a developing residential area than large commercial districts, such as the Mall Road corridor in Florence. A large commercial district like

Houston Road is not what the Union area would support, nor is that type of commercial district appropriate in a residential area away from interstate access. The commercial uses that will occur in the future in this area will serve the surrounding development, and will not face the demand to be regional in scale like some areas in Florence. For this reason, the Comprehensive Plan concentrated on reinforcing or rebuilding the existing Union business district, and allowing some smaller areas of commercial along the reconstructed U.S. 42 to serve adjacent development. Between these commercial nodes, the development pattern along the new road was designed to utilize the existing rolling pastureland character of the corridor. A Rural Lands land use classification was shown along the frontages of U.S. 42 to provide an open appearance, so that the residential development planned for the corridor was set back from the roadway. East of the road (existing alignment), some High Density Residential with Recreation land uses are recommended on the Future Land Use Map. The land use pattern is similar to the area that includes Triple Crown Subdivision in nearby Richwood area where attached and clustered housing is interspersed with recreation (golf course in that case) and open space.

The 2000 Union Town Land Use Plan shows a similar land use pattern in concept, where residential development is set back from U.S. 42, but densities are higher than existing zoning or most surrounding areas. As the Comprehensive Plan recommends in several elements, high density development should occur adjacent to major arterial corridors such as U.S. 42, with a transition of densities outward. The *Union Town Plan* accomplishes this objective also with the Town Center development area being centered around the intersection of new future arterial roadways, U.S. 42 and Mt. Zion Road.

The existing zoning along the corridor, if developed, would create a low density residential coverage of the area. Much of the area would be one dwelling unit per acre and some would be one dwelling unit per two acres. As the Comprehensive Plan indicates, however, this type of development is indicative of sprawl and would have the same visual impact as developing the area in a more dense subdivision or attached housing type of development, because the units would not be clustered to utilize green space. This low density development permitted by existing zoning (except west of old U.S. 42) would not achieve the land use pattern recommended by the 1995 Future Land Use Map for the year 2020. Of course this is a twenty five year projection, and the zoning is evaluated every five years by state law.

The *Union Town Plan* takes the timing issue out of the relationship between the land use plan and the zoning of the area by basing development on threshold events that will occur either through public agency action or by private development action. The Plan is based on certain infrastructure being in place, and certain development design features being provided. If a proposed development successfully presents a design that fits into the intended landscape as proposed by the Comprehensive Plan (further designed by the Union Town land use plan) then it is eligible for the *Union Town Plan's* densities. A major incentive for this to happen is the Union Town Overlay Zone, set up in this document.

The 1995 Land Use Element specifically recommends Architectural Design Review for

business activity development in this corridor. The Comprehensive Plan recognizes that the consistent development of the area will create a more coherent development than a piecemeal development that would not necessarily have the best land uses in the right locations.

As described in the 1998 *Union Town Plan*, the study area contains a unique pastoral and small town character. The planning process indicated that this uniqueness can be incorporated into the future development of the City of Union and the surrounding area, and can result in a development district that is different than any other place in Boone County. In order to promote the Union Town Center area, a conscious effort has been made through the *Union Town Plan* to concentrate future commercial activity into a viable town center and to avoid typical strip-style commercial uses along the realigned U.S. 42 arterial route. While concentrating the commercial activity into a town center, residential development is planned outside this town center. Generally, the *Union Town Plan* and these specific zoning regulations recommend residential development outside the town center in an effort to preserve the unique land characteristics of the area and support the proposed commercial activity of the town center. Planned commercial uses are intended to be local and not regional in scale.

The 2000 Union Town Plan

The preferred land use plan presented is one that is based on the establishment of a formal Town Center, and contains incentives to developers and property owners to develop in a well designed manner that creates a distinct character for Union, and combats certain characteristic features of suburban sprawl.

This is an incentive-based plan that provides certain advantages in return for the developer addressing certain impacts of proposed development. This plan addresses the issue of sprawl by providing the following:

- compact town center that offers a mix of uses - possible to live and work in the same community
- planned street circulation pattern
- higher density than typical Florence/Union area development
- higher property values over time because of a sense of place and an “even playing field”
- free movement on most of U.S. 42 because of managed access and less commercial turning movements
- better commercial services for future development along Hathaway Road and Mt. Zion Road having the commercial center around the big intersection.

Union Town Plan Land Use Map

The official map for this planning process is the 2000 *Union Town Plan* Land Use Map. It contains the densities for development for the review process contained in this Plan and contains many specific design requirements. The 2000 *Union Town Plan* Land Use Map contains ten (10) land use classifications along with detailed notes regarding setbacks, street connections, building orientation, parking orientation, potential lake/pond locations, potential street locations, etc. The following is a list of the land use classifications with

permitted densities, acreage and residential build-out numbers.

LAND USE CLASSIFICATION	PERMITTED USES/Description	POTENTIAL DENSITY	ACREAGE/ BUILD-OUT
Green Areas	Non-buildable, uncleared land (except for connector roads, pedestrian/bike paths and recreational buildings)	N/A	N/A
Potential Retention Basins/Scenic Amenities		N/A	N/A
Phase I Town Center	Mixed use including commercial, office, public facilities, residential and recreational uses	See Text	83 Acres
Phase II Town Center	Mixed use including office, public facilities, residential and recreational uses. Commercial uses are permitted once 50% of Phase I is developed.	See Text	33 Acres
Public Facilities	See Text	N/A	261 Acres
Commercial	Largely existing commercial zoned areas.	See Text	10.5 Acres
Office	See Text	See Text	35.25 Acres
Low-Density Residential	Single-Family detached dwelling units	Maximum - 1 House per Acre	135 Houses
Moderate Density Residential	Single-Family detached dwelling units	Maximum - 1 House per 2.2 Acres (4 houses per acre - neo-traditional style)	2,005 (at 2.2 du's/acre)
Town Home Residential	Single-Family attached and detached dwelling units - units cannot be on top of each other	Maximum - 6 House per Acre	1,055 Houses
Multi-Family Residential	Single-Family attached and detached dwelling units and Multi-Family dwelling units	Maximum - 10 units per acre	455 Units

Responsibility of Local Governments

The local governments and the Planning Commission should investigate methods, such as Purchase of Development Rights and conservation easements, to create and utilize public green space in the area.

