	ASDRC Design Guidelines Checklist					
		Lower	New Lon	don Turnpike		
	Design Guideline	Standard	Complies:		Comments	
	(Y/N) or N/A 1. Site Design					
1.1	General Site Design			8		
	To the maximum extent possible, all significant existing natural and cultural resources and scenic views shall be preserved, protected, or restored. This includes but is not limited to, stone walls,	Derformed				
1	steep slopes, large boulders or ledge outcroppings, specimen trees or stands of trees, waterbodies, scenic vistas, ridgelines or other significant geological or unique site features.	Preferred				
2	Utilities shall be situated below ground and existing overhead services relocated below ground wherever feasible.	Preferred				
3	Gas station canopies shall be designed as an integral part of the station architecture. Gas station fueling areas including pumps and	Conditional				
4	canopies shall be located at the side of the lot and the associated store or station building should be located at the front of the lot.	Conditional				
5	The design of freestanding structures (such as kiosks, garages, storage units, recycling or trash enclosures, etc.) should be coordinated with the primary building through the repetition of form, materials, details and color.	Preferred				
6	The infill development of large parking lots of shopping centers that are set back from the street is encouraged.	Conditional				
1.2	Vehicular Circulation	-				
1	Curb cuts shall be located away from the corners of an intersection to provide safe entry and exit from the site.	Preferred				
2	Driveways that exceed 30 feet in width and are intersected by sidewalks shall incorporate pedestrian refuge islands a minimum of 5 feet wide.	Preferred				
3	Driveways shall be located to minimize conflicts with pedestrian circulation. Driveways leading to or from drive thrus shall be	Preferred				
4	designed to avoid conflicts with pedestrians. When there is potential conflict with pedestrian circulation, techniques shall be used to improve pedestrian safety and increase driver awareness such as signage, lighting, raised crosswalks, changes in paving, or other devices.	Preferred				
5	The layout and design of vehicular and pedestrian circulation, including interior drives, parking areas, and walkways shall provide for safe interior circulation and separation of pedestrian, vehicular and service traffic.	Preferred				
6	The number of curb cuts provided should be the minimum necessary to provide adequate site access. A single curb cut and driveway is preferred although secondary access may be provided from side roads.	Preferred				
7	curb cuts.	Preferred				
8	Curb cuts should only be as wide as necessary to accommodate needed lanes. Curb radii should be kept to a minimum.	Preferred				

	Service and delivery drives, if present, should be		
9	separated from internal walkways, parking areas, or	Conditional	
-	pedestrian use areas by landscaped areas or islands.		
1.3	Parking Areas		
1.0	Landscaped islands that are equal in area to at		
1	least 10% of the parking lot pavement area shall be	Preferred	
1	provided in parking lots with 40 or more spaces.	Fleieneu	
	Landscaped islands and/or pedestrian access shall be		
_		Ductorned	
2	provided within parking areas so as to allow no more	Preferred	
	than 20 parking spaces in a row. Landscaped parking lot islands shall be a minimum		
3	of 9' in width and should be planted with shade trees	Preferred	
	and hardy plant materials suitable for parking lot		
	conditions.		
	Parking areas of commercial, mixed-use, or multifamily		
	buildings adjoining single-family residential		
4	properties or districts shall be sufficiently screened	Preferred	
	from those abutting properties with evergreen		
	trees and shrubs, earthen berms, walls, or fences a		
	minimum of four feet in height.		
	One shade tree per 5 parking spaces should be		
	provided within or along the perimeter of parking		
	areas. Up to 25% of this requirement may be met		
5	through the use of ornamental trees providing those	Preferred	
	trees do not interfere with sightlines or vehicular		
	movement when mature. The required number of		
	trees may be reduced if existing shade trees directly		
	adjacent to the parking area are preserved.		
6	Off-street parking should be located to the side or	Preferred	
	rear of a principal building.		
7	Parking should be consolidated into an area that	Conditional	
	serves multiple buildings or establishments.		
	Connections between parking lots and driveways on		
8	abutting properties should be provided and parking	Conditional	
	lots should be designed to allow for possible future		
	connections with abutting properties.		
_	Concrete or stone curbing is preferred at parking lot		
9	edges where curbing is required. Bituminous curbing	Conditional	
	is discouraged.		
