A. General Standards

General Standards: All development within the National Road Overlay District shall meet the following site development requirements:

1. **Setbacks:** The following setback requirements shall apply to all development within the National Road Overlay District:
   a. **Front Yard:** Front yard setbacks from all public roads, except for the National Road, shall be as required by the Zoning Ordinance. The front yard setback along the National Road shall be a minimum of 30 feet and a maximum 120 feet from the property line to allow for transitions between existing buildings and to allow creativity in design.
   b. **Side Yard:** All buildings shall be set back a minimum of 10 feet from side property lines.
   c. **Rear Yard:** All buildings shall be set back a minimum of 25 feet from rear property lines.

2. **Service Areas:** No collection bins, including garbage dumpsters, compactors, and recycling bins, shall be located in the front yard or in a location visible from the National Road. Loading docks may only be allowed in the rear of the building and placed in a manner that the docks are not visible from the National Road.

3. **Parking Spaces:**
   i. **Number:** The number of parking spaces required for a development shall be determined by the Zoning Ordinance.
   ii. **Setbacks:** Parking lots shall not encroach within the 30 foot National Road landscape area, and shall be setback at least 10 feet from all other right-of-way and property lines.
   iii. **Drive-Thru facilities:** Drive-thru windows may not be located in the front of the building or along the National Road frontage. Required stacking and drives for drive-thru facilities may be located on the side or rear of a building.

4. **Building Area:** No new buildings or contiguous group of buildings in the National Road Overlay District shall exceed a gross square footage of 125,000 square feet or a combined contiguous building length of 300 feet. Any building or contiguous group of buildings which existed before the enactment of this Overlay District, and which exceeds these limitations may expand up to 10% in area or length beyond the area or length established prior to the Overlay District.

5. **Detention/Retention Ponds:** All detention/retention ponds shall be developed according to the following requirements:

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Intent

Site Design should reflect the historic rhythm of the physical environment along the National Road (also known as U.S. Hwy 40 and Washington St.), ranging from rural open spaces to small towns and urban areas. A common building alignment along the National Road should evolve as development occurs. Limited parking should be provided across the site frontage, with the majority of parking areas located to the sides and rear of buildings. The building footprint area and façade length should be limited to provide a more human-scaled development.
a. **Location:** All detention/retention ponds shall be placed in the rear yards of development (away from the National Road corridor), unless topographic characteristics prevent such an arrangement. All detention/retention ponds shall be setback at least 10 feet from side and rear property lines.

b. **Screening:** The perimeter of all detention/retention ponds shall be planted with a combination of trees and shrubs appropriate to soil and topographic conditions. A total of 1 canopy or evergreen tree and 5 shrubs shall be provided for every 40 linear feet of pond edge. All planting shall occur within 50 feet of the top of bank.

c. **Riprap:** The use of riprap and other similar materials in detention/retention ponds shall be prohibited except in locations where required to protect drainage control structures and other engineering features.

### B. Non-Residential Standards

**Non-residential Standards:** As it relates to this section, non-residential refers to commercial, industrial or mixed use (commercial and residential) development. In addition to the general requirements of this section, all non-residential development within the National Road Overlay District shall meet the following site layout requirements:
1. **Building Orientation:** On lots with frontage on the National Road, building fronts shall be oriented to face either the National Road, or an internal circulation drive, provided the portions of the structure visible from the National road meet the building facade design standards found in Section B2: Architecture.

2. **Parking Lot Arrangement:** The following parking lot arrangement requirements shall be met by all non-residential development:
   a. A portion of the required parking spaces shall be located between the structure and the National Road and shall be designed as specified in Section B3: Traffic & Accessibility. If the lot does not front on the National Road then a portion of the parking should face a public street or internal drive.
   b. The remaining required parking spaces not located as specified in Section B1(B)(3)(a) shall be located to the sides and/or rear of the structure.
   c. On sites greater than 2 acres, no more than 40% of the required parking spaces shall be placed to the sides of the primary structure.

3. **Landscape and Lighting Consistency:** Adjacent development parcels that share cross-access drives shall install landscape and lighting improvements consistent with adjacent parcels, where such improvements are in place.

### C. Multi-Family Residential Standards

**Multi-Family Residential Requirements:** In addition to the general requirements of this section, all multi-family residential development within the National Road Overlay District shall meet the following site layout requirements:

1. **Building Setback:** All multi-family residential structures shall be set back a minimum of 175 feet from the edge of the National Road right-of-way.

### D. Single Family Residential

**Single-Family Residential Requirements:** In addition to the general requirements of this section, all single-family residential development within the National Road Overlay District shall meet the following site layout requirements:

1. **National Road Setback:** All single-family residential structures shall be set back a minimum of 175 feet from the edge of National Road right-of-way.
A. General Standards

General Standards: All development within the National Road Overlay District shall meet the following architectural requirements:

1. Historic Structures: On any development site where an existing structure has been designated as “Contributing”, “Notable”, or “Outstanding in the Indiana Historic Sites & Structures Inventory: Hancock County Interim Report, that structure shall be preserved and reused as a component of the new development. If in the opinion of the Plan Commission it is not feasible to preserve or reuse the historic structure, then the structure may be moved to a new site or demolished.

2. New Primary and Accessory Structures: All new primary and accessory structures shall be subject to the architectural standards of this section. Accessory structures shall be complimentary in design to the primary structure(s) with which they are associated.

B. Historic Architecture Compatibility

Historic Architectural Influences: All development within the National Road Overlay District shall be compatible with the historic residential and commercial architecture styles found within the Town of Cumberland. An emphasis is placed on restoration and adaptive reuse of buildings with an agricultural heritage along the National Road Corridor. The general design, arrangement, texture, materials and exterior architectural character of the new buildings, as well as the relationship between the design of new buildings and similar features found in the area, shall be considered. The goal is not to imitate or duplicate historic buildings, but to create new buildings that are compatible with their context. Creativity and unique solutions using historic features and elements are encouraged. Developers are also encouraged to work with the Town to create innovative design concepts.