The Plan recommends that the City of Union purchase several key parcels for entry way or pocket parks, and work with Property Valuation Administration and Boone County in establishing a source of revenue to accomplish this. The city should actively search for a parcel of land within the town center on which to create a park/civic space as a focal point. The city and county will have to take an active role in maintaining public open space including the proposed bike path.

The City should select and help implement a standard street light (including a maximum lighting level) and street sign design for the entire UTC zone.

Responsibility of Kentucky Transportation Cabinet

Upon direction from local government and property owners, electric line utility ducts should be constructed under new U.S. 42 to enable future major electric transmission and service to economically be placed underground.

KTC should also continue to participate in consolidating storm retention needs into lakes that serve both a flood control and an aesthetic purpose.

KTC should evaluate and adjust speed limits in the school and town center areas to promote a safe pedestrian and town center environment. Furthermore, KTC should work with the local community to design, fund and construct a pedestrian tunnel and bridge as indicated in the Town Center on the Land Use Plan Map. KTC shall provide bus pull-offs with bicycle racks along new US 42.

The 2000 Union Town Plan

September, 2000

Amendments to the Boone County Zoning Regulations

ARTICLE 25

UNION TOWN PLAN

SECTION 2500

Union Town Plan Zoning Districts Purpose and Intent

Zoning implementation methodology includes two main courses of action. First, three new zoning districts are created, the Union Town Center (UTC), the Union Commercial (UC), and the Union Neighborhood Office (UNO) zones. Secondly, a Union Town Overlay District (UTO) is established to provide an incentive to develop the residential, recreation, and public facilities land uses of the Study Area in a certain manner. Both methods establish the potential for “higher” or more dense development in most areas than the existing zoning would allow under the current regulations.

The potential for a shortened review process and the density represented in the Plan are the incentives for developers to develop according to the Plan recommendations. Property owners and developers have a choice to develop under existing zoning or to take advantage of the opportunity described in the *Union Town Plan*. If the developer provides the items defined in detail in Section 2562, Design Criteria, of the Plan, then the project can potentially develop to the densities shown on the Plan and bypass a public hearing process or zone change. Existing and *Union Town Plan* Proposed zoning are shown in Resolution Exhibit “B”.

A special sign district is a part of the *Union Town Plan*.

Detailed architectural design plans are required for all individual structures within the Union Town Center (UTC), Union Commercial (UC), and Union Neighborhood Office (UNO) zoning districts. A separate design review application shall be submitted at the same time as Site Plan Review for commercial, institutional, and office uses. Certificate of Occupancy permits or zoning permits shall not be approved until the pertinent design review approval has been granted by the Planning Commission.

SECTION 2501

Applicability and Review

As described in this Article, these regulations contain three new conventional zoning districts that describe permitted uses, dimensional requirements, and minimum standards. The remainder of the Study Area is proposed to retain its current zoning under the Union

Town Overlay District. As proposed, this zoning overlay would allow a greater density than the current zoning as long as certain development impacts are addressed. The *Union Town Plan* recommendations are specific enough, however, to allow the Planning Commission to consider proposed developments for a shortened review process. If deemed consistent with the recommendations of the *Union Town Plan* for the subject area, the development may be found eligible for normal site plan and subdivision review processes to occur without requiring a zone change, or the review of a Concept Development Plan, or other public hearing processes. Of course, a developer or property owner can at any time apply for other zoning districts and be subject to the normal Zoning Map Amendment process described in Article 3 of the Boone County Zoning Regulations.

SECTION 2510

UNION COMMERCIAL (UC)

The purpose of the Union Commercial (UC) zone district is to allow for the protection of existing commercial uses, but also to bring them into conformance with the *Union Town Plan* over time. The location of the UC zone district allows limited additional commercial uses or limited expansion of existing commercial uses in areas that have historically supported them, but does not promote a continuous or extensive strip of commercial development. The permitted uses are designed to serve the immediate area and accommodate the demands of an expanding Union area population. The type and scale of commercial uses is not intended to be of a highway commercial nature or bring significant numbers of patrons into the Study Area that would not otherwise be in the area. Residential development can also occur in the UC zone. The extent of the UC zone is shown as commercial land use on the *Union Town Plan*.

SECTION 2511

Principally Permitted Uses

1. Detached single-family dwelling units;
2. Attached town house-style dwelling units;
3. Eating and drinking establishments including alcoholic beverages, and drive-through, franchise style fast food establishments;
4. Hardware Stores;
5. Grocery stores and supermarkets;
6. Stores with retail sales of meat, fish, seafood, dairy, and poultry products;
7. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;
8. Liquor, beverage, drug and proprietary stores;
9. Banking services including drive-through facilities;
10. Insurance carriers and agents;
11. Real Estate and related services;
12. Accounting, auditing and bookkeeping services;
13. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
14. Physician, dental, optical goods and services;