Р	The location of off-street parking within the front	Prohibited	
	yard setback is prohibited.		
1.4	Bicycle Parking		
	Outside bicycle racks should be provided with a		
1	capacity of one bike per 5,000 square feet of building		
1	gross floor area or 10% of the number of automobile	Preferred	
	parking spaces (whichever is greater) and should		
	be located no more than 100 feet from the building		
	entrance in which the rack is intended to serve.		
	Bicycle racks may be located within the pedestrian		
2	area of the public right-of-way provided the location	Preferred	
	does not interfere with pedestrian mobility or other		
	functions in that space.		
	Inverted U style bicycle racks, circular racks, or	Durf	
3	variants thereof are preferred over "wave" or "comb"	Preferred	
4 -	style racks.		
1.5	Pedestrian Circulation		
1	Sidewalks shall be provided along the full perimeter	Preferred	
<u> </u>	of the property along public streets.		
	Direct pedestrian access shall be provided between		
2	public sidewalks and storefront and building	Preferred	
	entrances and between parking lots and storefront		
	and building entrances.		

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pe included in landsCaping.	4		Preferred	
		be included in landscaping.		

5	Landscaping shall be used to screen unsightly areas.	Preferred				
	Landscaping within the front yard should					
	include shade trees and should be designed and					
6	programmed to maintain the visual and pedestrian	Preferred				
	connection between the street and building entrance					
	or storefront.					
	Plantings, fences, walls, earthen berms, and other					
7	screening elements should be similar in form, scale	Preferred				
	and appearance to other similar elements on the site.					
8	Low impact development strategies such as rain	Preferred				
Ŭ	gardens should be used to reduce stormwater runoff.	Treferred				
9	The use of irrigation systems should be minimized in	Preferred				
	favor of the use of hardy native plant materials.					
	Trees should be selected and planted to maximize					
10	shade in summer months and access to sunlight	Ductoria				
10	in the winter particularly with respect to outdoor	Preferred				
	gathering spaces and along south facing building facades.					
	Extensive area of mulch shall not be used as a					
D	substitute for vegetative ground covers.	Discouraged				
	The planting of invasive species (as identified by					
Р	the Connecticut Invasive Plant Working Group) is	Prohibited				
	prohibited.					
1.8	Fences & Walls					
1	Fences and walls shall be designed and located to	Preferred				
_	avoid barriers to pedestrian circulation.					
2	Fences and walls shall not exceed 4 feet in height in	Preferred				
	any front yard. Fences and walls should be used to visually reinforce					
3	a space, add a decorative element, or provide	Preferred				
5	screening.	Trefeffed				
	Low fences and walls should be used to provide					
	street edge definition where a building is					
4	significantly set back from the roadway or to define	Conditional				
	large areas in front of a retail building used for					
	dining or other programming.					
5	White fences that are at least 50% open are preferred	Conditional				
5	for fences.	Conditional				
6	Stone walls are preferred for walls.	Conditional				
Р	The use of chain link fence, metal mesh fence, or	Prohibited				
1 0	highway guardrails is prohibited. Service Areas					
1.5	All service areas including waste collection and	1				
	storage facilities, loading and unloading areas,					
	loading docks, storage facilities, dumpsters,					
1	recycling areas, fueling areas and vehicle service and	Preferred				
	maintenance areas shall be located at the side or rear					
	of the principal building and out of direct site from					
	public sidewalks.					
	Where a service area may be visible from a street or					
	public sidewalk, the service area shall be screened					
	with a wall that is comparable in or complementary					
2	to materials and design of the adjacent building	Preferred				
	facade. Service areas visible from main entrances,					
	abutting neighborhoods, public open spaces, and					
	walkways shall be screened through the installation of a wall, fence, or plantings.					
	or a watt, renee, or plantings.	2. Building	Orientation an	d Massing Guidelines		
2.1	2. Building Orientation and Massing Guidelines 2.1 Building Orientation & Massing					
	Large buildings shall be designed with smaller					
1	distinct masses consistent with the scale of	Conditional				
1	traditional buildings in the Town Center.					

2	The height of large buildings shall be varied through breaks in the roof line or through varying the	Preferred		
	number of stories.			
	Most of a building should be placed at the front of			
	the lot to maximize front façade exposure to the			
3	public. The front façade should be kept parallel to	Preferred		
	the street.			