1. Overall Style and Design Characteristics: New residential and commercial construction within the overlay district shall be based on one of the following architectural styles consistent with the Cumberland National Register District: Craftsman Bungalow, American Foursquare, Folk Victorian, Queen Anne, Arts & Crafts, Italianate, and Gabled-ell. The Plan Commission may consider another style if it can be shown the style is significantly similar to and complimentary of the Cumberland National Register District. This Cumberland Style must incorporate the following elements in a unified design:
   a. New construction shall be of a design that respects historically significant structures in Cumberland by incorporating elements of one of the above listed styles in accordance with the standards of this chapter. The intent is...
to create architecture that is compatible with the Town's historic district, to have unified growth, but also to allow creativity in design.

b. Whenever possible historic farm houses and out buildings should be preserved and incorporated into the overall design of the development.

c. Modulate building elevations with the intent to create architectural relief and interest. Facades shall be differentiated and relieved through a combination of change in siding or other material, use of detail, projections, and/or change of color.

d. Storefronts shall be oriented to the street, creating a sense of entry. Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Facades shall reflect the scale and massing of historic structures and achieve proportions that give a sense of human scale.

e. Non-residential buildings are limited to four (4) stories or 50 feet in height.

f. Commercial storefronts shall have features reminiscent of the late 19th and early 20th century styles including but not limited to cast-iron supported storefronts, large display windows, transom lights, kickplates, recessed entries, tall second story windows often grouped together, or decorative cornices.

2. Specific Acceptable Style Elements: The following specific architectural elements are acceptable when used in a unified architectural design solution. Not all elements will be used in one structure, but creativity is encouraged to combine these historic elements into a contemporary style.

a. Overall Style
i. Symmetrical forms
ii. Symmetrical massing and arrangement
iii. Rectangular or square massing
iv. One to one-and-half-story, low and wide
v. Two stories/two-and-one half stories
vi. Textural decorative materials such as shingles, bargeboard, finials, spindles, and brackets

At right are examples of building construction styles. At left, new commercial construction using rectilinear massing, as well as overhanging eaves and transom windows. Middle, new residential construction of one-and-one half story, as well as arched windows and porch columns. Right, commercial construction incorporating symmetrical massing.
b. Roof Forms
   i. Wide eaves
   ii. Large projecting eaves with exposed rafters and knee bracing
   iii. Details such as knee braces and low pitch gabled roof
   iv. Low pitched gabled roof, can have multiple gables
   v. Low pitch hipped roof with hipped attic dormers

Shown here are examples of roof forms. Left, new commercial construction using a gable roof line, as well as columns/piers, and low and wide massing. Right, a new construction example of a wide overhanging eave.

To the left are several examples of roof forms. Top, an overhanging eave with exposed rafter tails. Bottom left and right, examples of Hipped and Gabled dormers.
c. Siding & Construction
   i. Wood frame, wood clapboard siding, or fiber cement siding
   ii. Brick, stone, or horizontal wood siding
   iii. Masonry Construction, smooth wall finishes
   iv. Masonry construction with rough-faced stonework
   v. Classical details used in cornice and as added details such as pilasters engaged columns, capitals, quoining, and keystones

Shown here are several examples of siding and construction options. Top left and bottom left, new commercial construction using elements such as smooth masonry, as well as classical columns and use of cornice. Top right, historic structure incorporating masonry construction as well as arched windows and entries. Bottom right, an example of wood siding.
d. Windows  
   i. Tall, large windows  
   ii. Tall, narrow windows  
   iii. Tall, narrow, arched windows  
   iv. Round topped arches occurring over windows  
   v. Windows that are multi-pane sash over sash with single pane  
   vi. Transom windows  
   vii. Details such as fanlight windows and sidelights

At left are several examples of compatible window details. Top left, an example of transom windows. Top right is a tall narrow window. Bottom left, historic construction using tall, narrow windows as well as a covered porch entry, spindlerwork posts, and wood clapboard siding. Bottom right, new construction incorporating arched windows.
e. Porches & Entrances
   i. Classically inspired columns, pilasters, and spindlework railings
   ii. Use of Greek and Roman architectural orders for columns
   iii. Round topped arches occurring over porch supports or entrances
   iv. Large, wide porches with massive support columns/piers
   v. One-story, porch spanning the width of the front façade with wide stairs

Shown here are several examples of porch and entrance details.
Top left, infill commercial construction using a classically inspired arched entranceway, as well as pilasters, and tall, large windows. Top right, column types – pier or tapered column on pier. Bottom, examples of classical columns.

On the left is an example of an existing home in Cumberland, and on the right is an example of a modern interpretation of the same style.
3. Preferred Cumberland Style Commercial Architecture: The three sample building elevation drawings below illustrate examples of appropriate historic styles as interpreted in contemporary commercial architecture. These examples illustrate potential designs by combining stylistic elements into a unified architectural design. Creativity in design is encouraged and other appropriate design solutions may be acceptable.

Top: Strip mall example
Center: Outbuilding example
Bottom: Big box example
C. Applicability to Existing Structures

Existing structures and site developments, which were developed legally, shall be considered legal non-conforming with respect to the overlay district standards. In the event of a casualty, natural disaster, or other force majeure event that destroys a structure beyond 50% of its value, a legally existing non-conforming structure may be rebuilt as it was. If it is to be rebuilt larger than the legally non-conforming structure that was destroyed, then the entirety of the new structure must comply with these overlay standards.