15. Veterinary services and pet grooming services but not including the boarding of animals;
16. Beauty and barber services and tanning salons;
17. Nursery and day care centers;
18. Laundering, dry cleaning and dyeing services including self-service;
19. Alteration, and garment repair and custom tailoring;
20. Shoe repair, shoe shining and hat cleaning services;
21. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trade;
22. Jewelry stores;
23. Radio, t.v., music supplies, cameras, photographic supplies and specialty household appliances and repair;
24. Art, craft and hobby supplies and products, gifts and novelties;
25. Antiques and used merchandise;
26. Books, stationery, newspapers and magazines;
27. Florists excluding greenhouses;
28. Sporting goods including bicycles;
29. Draperies, curtains, upholstery and floor coverings;
30. Paint, glass, and wallpaper stores;
31. Photo finishing services;
32. Funeral homes and crematoriums excluding cemeteries or mausoleums;
33. Furniture, home furnishings including specialty and floor coverings;
34. Specialized upholstery and furniture repair or refinishing services;
35. Apparel stores;
36. Household appliances, china, glassware and metalware;
37. Legal services, engineering, and architectural services;
38. Title abstracting services, holding and investment services;
39. Advertising services including direct mail;
40. Business and management consulting services, credit services;
41. Employment services;
42. Consumer and mercantile credit reporting, adjustment and collection services;
41. Travel arranging, transportation ticket and public event or promotional booking agencies;
42. Radio and television broadcasting studios excluding transmitting stations and towers;
43. Art, music and dancing schools, libraries and museums;
44. Medical and Dental laboratory services;
45. Medical clinics - out - patient services;
46. Welfare and charitable services;
47. Business associations and professional membership organizations including civic, social and fraternal organizations;
48. Art and craft galleries and similar exhibit space;
49. Aquariums, botanical gardens and other natural exhibitions;
50. Churches, synagogues, temples and other places of religious assembly for worship;
51. Real Estate management services and builders offices excluding any outside storage;
52. Photographic and stenographic services;

53. Research, development and testing services of an office nature;
54. Business colleges or schools;
55. Retail sale of office supplies and equipment;
56. Generic professional offices;
57. Video rental and sales; and
58. Storm water management facilities designed in accordance with Article 3 of the *Boone County Subdivision Regulations* (site plan review required).
59. Expansion of existing auto repair uses, provided the expansion meets the requirements of the *Union Town Plan*.

SECTION 2512

Accessory Uses

Accessory uses and structures customarily incidental and subordinate to any of the permitted uses including:

1. Accessory uses for a dwelling unit including:
 - a. Private garages and parking;
 - b. Structures such as fences, walls, and satellite dishes;
 - c. Buildings such as storage sheds, private greenhouses and gazebos;
 - d. Storage of a recreational vehicle or unit;
 - e. Private recreational courts, fields, swimming pools, or similar recreational activities; and
 - f. Private stable or other keeping and use of pets and animals.
2. Signage (according to this order and Article 34, Section 3451);
3. Parking (according to Article 33 and Section 2576-7. Streetscape and Improvements);
4. Delivery areas with no outside storage or unpacking;
5. Temporary buildings incidental to construction;
6. Retail sales of motor fuels;
7. Automatic teller machines attached to the principle structure; and
8. Storage of materials must be located in the principle structure; no commercial or office outbuildings are permitted.

SECTION 2513

Intensity

The maximum intensity of a residential use in a Union Commercial (UC) zone district shall not be greater than six (6) dwelling units per one (1) acres. The maximum intensity of a commercial or office use in a Union Commercial (UC) zone district shall not exceed 15,000 square feet of gross floor area per acre of land.

SECTION 2514

Minimum Lot Size

The minimum lot size in the Union Commercial (UC) zone district is 4,000 square feet.

SECTION 2515

Design Standards

Development in the UC zone follows Section 2540.

SECTION 2520

UNION TOWN CENTER ZONE (UTC)

The Union Town Center (UTC) zone shall be located in areas that are immediately adjacent to the intersections of Old U.S. 42, new U.S. 42, existing Mt. Zion Road and the possible re-alignment of new Mt. Zion Road. This area shall include what has been historically considered the town center. The purpose of the Union Town Center (UTC) zone district is to allow for a condensed commercial and residential area that is pedestrian scale and creates a sense of place for the surrounding area. Mixed use development with buildings designed to accommodate commercial uses on the first level and office or residential uses on the second level are encouraged. The UTC zone district allows commercial, office and residential uses in a concentrated area which does not promote a continuous or extensive strip of commercial development along the new U.S. 42. The UTC zone district corresponds to the Town Center Land Use Classification on the 2000 *Union Town Plan* Land Use Map.

The permitted uses are designed to serve the immediate area and accommodate the demands of an expanding population, but not to replicate the “big box” retail that exists along Houston Road and Mall Road. The type and scale of commercial uses is not intended to be of a highway commercial nature, or bring significant numbers of patrons into the Union Town Study Area that would not otherwise be in the area.

As the *Union Town Plan* Land Use Map depicts, Phase II of the Union Town Center zone can develop as office or residential, but is not recommended to develop as commercial until undeveloped property of Phase I is fifty percent built out. However, the Long Range Planning/Comprehensive Plan Committee shall have the ability to review commercial or other land uses in the Phase II Town Center area before fifty percent build out of Phase I if the proposed development offers a unique, well designed plan that establishes or reinforces the Town Center Concept beyond the minimum requirements contained in the *Union Town Plan*. The Committee shall recommend a course of action to the full Planning Commission for a vote. The developer can then apply to the Planning Commission for the appropriate review.