	Buildings on corner lots should be located and			
	-			
4	designed with as much mass near the intersection as	Preferred		
	possible to help anchor the lot and take advantage of			
	the high visibility.			
5	A complex of smaller buildings is preferable to a	Preferred		
5	single large structure.	Fleielleu		
	For sites with multiple buildings proposed, efforts			
	should be made to vary the footprint among the			
6	building forms to minimize the overall sense of mass	Preferred		
	of the collective buildings.			
	The height of a portion of a new building directly			
7		Preferred		
	relate to the lower structure.	Fleielleu		
8	The first floor should have a minimum height of 12	Preferred		
	feet and should be taller than upper floors.			
	Upper stories may be set back to provide visual			
9	interest and to distinguish between street-level	Preferred		
	commercial uses and upper story residential uses.			
	Residential balconies should be contained within the			
10	building envelope and should not protrude beyond	Preferred		
	the building façade of lower stories.			
		3.	Building Desig	n Guidelines
3.:	1 Building Features			
	Building ornamentation shall be appropriate to the			
1	architectural style and shall appear integrated to the	Preferred		
[design of the building.			
	Articulations in the plane of the façade that express			
	the structural units of the building such as pilasters.			
	the structural units of the building such as pilasters, moldings, columns, a change in material, or an offset			
2	moldings, columns, a change in material, or an offset	Preferred		
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		1	
	Design elements should be used consistently across a		
9	building form and façade to avoid the appearance of	Preferred	
	an overly complex building form.		
	Higher levels of fenestration should be directed		
	towards the first-floor level near pedestrian areas.		
10	•	Preferred	
	The upper stories of a building may have decreased		
	levels of fenestration.		
	Vertically proportioned elements (which are		
	generally taller than they are wide) should be used to		
11	help give buildings a taller, lighter and more stately	Preferred	
	appearance.		
	••		
	The proportions of design elements such as		
12	windows, columns, or bay spacing should be kept as	Preferred	
	consistent as possible across the façade.		
	The use of recessed elements such as window and		
13	door insets is encouraged to create visual interest	Preferred	
	and add dimension to a façade.	rioronou	
	Traditional architectural constructs should be used		
14	in building façades to differentiate the 'base', 'middle'	Preferred	
	and 'top' of the building.		
	Commercial building functions such as warehouse		
1	and storage spaces should be oriented to the rear		
	of buildings that also contain more public oriented		
15	commercial uses. The design and construction of	Preferred	
1			
1	that part of the building may be more utilitarian in		
	design.		
	The use of exterior shading devices is permitted		
16	to manage solar gain, particularly on south facing	Preferred	
	façades.		
	Nationwide commercial chain or franchise designs		
D	that have not been adapted in accordance with these	Discouraged	
1	Design Guidelines are discouraged.		
Р	Flat façade designs and large areas of blank wall are	Prohibited	
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D	The use of false roof fronts and similar applied	Discouraged	
U	designs is discouraged.	Discouraged	
Ρ	The use of high gloss roofing materials is prohibited.	Prohibited	
	The use of stripes and high-contrast geometric	Duchikitad	
Ρ	patterns on a roof is prohibited.	Prohibited	
3.:	3 Façade Materials		
-	Masonry veneers shall be full depth at corners so as		
1	to not appear as a surface veneer.	Preferred	
	A complementary mixture of materials is preferred		
2	over a single material on building façades.	Preferred	
	When using more than one material on a façade,		
	it is recommended to use one material to establish		
3	the dominant theme while using other materials to	Preferred	
	compliment or accentuate the design.		
	When making a transition from one material to the		
	next, it is recommended that the change occur at a		
4	hard edge or "bump-out" in the façade. This helps	Preferred	
· ·	to create a surface for the first material to terminate		
	into before the second one begins.		
	The use of traditional materials such as painted wood		
	siding (shingle, clapboard, board and batten), brick,		
5	stone, or alternative materials that appear similar	Preferred	
	and have proven durability is preferred, especially on		
	the front façade and near pedestrian areas.		
6	If stone is used, locally quarried stone is preferred.	Preferred	
_	If used, brick should be provided in traditional unit		
7	sizes.	Preferred	
	The use of Exterior Insulation and Finish Systems		
D	(EIFS), panelized brick veneer, cultured stone veneer,	Discouraged	
	or plastic composite surfaces is discouraged.		