Any of the following proposed changes to an existing legally non-conforming structure or site shall require that the improved area comply with the overlay district standards associated with the improvement(s):

1. If a proposed addition to a structure equals or exceeds 35% of the total existing building gross floor area of that structure, or
2. If a proposed change to a parking area would result in an increase of 35% or more parking spaces, or an increase in parking lot area of 35% or more.

Note, the 35% is a cumulative measurement that begins the day this ordinance is enacted and once the 35% threshold has been exceeded the overlay district standards shall apply.

The following improvements shall not be construed as improvements that will prompt the need to comply with the standards of the overlay:

1. Changes to paint color. Changes in paint color do not require Plan Commission approval provided the improvement complies with B2(C)(1)(c).
2. The addition of landscaping to a legal nonconforming site, that is not in association with improvements listed in numbers 1 and 2 above. All new landscaping shall comply with the requirements of this ordinance and the Zoning Ordinance.

D. Non-Residential

Non-Residential Standards: In addition to the general requirements of this section, all non-residential and multi-family residential development within the National Road Overlay District shall meet the following architectural requirements:

1. Façade Design

   Materials: Exclusive of windows, doors, and projecting canopy elements, A minimum of 80% of each façade shall be from the following list of "Primary" materials and the
remaining 20% shall be from the following list of acceptable "Accent" materials. The use of any other materials shall be prohibited. The plan commission may approve alternate materials if the proposed material is in keeping with the architectural style and consistent with the intent of this section. All materials must be durable materials. The Plan Commission may request a sample of each material as part of the development plan review process.

i. Primary Materials

1. Wood Siding – Lap siding, shingle siding, or board and batten siding. If lap siding, 6” maximum exposure.
2. Cement Fiber Siding – Lap siding, shingle siding, or board and batten siding. If lap siding, 6” maximum exposure.
3. Brick
   a. For buildings up to 10,000 gross square feet brick shall be standard or modular size.
   b. For buildings that exceed 10,000 gross square feet the brick size may be larger if approved by the Plan Commission
4. Natural or cut stone
5. For buildings that exceed 10,000 gross square feet – Architectural pre-cast panels with a finish compatible with the architectural style, such as inset brick, sandblasted finish to mimic stone, or smooth painted finish.

ii. Accent Materials

1. Architectural metal siding and/or trim with hidden fasteners; or
2. Architectural pre-cast concrete, if the building is under 10,000 square feet
3. Exterior Insulation and Finishing System (EIFS)

b. Display Windows: all non-residential building façade walls facing the National Road or other public street or thoroughfare shall have display windows that comprise at least 60% of the front façade wall’s horizontal length along all pedestrian walkways. These windows shall be transparent and shall not make use of dark tinting or reflective glass.

c. Exterior Colors: Exterior façade wall colors shall be low reflectance, subtle, neutral, or earth tones. The use of high
intensity, primary, metallic, black or fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors, black, or primary colors. Such building trim and accent areas shall not exceed 10% of any single exterior wall area excluding all windows, doors, and glass construction materials.

d. **Blank Walls**: no wall shall have a blank, uninterrupted length exceeding 50 feet without including at least 2 of the following design elements:
   i. a change in plane (recess or projection)
   ii. a public area (such as an outdoor seating area, a planting area that includes vertical plantings such as trees or arbors, or permanent public art objects)
   iii. windows, or
   iv. an equivalent element that subdivides the wall into human scale proportions (such as arcades or canopies).
e. **Wall Planes:** Any change in wall plane such as projections or recesses shall have a depth equal to at least 3% of the total length of the façade.

f. **Patterns:** Building facades shall include a repeating pattern or other surface articulation that includes color change and/or texture changes.
   i. Each façade shall consist of at least 1 primary and 1 secondary color
   ii. At least 1 of the elements (texture or color change) shall repeat horizontally
   iii. Both elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

2. **Side & Rear Façade Design**
   a. **360 Degree Architecture:** The sides and rear of all buildings shall have finished facades that are consistent in architecture and materials to the front façade. Side and rear facades shall be subject to the design standards listed in Section B2(B)(1).

3. **Roof Design**
   a. **Sloped Roofs:** Sloped roofs (those with a pitch greater than 3:12) shall be constructed with overhanging eaves that extend beyond the supporting walls. Sloped roofs shall be finished with one of the following consistent with the selected architectural style (i.e.):
      i. Architectural standing seam metal
      ii. Dimensional Shingles;
      iii. Concrete or Clay tiles; or
      iv. Slate
   b. **Flat Roofs:** Flat roofs (those with a pitch less than 3:12) shall be constructed with a parapet on all sides of the building. Parapet walls shall be sufficient in height so as to screen any rooftop mounted mechanical equipment from view.
4. **Building Entrances:**

a. **Entrance Features:** Entry features shall be provided at each customer entrance to a structure and shall include at least 2 of the following design elements:

i. Raised corniced parapets over the door, peaked roof forms having an average slope greater than 3:12 pitch, arches, or architectural details such as tile work and moldings that are integrated into the building design.

ii. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

iii. Enhanced exterior lighting such as wall sconces, building mounted accent lights, or decorative pedestal lights.

iv. A prominent three-dimensional entryway feature, such as a clock tower or other similar architectural design element, projecting from the vertical plane of the main exterior wall and raised above the adjoining parapet wall/roof.

v. Pilasters projecting from the plane of the wall by a minimum of 8 inches and/or architectural or decorative columns that create visual breaks and interest in the façade walls.

b. **Rear Entrances:** All structures with parking areas located behind them shall provide a rear entrance subject to the design standards in section B2(B)(4)(a). If the majority of the parking is in the rear or side then the rear/side entrance shall be a public entrance unless an alternate entrance is approved by the Plan Commission. Additionally, if the building is adjacent to the Cumberland Pennsy Trail it shall have a public entrance oriented to the trail unless approved otherwise by the Plan Commission. In addition, pedestrian access shall be provided to the front of the structure by using one of the following options:

i. **Option 1:** A covered pedestrian passageway of at least 10 feet in width through the building. The walls of such passageways shall comply with Section B2 (b)(1)(b), and the passageway shall be sufficiently lit for security purposes.

ii. **Option 2:** A pedestrian alley of at least 10 feet in width between structures. The walls of such alleys shall comply with Section B2(B)(1)(b), and the pedestrian alley shall be sufficiently lit for security purposes.