SECTION 2521

Principally Permitted Uses

1. Detached single-family dwelling units;
2. Attached town-house and row-house style dwelling units;
3. Eating and drinking establishments including alcoholic beverages, and drive-through and franchise style fast food establishment;
4. Hardware Stores;
5. Grocery stores and supermarkets;
6. Stores with retail sales of meat, fish, seafood, dairy, and poultry products;
7. Fruit and vegetable stores; bakeries, candy, nut and confectionery stores;
8. Liquor, beverage, drug and proprietary stores;

9. Banking services (including drive-through facilities);
10. Insurance carriers and agents;
11. Real Estate and related services;
12. Accounting, auditing and bookkeeping services;
13. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
14. Physician, dental, optical goods and services;
15. Veterinary services and pet grooming services but not including the boarding of animals;
16. Beauty and barber services and tanning salons;
17. Nursery and day care centers;
18. Laundering, dry cleaning and dyeing services including self-service;
19. Alteration, and garment repair and custom tailoring;
20. Shoe repair, shoe shining and hat cleaning services;
21. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trade;
22. Jewelry stores;
23. Radio, t.v., music supplies, cameras, photographic supplies and specialty household appliances and repair;
24. Art, craft and hobby supplies and products, gifts and novelties;
25. Antiques and used merchandise;
26. Books, stationery, newspapers and magazines;
27. Florists excluding greenhouses;
28. Sporting goods including bicycles;
29. Draperies, curtains, upholstery and floor coverings;
30. Paint, glass, and wallpaper stores;
31. Photo finishing services;
32. Funeral homes and crematoriums excluding cemeteries or mausoleums;
33. Furniture, home furnishings including specialty and floor coverings;
34. Specialized upholstery and furniture repair or refinishing services;
35. Apparel stores;
36. Household appliances, china, glassware and metalware;
37. Legal services, engineering, and architectural services;
38. Title abstracting services, holding and investment services;
39. Advertising services including direct mail;
40. Business and management consulting services, credit services;
41. Employment services;
42. Consumer and mercantile credit reporting, adjustment and collection services;
43. Travel arranging, transportation ticket and public event or promotional booking agencies;
44. Radio and television broadcasting studios excluding transmitting stations and towers;
45. Art, music and dancing schools, libraries and museums;
46. Medical and Dental laboratory services;
47. Medical clinics - out - patient services;
48. Business associations and professional membership organizations including civic, social and fraternal organizations;

49. Art and craft galleries and similar exhibit space;
50. Aquariums, botanical gardens and other natural exhibitions;
51. Churches, synagogues, temples and other places of religious assembly for worship;
52. Security brokers, investment services and finance companies;
53. Real Estate management services and builders offices excluding any outside storage;
54. Photographic and stenographic services;
55. Research, development and testing services of an office nature;
56. Charitable and social services administration offices;
57. Business colleges or schools;
58. Retail sale of office supplies and equipment;
59. Residential in accordance with this article;
60. Video rental and sales;
61. Generic professional offices; and
62. Storm water management facilities designed in accordance with Article 3 of the Boone County Subdivision Regulations (site plan review required);
63. Federal, state, regional, county, and local and other governmental offices;
64. Police, fire, civil defense and other protective and related services;
65. Primary, elementary, and secondary schools;
66. Junior colleges, colleges, and universities;
67. Vocational or trade schools, professional schools, and special training and schooling facilities;
68. Hospitals, medical outpatient services, sanitariums, convalescent and rest homes and related health facilities;
69. Libraries, museums, art and craft galleries, conservatories and cultural exhibits;
70. Churches or religious assembly uses, including apartment dwelling units related to the religious use;
71. Passive open space including general, leisure, ornamental and other parks, spaces, trails, bikeways, pedestrian mall systems and similar uses;

SECTION 2522

Accessory Uses

1. Accessory uses and structures customarily incidental and subordinate to any of the permitted uses including:
2. Accessory uses for a dwelling unit including:
 - a. Private garages and parking;
 - b. Structures such as fences, walls, and satellite dishes;
 - c. Buildings such as storage sheds, private greenhouses and gazebos;
 - d. Storage of a recreational vehicle or unit;
 - e. Private recreational courts, fields, swimming pools, or similar recreational activities; and
3. Signage (according to this order and Article 34, Section 3451);
4. Parking (according to Article 33 and Section 2586-9. Streetscape and Improvements);
5. Delivery areas with no outside storage or unpacking;
6. Temporary buildings incidental to construction;
7. Retail sales of motor fuels;
8. Automatic teller machines attached to the principle structure; and

9. Storage of materials must be located in the principle structure; no commercial or office outbuildings are permitted.

SECTION 2523

Intensity

The intensity of new residential uses in a Union Town Center (UTC) zoning district shall be a minimum of three (3) dwelling units per one (1) acre and a maximum of eight (8) dwelling units per one (1) acre. There is no maximum intensity of commercial or office use in a Union Town Center (UTC) zoning district as long as all parking, landscaping, and other requirements of this order are supplied.

SECTION 2524

Minimum District Size

The minimum size and extent of a Union Town Center (UTC) zoning district, including all the contiguous private property so designated, shall not be less than five (5) acres.

SECTION 2525

Design Standards

Development in the UTC zone follows Section 2540.

SECTION 2530

UNION NEIGHBORHOOD OFFICE ZONE (UNO)

SECTION 2531

Principally Permitted Uses

1. Generic professional offices;
2. Banking services including drive-through facilities;
3. Insurance carriers and agents;
4. Real Estate and related services;
5. Accounting, auditing and bookkeeping services;
6. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities more appropriate to an employment district;
7. Physician, dental, optical goods and services;
8. Veterinary services and pet grooming services but not including the boarding of animals;
9. Legal, engineering, architectural, education and scientific research services;
10. Accounting, auditing and bookkeeping services;
11. Charitable and social services administration offices;
12. Professional membership organizations and civic associations;
13. Storm water management facilities designed in accordance with Article 3 of the *Boone County Subdivision Regulations* (site plan review required);

- 14. Churches or religious assembly uses, including apartment dwelling units related to the religious use;
- 15. Nursery and day care centers;
- 16. Passive open space including general, leisure, ornamental and other parks, spaces, trails, bikeways, pedestrian mall systems and similar uses;

SECTION 2532

Accessory Uses

Accessory uses and structures customarily incidental and subordinate to any of the permitted uses including:

- 1. Accessory uses for a dwelling unit including:
 - a. Private garages and parking;
 - b. Structures such as fences, walls, and satellite dishes;
 - c. Buildings such as storage sheds, private greenhouses and gazebos;
 - d. Storage of a recreational vehicle or unit;
 - e. Private recreational courts, fields, swimming pools, or similar recreational activities; and
- 2. Signage (according to this order and Article, Section 3451);
- 3. Parking (according to Article 33 and Section 2586-9. Streetscape and Improvements);
- 4. Delivery areas with no outside storage or unpacking;
- 5. Temporary buildings incidental to construction;
- 6. Automatic teller machines attached to the principle structure; and
- 7. Storage of materials must be located in the principle structure; no commercial or office outbuildings are permitted.