_	Large, panelized products or other materials that		
Ρ	result in extensive featureless surfaces are prohibited.	Prohibited	
Ρ	The use of vinyl siding is prohibited.	Prohibited	
_	With the exception of doors and windows, the use of	Due biblit e d	
Ρ	highly reflective materials is prohibited.	Prohibited	
Р	Large, exposed areas of concrete foundation visible	Duchikited	
Р	from the street or public areas is prohibited.	Prohibited	
3.4	Entrance Location & Design		
	The primary building entrance shall be placed at the		
1	front of the building and be clearly identifiable from	Preferred	
L	the street.		
	Retail entrances shall be oriented to the street and		
2	primary retail entrances should not be exclusively	Preferred	
	located at the side or rear of a building.		
	Exterior entrances to each storefront or retail		
3	tenant shall be clearly delineated to convey a sense	Preferred	
	of individuality through the use of architectural		
	detailing, signage, landscaping, and lighting.		
	Private entries for residential uses in a mixed-use	_	
4	building shall be located and designed so as to	Preferred	
	distinguish those entries from retail entrances.		
	Garage doors or vehicular entrances to a building,		
5	if present, shall be located at the side or rear of a	Preferred	
	building where feasible.		
	Where it is not feasible to place a building entry		
6	directly on the front façade or oriented towards the	Preferred	
Ĭ	street, attempts should be made to ensure that it is		
	readily visible from the main road or internal street.		
7	A corner entrance may be used to provide access	Preferred	
	from the street and from a side yard parking area.		
8	Exterior entrances should be provided for all firstfloor retail	Preferred	
	businesses.		

·			
	The use of canopies or awnings, covered porches		
0	or arcades, and similar recessed front entry areas	Droforrad	
9	is encouraged to shelter pedestrians from adverse	Preferred	
	weather and draw attention to the point of entry.		
	Structures required to provide ADA compliant		
	access to a building should be made as discrete as		
	possible by incorporating design elements of the		
10	building that it serves and/or locating the ramp to	Preferred	
10		Plelelleu	
	the side or rear of a building provided that the ramp		
	location provides convenient access for those with		
	mobility limitations.		
3.5	Storefronts		
1	Storefronts shall be orientated to the street and accessible	Droforrod	
1	directly from public sidewalks.	Preferred	
	All ground floor retail facades that face public areas,		
2	including streets, shall have display windows and entrances	Preferred	
	facing a public area or street.		
	A majority of the ground floor elevation of a storefront		
3	should be occupied by glazing.	Preferred	
-	Entrance doors should have clear glazing and should be		
4	oriented towards a public sidewalk.	Preferred	
	The use of false windows (windows that are not actively		
_		D	
D	used to display products or provide a view into the store) is	Discouraged	
	discouraged.		
3.6	Windows		
1	Windows should be arraged in a regular rhythm.	Preferred	
	Window openings should have a square or vertical (not		
2	horizontal) proportion.	Preferred	
-	The scale of large windows, particularly those oriented		
3	horizontally should be divided into vertical elements	Preferred	
3		FICICIICU	
-	through the use of mullions or montins.		
	If used, modern window types such as window walls,		
	picture windows, awning, and casement windows should be		
4	designed and placed to establish a consistent rhythm and	Preferred	
	proportional spacing that borrows from traditional		
	architectural styles.		
Р	Mirrored or substantially tinted door and window glass is	Drobibitod	
ľ	prohibited.	Prohibited	
3.7	Awnings		
	All awnings on a single building shall be of similar		
1		Preferred	
1	same valance style.		
-	Lettering and advertising shall be limited to the		
2	valance of the awning.	Preferred	
-	, ,		
	Awnings, if used, should be an integral part of the		
3	façade design, should be located directly over doors	Preferred	
	or windows, and should fit the shape of the window		
	or opening that it is affixed to.		
4	The color and style of awnings should complement	Preferred	
_	the façade of the building.	TEICHEU	
-	Awnings with simple striped patterns or subtle	Dreferred	
5	patterns may be permitted.	Preferred	
	Canvas material is preferred for awnings. Awnings		
8	should not be made of reflective material such as	Preferred	
	metal or plastic.		