*These photos illustrate the two option for pedestrian access from rear parking areas. The photo on the left is of a pedestrian alley with lighting, decorations and seating. The photo on the right shows a covered passageway that shields pedestrians from the weather and allows ample light for safety.*
c. **Public Space**: In order to contribute to the establishment and enhancement of community and public spaces, each integrated center (multi-tenant) building exceeding 10,000 gross square feet shall provide at least two of the following amenities: patio/seating area, pedestrian plaza with benches, transportation center, window shopping walkway, outdoor playground area, kiosk area, water feature, clock tower, or other deliberately shaped area and/or focal feature or amenity. That the plan commission believes will adequately enhance the community and public spaces. All such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.
A. General Standards

**General Standards:** All development within the National Road Overlay District shall meet the following traffic and accessibility requirements:

1. **Access Control**
   a. **Driveway Spacing:** A minimum distance of 750 feet shall be provided between all intersections with public roads along the National Road, as measured from the centerline of the driveway. Commercial driveways must be separated by minimum distance of 400 feet measured from centerline of the driveway.
   b. **Driveway Alignment:** All driveways accessing the National Road, or any other public road, shall align with driveways on the opposite side of that road. Single-family home driveways cannot be located off the National Road.

2. **Pennsy Trail:** All development within the National Road Overlay shall provide bicycle and pedestrian pathway connections to the Pennsy Trail corridor to promote non-vehicular access to the development. Pathways connecting to the Pennsy Trail shall be subject to the design standards of Section B3(B)(2).

B. Non-Residential & Multi-Family Residential Standards

**Non-Residential Standards:** In addition to the general requirements of this section, all non-residential and multi-family residential development within the National Road Overlay District shall meet the following traffic and accessibility requirements:

1. **Connectivity:** All development on the National Road shall provide a frontage road and/or cross-access drive to ensure connectivity with adjacent properties.
   a. **Aisle Width:** The drive shall consist of two travel lanes, each a minimum of 12 feet wide.
   b. **Street Stub:** The drive shall be stubbed to the property line of any adjacent properties along the
National Road so that it can be connected as development occurs.

c. Easement: If the drive is not dedicated to the Town and built to Town standards, then the drive shall be placed in a cross-access easement. The language for the easement shall be approved by the Director of Planning & Development and the Town Attorney prior to recording.

The graphic at left illustrates the cross-access drive concept established in these design standards. Note the arrangement of parking, cross-access drive, and sidewalk along the frontage between the National road and the structures.

2. Sidewalks & Pedestrian Access

   All development shall provide pedestrian connectivity throughout the site according to the following standards.

   a. Connections to Parking: Pedestrian walkways shall be provided from parking areas to the entrances of the structures on each lot and along the full length of any façade of a building that includes an entrance or abuts a parking area.

      i. Sidewalks connecting parking areas to buildings shall be a minimum of 5 feet in width. Where sidewalks are parallel to parking lots and/or interior drives they shall be separated from the lot and/or interior drive by a planting area that is a minimum of 5 feet in width. The planting area shall include flowers, shrubs, and trees for a minimum of 50% of its length. The
remainder shall be planted with grass or other similar groundcover materials.

ii. Where walkways pass through vehicle use areas, they shall be of a paving material different from that of the vehicle use area, such as unique pavers, bricks, or scored concrete, to distinguish them as a pedestrian route.

The graphic at right illustrates the use of special materials to highlight pedestrian pathways that travel through vehicle areas, such as parking lots or access drives.

b. Façade Walkways: Walkways along the facades of buildings shall be concrete, shall be a minimum of 10 feet in width, and shall incorporate landscape areas covering a minimum of 40% of the walkway area. The landscape areas shall include benches or similar seating areas, and be planted with flowers, trees and shrubs for a minimum of 50% of their area. The remainder shall be planted with grass or other similar groundcover materials.

c. Weather Protection: Weather protection features, such as awnings or arcades shall be provided over all sidewalks within 10 feet of all customer entrances.

3. Bicycle Facilities

a. Non-Residential Uses: All non-residential development shall provide bicycle parking facilities consisting or not less than 1 bicycle parking space for every 20 required automobile parking spaces, with a minimum of 3 bicycle parking spaces provided for each use.
b. **Multi-family Residential Uses:** All multi-family residential development shall provide bicycle parking facilities consisting of not less than 1 bicycle parking space for every 10 required automobile parking spaces, with a minimum of 6 bicycle parking spaces provided for each development.

c. **Location:** Bicycle parking facilities shall be placed in close proximity to the primary entrance of the structure they are associated with.
A. General Standards

**General Standards:** All development within the National Road Overlay District shall meet the following landscaping and screening requirements:

1. **National Road Landscape Buffer:** A uniform 30 feet wide landscape buffer shall be provided within the site along the proposed National Road right-of-way and any intersecting public streets.

2. **Utilities:** All utilities shall be located underground.

3. **Landscaping Materials:** All landscaping materials installed to meet the standards of the National Road Overlay District shall be selected from the Town of Cumberland Plant List, found in Section 00-15-153-15 of the Cumberland Zoning Ordinance, unless otherwise specified.