SECTION 2533

Intensity

The maximum intensity in a UNO zone district shall not exceed 20,000 square feet of gross floor area per acre of land.

SECTION 2534

Minimum Lot Size

The minimum lot size in the UNO zone district is 20,000 square feet.

SECTION 2535

Design Standards

Development in the UNO zone follows Section 2540.

SECTION 2540

Design Requirements for UTC, UC, and UNO Zoning Districts

- 1. Setbacks
 - a. Principally Permitted Structures
 - 1). Front Yard Minimum - ten (10) feet from the right-of-way line.
 - Front Yard Maximum - fifty (50) feet from the right-of-way line.
 - 2). Rear Yard Minimum Setback - twenty (20) feet from property line.
 - 3). Side Yard Minimum Setbacks - five (5) feet from property line.
 - b. Accessory Structures - The following setbacks shall apply to any accessory

structure in the district: All accessory structures shall be located in the rear yards at least five (5) feet from all property lines.

2. Height - Maximum height of any structure is fifty (50) feet.
3. Impervious Space - No more than eighty percent (80%) of the site can be covered with impervious surfaces. The remaining twenty percent (20%) shall be landscaped or kept in its natural state.
4. Interior Open Space - The minimum shall be provided:
 - a. Pedestrian/Bike Connections - at critical points in the development linking the Town Center with green space as depicted on the 2000 *Union Town Plan* Land Use Map and other areas including other residential developments, parks, churches and schools;
 - b. Civic/Public Space - all developments shall provide some form of a public gathering place, such as a landscaped picnic table area or a decorative bus stop area, that is fronted on at least one (1) side by a public street when the site abuts a public street; and
 - c. Landscaped entryways.
 - d. Pedestrian/Bike Path - developers shall construct a 10' minimum pedestrian/bike path as shown conceptually on the Land Use Plan Map.
5. Utilities - All utilities except for street lights must be located underground. Utility/Cable boxes and similar that are visible from Old U.S. 42, New U.S. 42, Hathaway Road or Mt. Zion shall be screened by the developer with berms and/or landscaping.
6. Building Orientation - All structures shall front toward existing Mt. Zion Road, proposed Mt. Zion Road, Hathaway Road, old U.S. 42 and new U.S. 42 when the subject site adjoins one of these roads. Any drive-through windows, automatic teller machines, or gasoline pump canopies must be located on the side or rear building facades away from these roadways.
7. Fences - Fences shall conform to Section 3655 of the Boone County Zoning Regulations. The UNO and UC zoning districts must provide a post and rail, horse-style fence in the front setback.
8. Architecture

The following architectural standards shall serve to guide the Planning Commission's Technical/Design Review Committee. Deviations from these standards shall be weighed by the Committee to determine the appropriateness of the design with the overall intent of the 2000 *Union Town Plan* and the extent of which the site is visible from public view.

 - a. Materials - All sides of the principle structure that are visible from all roads except for rear accessed alleys shall constructed of traditional materials including: stone, brick, architectural concrete masonry units with integral color (painted blocks not acceptable), wood or glass; or synthesized materials that appear as such. Rear and side elevations shall have the same architectural treatment as the front. Exposed concrete foundations shall be finished with brick or stone or a material of the appearance of such. Concrete foundations can be exposed at a minimum of two feet but screened with landscaping.
 - b. Garage/Loading/Unloading Doors - If the dwelling unit contains an attached garage or the principle structure contains a loading/unloading area, the garage or loading/unloading doors shall not face the road on which the

principle structure faces and in the case of a single-family dwelling unit, the garage wall shall be extended or recessed at least two (2) feet from the front facade. This garage wall shall contain at least two (2) windows giving the garage an appearance of being a finished room within the dwelling unit.

- c. Entrance - All buildings shall have their main entrance on the primary street with an equally defined rear entry from the parking area.
- d. Building Length - No building which fronts on to current Mt. Zion Road, proposed Mt. Zion Road, Hathaway Road, old U.S. 42 and new U.S. 42 shall have a linear length along that road of greater than 150 feet.
- e. Roof - All residential buildings shall have a sloped or pitched roof.

9. Streetscape and Improvements

- a. Street Connections - Street connections shall be provided in accordance with Section 305 - N) Temporary Dead-End Streets and Street Connections to Adjoining Tracts or Areas - of the *Boone County Subdivision Regulations*.
- b. Street Trees
 - 1). Spacing - Street trees shall be planted along the affected side of all public streets adjoining the development on average forty (40) feet apart on center. They can be on the right-of-way with permission of the street owner.
 - 2). Caliper Width - Street trees shall have a minimum of a two and one-half (2.5) inch caliper.
- c. Sidewalks - Sidewalks at least 5 feet wide are required on both sides of all local, collector and arterial streets and at least 4 feet wide on both sides of all cul-de-sacs and dead-end streets, except alleys and private drives..