	Awnings should be a minimum of 7 feet above		
7	sidewalks or spaces accessible to people.	Preferred	
-			
Р	The use of half dome and boxed awnings is	Prohibited	
	prohibited.		
3.8	Use of Color		
	When multiple colors are used on the exterior of the		
	building, only one color should be used as the main	Dueferment	
1	theme, with the other colors used more sparingly to	Preferred	
	create accents.		

	The main color theme should be a natural or muted			
	shade. Brighter, more vibrant colors should be			
2	reserved for minor accents and highlights only and	Preferred		
	should be used sparingly.			
-	Contrast should be used between primary and			
3	accent colors.	Preferred		
	Trim color should complement the building's			
4	primary color or material.	Preferred		
	The use of color schemes associated with a brand or			
D	franchise for primary elements of a building facade	Discouraged		
	is discouraged.	_		
_	The use of high intensity, highly reflective, chrome,			
Ρ	metallic, or fluorescent colors is prohibited.	Prohibited		
3.9	Mechanical Equipment			
	Mechanical, electrical, and utility equipment shall be			
1	discretely located and screened from public view.	Preferred		
	Where rooftop mechanical units would be visible			
2	from public view, low-profile or recessed mechanical	Preferred		
	units shall be used.			
3	Plumbing and mechanical roof vents shall be located	Preferred		
3	out of public view wherever practical.	Fieleneu		
	If installed, solar panels shall be placed on a non-street			
4	facing roof or placed so as to minimize their productive	Preferred		
	operation.			
	Chimneys should be appropriately located and			
	massed in proportion to the massing of the building			
5	itself, and particularly to the massing of the roof and	Preferred		
	should be located and designed to be consistent with			
	the architectural style of the building.			
Р	With exception of rooftop equipment that is screened from view, mechanical equipment shall not	Drobibitod		
г	be located on the primary street-facing façade.	Prohibited		
2 1	0 Additions			
5.1	Wall plane or roof ridge offsets shall be used between			
1	additions and the original building to distinguish the	Preferred		
-	addition from the original building.	rioronou		
	Where an addition is proposed to an existing			
	building that is not compliant with these Design			
	Guidelines, the original building shall be upgraded			
2	to better meet these standards and the addition	Droforrod		
2	should be designed to complement the upgraded	Preferred		
	building while also complying with these Design			
	Guidelines as feasible to present a design that is			
	compatible and complementary.			
	Where an addition is proposed to an existing			
	building that meets the standards of these Design			
3	Guidelines, the addition shall be designed to	Preferred		
	complement or match the materials, form, color, and			
	detailing of the original building. Windows in new additions shall be spaced to reflect			
	or complement the proportions and rhythm of the			
4	windows on the existing building, though they	Preferred		
-	may be diminished in scale to reflect the secondary	Trefeffed		
	importance of the addition to the original structure.			
	Additions should be placed to the side or rear of the			
5	original building.	Preferred		
		4. Light	ing and Sign D	Design Guidelines
4.1	Lighting			
	All light fixtures, whether facade, sign, or site			
1	lighting shall be dark-sky compliant and selected and	Preferred		
1	oriented to reduce light pollution and prevent glare	FICICIICU		
1	and spillover onto adjacent properties.			

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	The alignment and spacing of light fixtures on a		
2	building façade shall follow a regular pattern that is	Preferred	
-	coordinated with the design of the building and site		
	lighting.		
	Light fixtures serving pedestrian areas shall be		
3	provided at a human scale and may include a	Preferred	
3	combination of ground level fixtures, bollard	Fielelleu	
	fixtures, and light poles less than 16 feet in height.		
	Ornamental street lights, of a style selected by the		
	Town, shall be located consistently in the curbside/		
4	pedestrian area of the right-of-way along the	Conditional	
	perimeter of a property.		
	Lighting should complement the intended use of a	1	
5	building by highlighting signage and entrances.	Preferred	
-	Mixed lighting sources such as display window		
	lighting, sign lighting, entranceway lighting, and		
6	vehicular area lighting should be designed and used	Preferred	
-	as components of a single system. The minimum level of luminescence needed to		
_		Durfor	
7	achieve visibility, comfort, and safety for vehicular	Preferred	
-	and pedestrian traffic should be used.	+	
8	Lower intensity distributed light sources should be	Preferred	
Ĺ	used instead of single higher intensity fixtures.		