4. **Native Plant Materials:** The front setback area between the National Road and any structure or parking area shall be planted with native landscape materials. Such materials shall be selected from the Native Plant Materials List, Section B4(D), or shall be similar native plant materials as approved by the Planning Administrator.

5. **Pennsy Trail:** Where development abuts the Pennsy Trail corridor, continuous perimeter landscaping shall be provided along 100% of the frontage of the Pennsy Trail corridor, adjacent to the corridor. Plant materials within such landscaping area shall meet the standards of Section B4(B)(5)(b)(i).

6. **Fences & Walls:** Any fence or wall used to satisfy the screening requirements of this section shall meet the following standards:
   i. **Structural Face:** All fences and walls shall present the non-structural face outward.
   ii. **Drainage:** No fence or wall shall disrupt the flow of water in any drainage easement, or otherwise result in impediments for stormwater run-off.
   iii. **Seaback:** All fences and walls may be permitted up to any property line. No fence or wall shall be placed in any right-of-way or required vision clearance area as defined by Section 00-15-153-13.1(7) of the Cumberland Zoning Ordinance.
   iv. **Materials:** All walls shall be constructed of brick, stone or similar masonry materials. All fences shall be constructed of wood or metal. Other materials that replicate the appearance and durability of these materials may be substituted subject to the approval of the Plan Commission.

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*The photos below illustrate the use of a variety of native plants in combination to create an attractive landscape. This is the concept that is recommended for use along the National Road corridor.*
v. **Prohibited Fences:** All electrified, barbed wire, razor wire, chain link, prefabricated plastic, and stockade fences are prohibited. Fences made from vinyl, plastic or other simulated wood materials are also prohibited.

**B. Non-Residential & Multi-family Residential Standards**

**Non-Residential Standards:** In addition to the general requirements of this section, all non-residential and multi-family residential development within the National Road Overlay District shall meet the following landscaping and screening requirements:

1. **Outdoor Storage:** Screening of outdoor storage shall be governed by the following standards:
   a. **Enclosure:** Outdoor storage of finished products and materials for sale shall be enclosed on a minimum of 3 sides, screening such products from view from public streets and adjacent residential areas.
      i. The enclosure shall be of permanent construction, shall be 100% opaque, and shall be constructed of materials consistent with those used for the facades of the primary structures on the property.
      ii. Materials which are located within the enclosure and are intended to be screened from view shall not exceed the height of the enclosure.
   b. **Location:** Outdoor storage shall occur to the side or rear of buildings and shall not be visible from the National Road or the Pennsy Trail corridor.

2. **Mechanical Equipment & Utilities:** Screening of mechanical equipment and utilities shall be governed by the following standards:
   a. **Mechanical Equipment:** All mechanical equipment shall be screened by vegetation, fencing, or a building feature (such as a parapet). Any fence or building feature used as a screening enclosure should be of permanent construction, shall be 100% opaque, and shall be constructed of materials consistent with those used for the facades of the primary structures on the property.
   b. **Sight Distance:** Screening shall effectively reduce the visibility of the mechanical equipment from any ground level spot within 400 feet of the equipment.

3. **Garbage Dumpsters:** All garbage dumpsters, compactors, and recycling bins shall be completely enclosed by a 6 foot high surround constructed of wood, brick or stone, with a moveable gate to facilitate trash collection. The surround shall be of permanent construction, shall be 100% opaque, and shall be constructed of materials consistent with those used for the facades of the primary structures on the site.

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The graphic below shows how the landscaping area along the National Road will allow for visibility of buildings and signs placed adjacent to the corridor. At the same time, this landscaping arrangement provides a level of screening for the front parking area.
4. **Shopping Cart Storage:** Shopping carts may be stored outside each entrance to the building provided that there are no more than 2 cart storage areas (on each side of the entryway) and that no single cart storage area exceeds 20 feet in length. The cart storage areas shall be screened with building materials substantially similar to the building facade.

5. **Parking Lots**
   a. **Landscape Islands:** All parking lots shall contain landscape islands within the parking area as follows:
      i. **Area:** Not less than 15% of the interior of all parking lots shall be devoted to landscaping. Landscaping required for yards, setbacks or buffers adjacent to a parking lot shall not be included toward satisfying this requirement.
      ii. **Size:** Each landscape island shall have a minimum area of 200 square feet.
      iii. **Circulation:** Islands shall be utilized where needed to control vehicular circulation and define major interior drives.
      iv. **Shade Trees:** At least one shade tree shall be provided for every 100 square feet of landscaped area.
      v. **Curbing:** All parking lot landscape islands shall be surrounded by concrete curbs.

   b. **Perimeters:** Screening of parking lot perimeters shall consist of a masonry wall, planter, earthen berm, plant material or a combination of such elements that have a minimum height of 4 feet from grade level at the time of construction/planting. The perimeter screening shall meet the following standards at the specified locations:
      i. **Across From or Abutting Residential Districts:** Where a parking lot is located across from or abutting a residential zoning district, continuous perimeter landscaping shall be provided across 100% of the frontage of the parking area, adjacent to the parking area. Shade or ornamental trees shall be provided within this landscaped area, with the number of trees not less than 1 tree per 40 feet of parking area frontage or fraction thereof.
      ii. **Across From Non-Residential Districts:** Where a parking lot is located across from a non-residential zoning district, perimeter landscaping shall be provided across at least 50% of the street frontage of the parking area, adjacent to the parking area.
      iii. **Abutting a Non-Residential District:** Where a parking lot abuts a non-residential zoning district, perimeter landscaping shall be provided across at least 50% of that portion of the parking lot abutting the property line.
      iv. **Abutting the National Road:** Where a parking lot abuts the National Road, perimeter landscaping shall be provided across 100% of the street frontage of the parking area. Within this landscaping area, a combination of native wildflowers, grasses, and trees shall be planted. These native plant materials shall be selected from the Native Plant Materials List, Section B4(D), or shall be similar native plant materials as approved by the Planning Administrator.
C. Single-Family Residential Standards

Single-Family Residential Standards: In addition to the general requirements of this section, all single-family residential development within the National Road Overlay District shall meet the following landscaping and screening requirements:

1. National Road Buffer: Where a single-family residential development abuts the National Road, perimeter landscaping shall be provided across 100% of the street frontage of the development. Such perimeter landscaping shall be comprised of a combination of native wildflowers, grasses, and trees. These native plant materials shall be selected from the Native Plant Materials List, Section B4(D), or shall be similar native plant materials as approved by the Planning Administrator.