d. Parking Requirements

- 1). Location - All parking shall be located in the side or rear of all buildings. Buildings along New U.S. 42 shall be considered to front toward that road.
- 2.) Minimum/Maximum Number of Spaces
 - aa. Retail/Office - minimum of one (1) space per 300 feet of gross floor area and a maximum of one (1) space per 200 feet of gross floor area. Adequate shared parking arrangements are permitted upon approval of the Zoning Administrator.
 - bb. Multi-family Residential - two (2) spaces per dwelling unit.
- e. Bicycle Racks - All businesses and office space that is 3,000 square feet or more shall provide and maintain bicycle parking and security features.
- f. Street Lights - Decorative, vintage street lights are required in the UTC zone for all streets at a minimum spacing of at one hundred (100) feet. In the UC and UNO zones, they are required at each drive or pedestrian entrance and at any intersection with new U.S. 42.
- g. Street Furniture - Decorative waste receptacles and street furniture including benches shall be provided in front of each commercial or office building of over 3000 square feet.
- h. Interior Driveway Connections - Parking lots for adjacent uses shall be connected.

SECTION 2550

Technical/Design Review Committee

A function of the Boone County Planning Commission's Technical/Design Review Committee shall be to review architectural design plans for all proposed structures or the remodeling of existing structures within the Union Town Center (UTC) Union Commercial (UC) and Union Neighborhood Office (UNO) zoning districts. The Planning Commission staff will provide technical support, and prepare reports for the Technical/Design Review Committee. For proposed buildings in these three zones located in the Union City Limits a member of the Union City Commission shall serve as an adjunct committee member. For proposed buildings in these three zones located in the unincorporated areas a member of the Boone County Fiscal Court or designee shall serve as an adjunct committee member. The committee shall seek professional architectural advice on a case by case basis.

1. Members - The Technical/Design Review Committee shall consist of members who are appointed by the Chairman of the Boone County Planning Commission.
2. Review Criteria - The Board shall consider the following topics while reviewing the minimum standards (SECTION 2540) within each zoning district for a proposed development:
 - a. Building height;
 - b. Building scale and mass;
 - c. Building facade design and relationship of materials;
 - d. Type, size and location of windows and doors;
 - e. Relationship of colors and accents;
 - f. Entrances and porch projections;
 - g. Architectural details;
 - h. Roof types and shapes;
 - i. Lighting;
 - j. Retaining walls, fences, or similar structures;
 - k. Drive-through windows;
 - l. Storage areas; and
 - m. Dumpster areas;

A member of the Planning Commission staff will present submitted design information to the Technical/Design Review Committee at a scheduled Committee meeting. At a regular Planning Commission Business Meeting, staff will present the design information to the full Planning Commission along with the Technical/Design Review Committee's recommendation. The full Planning Commission shall then vote within 30 days of application, approval, approval with conditions, or denial of the design.

SECTION 2560

Residential, Agricultural, And Other Districts

These proposed zones include the Union Town Overlay (UTO) zone. All residential developments follow the process described below, unless the applicant elects to pursue a zoning map amendment. Agricultural uses may follow the requirements and review procedures described in the Boone County Zoning Regulations for the underlying zoning district. Proposed development can occur according to the underlying zone uses and density without any special review. Any property owner may apply for a zoning map amendment at any time. However, if a developer wishes to pursue the short review process within an area that contains the overlay zone, the following steps must be taken:

1. Pre-application meeting with Planning Commission staff to familiarize the applicant with the process and criteria for review, and to allow staff comment on the proposed development in light of the *Union Town Plan*.
2. Application to full Planning Commission as an official business item to determine if the project is eligible for the shortened review process. Minimum requirements for application include an application form and fee, and a conceptual development plan.
3. The Long Range Planning/Comprehensive Plan Committee evaluates the request and makes recommendation in the form of a written report within two regular business meetings to the full Planning Commission. The full Planning Commission votes to determine the review process that the specific request should follow. The Committee Report may contain conditions which help make the application consistent with the *Union Town Plan*. The applicant and property owner should agree to these conditions or place them on the submitted development plan.
4. If the Planning Commission votes that the request does not meet the recommendations of the *Union Town Plan*, or the request presents unanticipated potential impacts on public infrastructure, then the applicant should apply for a zoning map amendment under the Boone County Zoning Regulations.
If the Planning Commission determines that the request does meet the recommendations of the *Union Town Plan*, and that no extenuating potential impacts on public infrastructure are foreseen, the applicant can make application for Preliminary Plat or Site Plan Review, whichever is appropriate. These processes are described in the Boone County Zoning Regulations and the Boone County Subdivision Regulations.

Regardless of which review process is determined for a specific request, an official letter from the Planning Commission shall advise the respective legislative body of the decision. The letter shall include a copy of the Committee Report, any written agreements on conditions, and any minutes of pertinent meetings.

SECTION 2561

Density in the Union Town Overlay (UTO) zone

In order to achieve the development density and location of density proposed in the *Union Town Plan*, the items in SECTION 2562, Design Criteria, must be provided. Minimum lot

sizes are not specified, however, each development must meet the maximum densities described on the *Union Town Plan* Map. Green areas designated on the *Union Town Plan* Land Use Map shall be included in the density calculation for the lowest immediately adjoining density area on the map. Developments of one lot or several lots under conveyance plat review must also meet the density to avoid unbuildable remnant parcels. The incentive here is to allow flexibility in lot size and placement, as well as dwelling unit placement in relation to topography and other site issues. In addition, as an extra incentive, if the developer submits a development plan that contains a complete true neotraditional design and layout package (grid street system, alleys, traditional house design, small front setbacks, street trees, etc.) for a full development or a section of a development, then moderate density areas depicted on the *Union Town Plan* at 2.2 dwelling units per acre can be developed at a maximum density of 4.0 dwelling units per acre. Areas where significant man made site features, such as the retention ponds shown on the *Union Town Plan* Map can be developed at the lowest adjacent residential density represented on the map if the feature is not constructed for some reason.