	Walkway lighting should directly illuminate the		
9	walkway with enough peripheral distribution to also	Preferred	
	illuminate the immediate surroundings.		
	Parking area light fixtures should be decorative and		
10	the poles supporting those fixtures should be located	Preferred	
L	within raised planting areas or behind curbs.		
4.4	The color temperature of light fixtures should be	Drafamad	
11	3,000K or less.	Preferred	
	The placement of parking lot light poles on raised		
D	concrete bases within parking lot pavement is	Discouraged	
	discouraged.		
D	The use of box or cobra head lighting is discouraged.	Discouraged	
P	Flashing or color changing lights are prohibited.	Prohibited	
	Sign Location & Scale	Tombiled	
4.2		1	
1	Multiple sign types and locations with a common	Preferred	
	theme are preferable to a single larger sign.	+	
	Signs should be located in consideration of the		
2	rhythm and scale of other signs in the area to avoid	Preferred	
	conflict and visual clutter.		
	Signs should be scaled to the immediate audience.		
3	Different signs for vehicular and pedestrian traffic	Preferred	
	are encouraged.		
D	Bright sign background colors, including large white	Discourses	
ע	areas, should be avoided.	Discouraged	
-	Signs shall not project above the façade of any	Drobibite	
Ρ	building.	Prohibited	
4.3	Wall Signs	•	
	If used, wall signs shall be designed as an integral		
	element of the architecture. The shape and materials		
1	of the sign should complement the architectural	Preferred	
	features on the building.		
-	For buildings with multiple storefronts, wall signs,		
_		Ductor	
2	if used, shall be centered on structural elements that	Preferred	
-	define an individual business.		
	If used, wall signs should be located within the frieze		
3	of the cornice, on a covered transom, or on another	Preferred	
	flat and unadorned surface.		
Р	Wall signs shall not obscure any trim or other facade	Prohibited	
Ľ	details.	Tombiled	
4.4	Ground Signs		
<u>د </u>	-		

		1	
1	Landscaping shall be used to complement ground	Preferred	
Ĺ	signs and blend them into the surrounding area.		
	Ground sign structural supports and exposed		
	foundations should be constructed of or veneered		
2	with stone, brick, heavy gauge metal, or wood and	Preferred	
	should be designed as an integral or complementary		
	component of the sign panel.		
	Ground signs should be oriented perpendicularly to		
	the street, within the cone of vision of drivers on the		
3	adjacent roadway. Signs may be oriented parallel to	Preferred	
	the street if the sign is sufficiently setback from the		
	roadway.		
_	The use of top-heavy, pole-mounted, ground signs		
D	should be avoided.	Discouraged	
4.5	Overhang Signs	- I	
Γ.	Overhanging signs shall be scaled and oriented to		
1	pedestrians.	Preferred	
	Overhanging signs shall have a minimum of 7 feet		
2	clearance between the sign and areas accessible to	Preferred	
	pedestrians below.		
3	An overhanging sign shall project no more than four	Droforrod	
3	feet from the building to which it is attached.	Preferred	
	An overhanging sign shall not project above the		
Ρ	cornice line of the building or above the sills of	Prohibited	
	second story windows if present.		
4.6	Window Signs		
	Window signs, as permitted within the total		
	sign allowance established by the Building Zone		
1	Regulations, shall not cover more than 25% of the	Preferred	
	total window area of retail windows.		
_	Window signs should be scaled for and oriented	Ductowast	
2	towards pedestrians.	Preferred	
_	Directly lit window signs such as neon signs or signs	Duahihitad	
Ρ	with integrated LED lighting are prohibited.	Prohibited	
4.7	Sign Lighting		
4	Gooseneck, sconce, pendant, and letter halo lighting	Droferrad	
1	styles may be used for illuminating signs.	Preferred	
	Light fixtures for externally lit signs should		
2	complement the color and design of the sign and the	Preferred	
L	architecture of the building.		
	The illumination level on the surface of externally		
	lit signs should be bright enough to render the sign		
3	legible and provide a noticeable contrast with the	Preferred	
1	surrounding building or landscape without causing		
1	excessive glare or reflection.		
5	Internally lit translucent plastic signs and flashing	Drobibited	
Р	signs are prohibited.	Prohibited	
		•	