2. Fences: Individual lots within single-family developments shall be permitted fences, provided such fences shall not extend into the side yards of a lot beyond the walls of the primary structure.

D. Native Plant Materials List

The following table contains recommended native plant materials for use within the National Road Overlay District.

**Wildflowers (Forbs)**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aster azureus</td>
<td>Sky-blue aster</td>
</tr>
<tr>
<td>Aster cordifolius</td>
<td>Heart-leaved aster</td>
</tr>
<tr>
<td>Aster ericoides</td>
<td>Heath aster</td>
</tr>
<tr>
<td>Aster laevis</td>
<td>Smooth blue aster</td>
</tr>
<tr>
<td>Aster lateriflorus</td>
<td>Side-flowering aster</td>
</tr>
<tr>
<td>Coreopsis lanceolata</td>
<td>Sand coreopsis</td>
</tr>
<tr>
<td>Coreopsis palmata</td>
<td>Prairie coreopsis</td>
</tr>
<tr>
<td>Coreopsis tripteris</td>
<td>Tall coreopsis</td>
</tr>
<tr>
<td>Iris virginica shrivei</td>
<td>Blue flag iris</td>
</tr>
<tr>
<td>Lithos aspera</td>
<td>Rough blazing star</td>
</tr>
<tr>
<td>Rudbeckia laciniata</td>
<td>Wild golden glow</td>
</tr>
<tr>
<td>Rudbeckia speciosa sullivantii</td>
<td>Showy black-eyed susan</td>
</tr>
<tr>
<td>Rudbeckia submentosa</td>
<td>Sweet black-eyed susan</td>
</tr>
<tr>
<td>Rudbeckia triloba</td>
<td>Brown-eyed susan</td>
</tr>
</tbody>
</table>

**Grasses, Rushes, & Sedges (Graminoids)**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Andropogon gerardii</td>
<td>Big bluestem grass</td>
</tr>
<tr>
<td>Andropogon scoparius</td>
<td>Little bluestem grass</td>
</tr>
<tr>
<td>Andropogon virginicus</td>
<td>Broom sedge</td>
</tr>
<tr>
<td>Bouteloua curtipendula</td>
<td>Side-oats grama</td>
</tr>
<tr>
<td>Bromus ciliatus</td>
<td>Fringed brome</td>
</tr>
<tr>
<td>Bromus pubescens</td>
<td>Woodland brome</td>
</tr>
<tr>
<td>Carex aeneaens</td>
<td>Large yellow fox sedge</td>
</tr>
<tr>
<td>Carex bebbii</td>
<td>Bebb's oval sedge</td>
</tr>
<tr>
<td>Carex interior</td>
<td>Prairie star sedge</td>
</tr>
<tr>
<td>Elymus canadensis</td>
<td>Canada wild rye</td>
</tr>
<tr>
<td>Elymus virginicus</td>
<td>Virginia wild rye</td>
</tr>
</tbody>
</table>

**Woody Plants - Shrubs**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amelanchier arborea</td>
<td>Serviceberry</td>
</tr>
<tr>
<td>Cephalanthus occidentalis</td>
<td>Buttonbush</td>
</tr>
<tr>
<td>Cornus obliqua</td>
<td>Silky dogwood</td>
</tr>
<tr>
<td>Cornus stolonifera</td>
<td>Red-osier dogwood</td>
</tr>
<tr>
<td>Ilex verticillata</td>
<td>Winterberry</td>
</tr>
<tr>
<td>Lindera benzoin</td>
<td>Spicebush</td>
</tr>
<tr>
<td>Physocarpus opulifolius</td>
<td>Ninebark</td>
</tr>
<tr>
<td>Viburnum lentago</td>
<td>Nannyberry</td>
</tr>
<tr>
<td>Viburnum prunifolium</td>
<td>Black haw</td>
</tr>
</tbody>
</table>

**Woody Plants - Trees**

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubrum</td>
<td>Red maple</td>
</tr>
<tr>
<td>Acer saccharum</td>
<td>Sugar maple</td>
</tr>
<tr>
<td>Betula nigra</td>
<td>River birch</td>
</tr>
<tr>
<td>Carya glabra</td>
<td>Pignut hickory</td>
</tr>
<tr>
<td>Carya lacinosa</td>
<td>Kingnut hickory</td>
</tr>
<tr>
<td>Carya ovata</td>
<td>Shadbark hickory</td>
</tr>
<tr>
<td>Cercis canadensis</td>
<td>Redbud</td>
</tr>
<tr>
<td>Cornus florida</td>
<td>Flowering dogwood</td>
</tr>
<tr>
<td>Fraxinus pennsylvanica</td>
<td>Green ash</td>
</tr>
<tr>
<td>Liquidambar styraciflua</td>
<td>Sweet gum</td>
</tr>
<tr>
<td>Lithodendron tulipifera</td>
<td>Tulip tree</td>
</tr>
<tr>
<td>Nyssa sylvatica</td>
<td>Black gum</td>
</tr>
<tr>
<td>Pterocarya occidentalis</td>
<td>Sycamore</td>
</tr>
<tr>
<td>Quercus alba</td>
<td>White oak</td>
</tr>
<tr>
<td>Quercus bicolor</td>
<td>Swamp white oak</td>
</tr>
<tr>
<td>Quercus macrocarpa</td>
<td>Bur oak</td>
</tr>
<tr>
<td>Quercus panstres</td>
<td>Pin oak</td>
</tr>
<tr>
<td>Quercus rubra</td>
<td>Red oak</td>
</tr>
<tr>
<td>Quercus velutina</td>
<td>Black oak</td>
</tr>
<tr>
<td>Taxodium distichum</td>
<td>Bald cypress</td>
</tr>
</tbody>
</table>
A. General Standards