SECTION 2562

Design Criteria for All Residential and Agricultural Development

1. Building Orientation - the first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road must face (contain a typical designed front facade) toward the roadway. They can be served by combined driveways, private streets or alleys, or rear entrance. Maximum building height in high density areas will be a total of three levels.

2. Building Materials - The first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall not contain vinyl or aluminum siding.

Exposed concrete foundations shall be finished with brick, stone, or material having that appearance. Concrete foundations can be exposed at a maximum of two feet if screened with landscaping.

3. Garages - Attached and detached garages of the first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall be rear or side-entry only with garage doors at least ninety degrees from those roadways.

4. Setbacks - Building setbacks from Old U.S. 42, New U.S. 42, and Hathaway Road generally follow topography and are depicted on the *Union Town Plan* Land Use Map. All other principle structure setbacks shall be determined by the developer. Accessory structures shall be 10 feet from all property lines.

5. Utility/Cable Boxes - Utility/Cable boxes and similar that are visible from Old U.S. 42, New U.S. 42, Hathaway Road or Mt. Zion shall be screened by the developer with berms and/or landscaping.

6. Open Space - A minimum of five percent of the total development shall be retained as publically accessible open space in the form of pocket parks, or recreation areas surrounding a lake or pond. The body of water can only be considered a part of the five percent if the entire shoreline is publically accessible. Purely designated landscape areas

do not satisfy this requirement. The proposed bike/pedestrian path area along old U.S. 42 can be counted toward this total on this particular part of the Study Area.

Pedestrian/Bike Path - developers shall construct a 10' minimum pedestrian/bike path as shown conceptually on the Land Use Plan Map.

7. Fences - Installation of a three or four rail post and board style horse fence is required within the setbacks for Old and New U.S. 42, and Hathaway Road for all developments.

8. At the entrance of all new developments, ornamental street lights are required. These street lights must be depicted and approved as part the Subdivision Plat review process.

9. Street trees are required along New U.S. 42 on average of 40 feet on center.

10. Sidewalks at least 5 feet wide are required on both sides of all local, collector and arterial streets and at least 4 feet wide on both sides of all cul-de-sacs and dead-end streets, except alleys and private drives.

11. The first 300 feet of a street entering a new residential development directly accessed from new U.S. 42 shall be a boulevard with landscaping in the middle. The only permitted driveway cuts will be for UNO zone development as shown on the 2000 *Union Town Plan*.

12. Main streets shall contain no private driveway access where described on the 2000 Union Town Land Use Plan.

13. A Sign package shall be submitted in accordance with the Union Town Special Sign District.

14. Parking for townhouse or multi-family dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall be located outside of the setback and screened from public view from these roads by the building or a berm with landscaping.

SECTION 2563

Additional Design Criteria for Neotraditional Residential Development

To achieve the 4.0 maximum dwelling units per acre density, the development, as reviewed by the Long Range Planning/Comprehensive Plan Committee, must meet the following **Neo-Traditional Design Standards**:

Housing Layout

1. A common architectural theme shall be established and used on all houses throughout the development.
2. All houses must be rear-accessed via an alley or accessed in front on a single-loaded street.
3. Garage doors on single-loaded streets may not face the street from which they are accessed.
4. At least 50% of the house must be located on a set-to line no further than 20' from the street right-of-way line.

5. Vinyl and Aluminum siding is prohibited on all facades that are visible from the street excluding rear-accessed alleys. Houses like a traditional cape cod where windows extend out from the roof may use siding on the portions of the windows that extrude from the roof.
6. All houses must have a porch, or at the minimum, brick steps leading up to the front of the house.
7. An ornamental fence shall be designed and used throughout the entire development. The front yards of all houses must contain at least ten feet of this fencing.
8. An ornamental house light (attached and detached from the house on a pole) must be designed and used on all houses within the development.
9. All houses must have a pitched roof.

Landscaping/Green Space

10. All streets must have street trees no less than 20 feet apart.
11. Street trees must be at least 4" in diameter.
12. At least 10% of the total acreage of the subdivision must be developed in the form of a pocket park. A pocket park must be created for every 20 houses/units in the development. A pocket park must contain at the minimum, a bench/sitting area and shade trees. The pocket park shall be surrounded by the same fencing material used in front of the houses.

Street Design

13. No cul-de-sac or dead-end streets.
14. All street where the houses are accessed in the rear via an alley way must have sidewalks on both sides of the street at a minimum of 5 feet in width. Single-loaded streets shall have one sidewalk located on the opposite side of the street from where the houses sit - at least 8 feet wide.
15. All intersections of streets must be paved with brick or stone.
16. All entries to developments must contain at least a 200 feet long landscaped boulevard.
17. An ornamental street sign must be designed and used throughout the development.
18. An ornamental street light must be designed and used throughout the development. Street lights cannot be spaced further than 200 feet.
19. At least one corner of a street intersection must contain a minimum 100 square foot planted or paved (brick or stone) sitting area.

20. Raised curbs are required on all streets.

SECTION 2570

Other Pertinent Articles of the Boone County Zoning Regulations

Landscaping areas and provisions in both incorporated and unincorporated areas shall be constructed according to Article 36, Landscaping, of the *Boone County Zoning Regulations*. Article 37 shall not apply to lands within the *Union Town Plan* study area.

SECTION 2580

Union Town Plan Special Sign District

An approximate 1,850 acre site located in the City of Union and unincorporated Boone County as defined in the 2000 *Union Town Plan*. The following sections are intended to create a harmonious sign package for the Union Commercial (UC), Union Town Center (UTC), Union Neighborhood Office (UNO) and the Union Town Overlay (UTO) districts while providing for the proper identification of all developments. Signage in these districts is not subject to review by the Planning Commission's Technical/Design Review Committee. Rather, all permitted signs in the Union Town zoning districts shall go through the sign permit process.