**General Standards:** All development within the National Road Overlay District shall meet the following requirements:

1. **Prohibited Signs:** The following types of signs shall be prohibited within the National Road Overlay District:
   a. Pole Signs;
   b. Pylon Signs;
   c. Portable Signs;
   d. Public Service message Signs;
   e. Pennants or other similar signs;
   f. Electronic variable message signs; and
   g. Any other sign not specifically permitted by this ordinance

2. **Setbacks:** All signs shall be set back a minimum of 10 feet from the property line.

3. **Design:**
   a. **Architecture:** All signs shall be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the development with which they are associated.
   b. **Materials:** All signs shall be constructed of materials that match or are compatible with the principal materials of the structures and landscaping on the property.
   c. **Landscaping:** A landscaped area shall be provided around the entire base of all freestanding signs. This landscaped area shall be 1 square foot in area for every 1 square foot of sign face area.

4. **Illumination:**
   a. **Externally Illuminated Signs:** External illumination of signs shall meet the following standards:
      i. Lighting fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face.
      ii. Lighting fixtures shall not be aimed toward adjacent street, roads, or properties, and shall be shielded such that the light source (bulb) is not visible from adjacent streets, roads, or properties.
   b. **Internally Illuminated Signs:** Internally illuminated signs shall be composed of individual letters or shapes, or light lettering, symbols, etc., on a dark background.
   c. **Time Limit:** All illuminated signs shall only be illuminated when the business being identified is open for business.

B. Non Residential Standards
Non-residential Standards: In addition to the general requirements of this section, all non-residential development within the National Road Overlay District shall meet the following sign requirements:

1. Permitted Signs: The following types of signs are permitted for non-residential uses:
   a. Ground Signs
   b. Building Signs
   c. Window Signs
   d. Directional Signs

2. Ground Signs: Non-residential uses shall be subject to the following standards for ground signs:
   a. Individual Businesses: Individual businesses shall be permitted ground signs subject to the following standards:
      i. Number: Each individual business use shall be allowed 1 ground sign. When an individual business is part of an integrated center, it shall not be permitted a separate individual ground sign.
      ii. Height: Signs shall not exceed 6 feet in height.
      iii. Area: Signs shall not exceed 45 square feet in area.
   b. Integrated Centers: Integrated centers shall be permitted ground signs subject to the following standards:
      i. Number: Each integrated center shall be allowed 1 ground sign. Such sign shall be shared by all businesses that are part of the integrated center.
      ii. Height: Signs shall not exceed 25 feet in height
      iii. Area: signs shall not exceed 300 square feet in area.

3. Building Signs: Non-residential uses shall be subject to the following standards for building signs:

This graphic illustrates a typical individual business ground sign, including a variety of landscaping surrounding its base. The illumination is shielded and directed downward to the sign face, adjacent areas from light spillage.
a. **Sign Types:** Permitted building signs shall consist of the following:
   i. Wall Signs
   ii. Projecting signs
b. **Number:** Non-residential uses shall be permitted 1 building sign on each building face that contains a customer entrance.
c. **Area:** Non-residential uses shall be permitted 1 square foot of building sign area per 1 linear foot of building face with a customer entrance.
d. **Wall Signs:** Wall signs shall be constructed to the following standards:
   i. Wall signs shall not project more than 12 inches from the wall surface upon which they are mounted.
   ii. Wall signs shall not cover more than 10% of any façade wall.
e. **Projecting Signs:** Projecting signs shall be constructed to the following standards:
   i. Projecting signs shall not project more than 30 inches from the wall surface upon which they are mounted.
   ii. Projecting signs shall be mounted on buildings such that the bottom edge of the sign is at a height of at least 9 feet.

Two examples of appropriate building signs are shown here. On the left is a wall sign, and on the right is a projecting sign.

4. **Window Signs:** Non-residential uses shall be allowed one window sign, with the total area of such sign not to exceed 10% of the window surface area. A series of windows that are separated by frames and supporting material of less than 6 inches in width shall be considered a single window for the purposes of area measurement. Such signs shall not be illuminated. Window signs shall be included in the total building sign area allotment as calculated under Section B5(B)(3)(c). One small illuminated neon sign with the letters “OPEN”
is allowed per business establishment. The neon sign shall not be larger than 12" on each side.

5. **Directional Signs**: Non-residential uses shall be permitted directional signs to direct traffic within a site provided such signs do not exceed 3 feet in height and 3 square feet in area for each sign. All directional signs shall be used for directional indications and address identification purposes only, and shall not be used for business advertising purposes.

6. **Temporary Signs**: One banner will be permitted for no more than 30 days per calendar year for advertising special events, closing sales, grand opening, and other special advertising activities. The temporary sign area is limited to 32 square feet and must not be in the required front setback or in the clear sight triangle.

### C. Residential Standards

Residential Standards: In addition to the general requirements of this section, all single-family and multi-family residential development within the National Road Overlay District shall meet the following sign requirements:

1. **Number**: Each single-family or multi-family residential development shall be allowed 1 ground sign per development entrance.
2. **Height**: Signs shall not exceed 6 feet in height.
3. **Area**: Signs shall not exceed 20 square feet in area, the supporting structure of which shall not exceed 100 square feet on any one elevation.

Directional signs, such as the one shown in this photo, are permitted for non-residential uses.
A. General Standards

**General Standards:** All development within the National Road Overlay District shall meet the following lighting requirements:

1. **Mounting Height Measurement:** For the purposes of this section, the mounting height of a light fixture shall be defined as the vertical distance between the grade level of the surface being illuminated and the bottom of the lighting fixture (luminaire).

2. **Timers & Dimmers:** Whenever practicable, exterior lighting shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

3. **Electrical Service:** The electrical service to all outdoor lighting shall be underground.

4. **Holiday Lighting:** Holiday lighting shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets and properties. Any such lighting shall be placed no more than 30 days prior to, and should be removed within 30 days after the holiday for which it is displayed.

5. **Prohibited Lighting:** The use of spotlights, floodlights, and searchlights shall be prohibited unless otherwise specified in the Cumberland Zoning Ordinance.

B. Non-Residential Standards

**Non-Residential Standards:** In addition to the general requirements of this section, all non-residential development within the National Road Overlay District shall meet the following lighting requirements:

1. **Building Facade Lighting**
   a. **Lighting Direction:** Lighting fixtures shall be designed to wash the facade of the building in light (rather than providing a spot or floodlight effect).
   b. **Fixtures:** Lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets or roads.

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**Intent**

Appropriate lighting should be an integral component of building and site design. Lighting fixtures should complement the architectural style of the development, and should be directed and shielded in a way that minimizes impact on surrounding properties. Sites and buildings should be illuminated at levels adequate to ensure safety and comfort without being a nuisance to nearby uses. The standards published by the International Dark Sky Association should be used as a guideline when site lighting is designed.
2. Parking Lot Lighting
   a. Minimum Lighting: Parking lot lighting shall be designed to provide the minimum light necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements shall also apply to interior drives and other areas on the property used by vehicles.
   b. Light Fixtures: All light fixtures providing illumination for parking lots shall be 90 degree cut-off fixtures (luminaires) directed downward to the parking lot surface.
   c. Maximum Mounting Height: The maximum mounting height for all parking lot illuminating light fixtures shall be 20 feet above grade.
   d. Design: All light fixtures shall be designed to reflect the history and character of Cumberland, as well as the design of the new U.S. 40 streetscape within Cumberland. Materials, colors, and other design details of light fixtures should reflect these characteristics.
   e. Decorative Banners: Light poles in parking areas may have decorative banners attached to them.

The use of decorative banners on parking lot lighting fixtures can add visual interest to the design of a development.
3. Exterior Display/Sales Areas
   a. Minimum Lighting: Lighting levels on exterior display/sales areas shall be the minimum necessary to facilitate the activities taking place in such locations.
   b. Lighting Fixtures: All lighting fixtures used to illuminate exterior display/sales areas shall be 90 degree cut-off fixtures (luminaires) focusing directly downward onto the display/sales area. Such light fixtures shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.
   c. Fixture Height: In no case shall fixtures be mounted at a height greater than 20 feet above grade.
   d. Fixture Location: All lighting fixtures and mounting poles should be located within the areas being illuminated.

4. Security Lighting
   a. Coordination: Security lighting shall be coordinated with other lighting on the property to the extent possible.
   b. Lighting Fixtures: All security lighting shall be shielded and aimed so that illumination is directed only to the intended area. The light source for any security lighting shall include shields that prevent the light source or lens from being visible from adjacent properties or streets.
   c. Illuminated Areas: Any security lighting shall only illuminate vertical surfaces (walls, doors, etc.) up to a height of 8 feet from grade level or the top of any illuminated door or entryway, whichever is greater.
   d. Perimeter Lighting: Security lighting intended to illuminate a perimeter, such as a fence line, shall include motion sensors and be designed to be off unless triggered by an intruder within 5 feet of the perimeter.
A. General Standards

General Standards: All development within the National Road Overlay District shall meet the following public art requirements:

1. Location: Any public art to be installed in a development shall be installed according to the following guidelines:
   a. Setbacks: Public art pieces shall not be located within a public right-of-way and shall be constructed consistent with the setbacks that apply to structures on the property.
   b. Public View: Public art installations shall be located so they are visible from adjacent public roadways, pedestrian walkways, and the Pennsy Trail.

2. Permitted Projects: The following are examples of appropriate public art projects:
   a. Building features and enhancements such as bike racks, gates, benches, fountains, or shade screens, which are unique and/or produced in limited editions.
   b. Landscape art elements such as walkways, bridges, or art features within a garden: or murals or mosaics covering walls, floors, or walkways. Murals may be painted or constructed using a variety of materials, including the use of imbedded or nontraditional materials.
   c. Sculpture, which can be freestanding, wall-supported, or suspended. Such sculpture should be made of durable materials appropriate for the site.
   d. Community art projects resulting in tangible artwork such as community murals, sculptures or kiosks.

3. Prohibited Projects: The following are examples of inappropriate public art projects:
   a. Directional elements such as graphics, signs, or color coding.
   b. “Art Objects” which are mass-produced such as fountains, statuary or playground equipment.

4. Suggested Concepts: The following are suggested inspirations for public art projects:
   a. National Road milestones (stone mile markers along the route).
   b. Automobile-related themes
   c. Reflections of rural, farm life
   d. The Interurban Train line
   e. Buck Creek
   f. Pioneering spirit of travelers heading west
   g. Gateway role of Cumberland
   h. Reflections of small town life

The photos below show historic elements of Cumberland and the National Road that could inspire public art, including early automobile-related uses and the Interurban train that once ran on the Pennsy line.