1. All sections of Article 34 not otherwise replaced by the subsections below shall apply.
2. Permitted Sign Types
 - a. Residential Monument Entrance Signs - One (1) residential entrance sign shall be permitted in the Union Commercial (UC), Union Town Center (UTC), Union Neighborhood Office (UNO) and the Union Town Overlay (UTC) districts at the major entry points to any residential development that involves the development of ten (10) dwelling units or more.
 - (1) Display - Seventy-five percent (75%) or more of the sign area shall display the name of the residential subdivision. No greater than twenty-five percent (25%) of the sign area can identify individual home builders or Realtors.
 - (2) Construction - Monument style with a brick and/or stone base.
 - (3) Size - Fifty (50) square feet or split into two (2) signs at a maximum size of 25 square feet each. This dimension is considered the sign display area and does not include additional brick and stone surrounding the sign. The sign is encouraged to have additional brick and/or stone surrounding the sign area.
 - (4) Height - Six (6) feet from the ground to top of the sign. Any additional brick or stone areas can be higher.
 - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.
 - b. Business Monument Entrance Signs - One (1) business entrance sign shall be permitted in the UNO, UTC and UC zone districts at the major entry points to any commercial, office or related development. Individual offices or businesses are not permitted a business monument entrance sign.

- (1) Display - Fifty percent (50%) or more of the sign area shall display the name of the development. No greater than fifty (50%) of the sign area can identify individual tenants or out-lot tenants of the development.
 - (2) Construction - Monument style with a brick or stone base.
 - (3) Size - Sixty (60) square feet or split into two (2) signs at a maximum size of 30 square feet each. This dimension includes all brick, stone and masonry areas.
 - (4) Height - Six (6) feet high from ground to top of sign which includes the base and additional brick, stone or masonry areas.
 - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.
- c. Monument Identification Signs - Individual businesses, offices, places of worship, schools, civic associations, libraries, museums, social clubs, societies or related uses excluding residential uses shall be permitted in the UC, UTC, and UNO zone districts.
- (1) Display - No greater than thirty (30) percent of the sign area can be a manual, changeable, display area to identify seasonal events, specials, and sales. This type of signage is intended to take the place of Temporary Advertising Display permits.
 - (2) Construction - Monument style with a brick or stone base.
 - (3) Size - Forty-eight (48) square feet, which includes all brick, stone and masonry areas.
 - (4) Height - Six (6) feet from the ground to top of sign which includes the base and additional brick or stone areas.
 - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.
- d. Off-Premise Monument Community Signs - One (1) off-premise community sign shall be permitted in the UC, UTC, and UNO zone districts at each corner of a street intersection which includes at least one (1) arterial or collector street for a maximum of four (4) such signs per intersection. Off-premise monument community signs shall be used to identify residential subdivisions and are not be used to identify commercial, office or related uses.
- (1) Display - The subdivision for which the sign identifies must be located within a distance of 1,000 feet from the sign. The sign area shall display the name of the subdivision only. Each sign can display the names of no more than four (4) subdivisions.
 - (2) Construction - Monument style with a brick or stone base.
 - (3) Size - Twenty-four (24) square including additional brick or stone areas.
 - (4) Height - Four (4) feet from ground to top of sign which does not include the base and additional brick, stone or masonry areas.
 - (5) Location - Sign must be located outside of any vehicular sight triangle and at least two (2) feet from any property line. Signs must be located in a landscaped planting area.

- e. Building Mounted Signs - Building mounted signs shall be permitted for commercial, office and similar uses in the UTC, UNO and UC zone districts. One (1) building mounted sign is permitted for each building facade for a total of three (3) signs. Buildings that contain more than one tenant are permitted one (1) sign for each tenant.
 - (1) Size - The maximum size of the sign, which is calculated by drawing a rectangle around the entire sign area including all lettering and graphics, shall not exceed twenty-four (24) square feet.
 - (2) Height - Individual letters shall not exceed twenty-four (24) inches in height.
 - (3) Location - signs shall not exceed the height or width of the building nor be roof-mounted.
 - f. Projecting Signs - are permitted in place of any building mounted sign in accordance to Section 3460 - 2. of the *Boone County Zoning Regulations*.
 - g. Exit/Entrance and Drive Thru Directional Sign - one (1) directional sign located on the site for which it directs traffic is permitted at the entrance, exit or drive thru lane to a commercial, office or similar use for each driveway that extends off a road or parking lot.
 - (1) Display - The name or logo of the business, office or similar use and the words "entrance" and/or "exit" are permitted on the sign.
 - (2) Construction - Monument style and pole signs are permitted.
 - (3) Size - Six (6) square feet, including additional brick, stone or masonry areas.
 - (4) Height - Four (4) feet from the ground to top of sign which includes the base and additional brick, stone or masonry areas.
 - (5) Location - Sign must be located outside of any vehicular sight triangle and at least two (2) feet from any property line.
 - h. Canopy Signs shall conform to Section 3413 - 2. Canopy Signs of the *Boone County Zoning Regulations*.
 - i. Sandwich Board/A-frame Signs - one sign per establishment is permitted in the UTC and UC zoning districts to identify temporary events, such daily lunch specials, sales, gatherings, etc. This type of sign is intended to take the place of Temporary Advertising Display Permits.
 - (1) Size - 24 inches wide by 36 inches high.
 - (2) Location - on premises, within 20 feet of the business for which it advertises, and not to impede pedestrian circulation.
 - (3) Configuration - placed on the ground, not mounted on a pole or raised off the ground.
3. Additional Standards
- a. Illumination - If a sign is to be illuminated, it shall be externally illuminated by a source that is concealed from public view.
 - b. Color - All signs shall contain a maximum of three (3) colors.