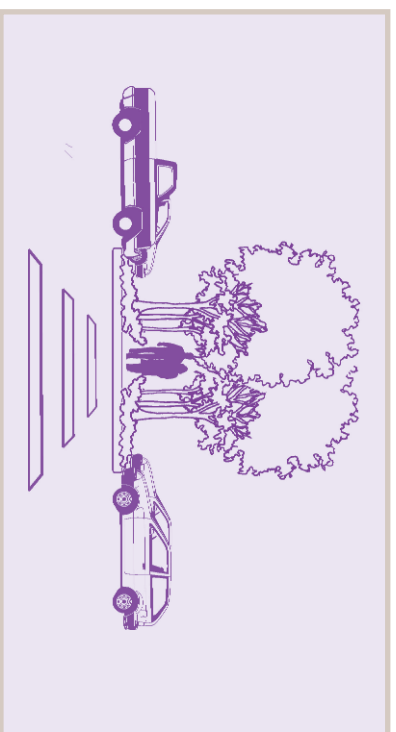


- Landscape materials in and adjacent to parking areas should be selected for their ability to withstand salts and pollutants, provide seasonal interest, and ensure low maintenance.

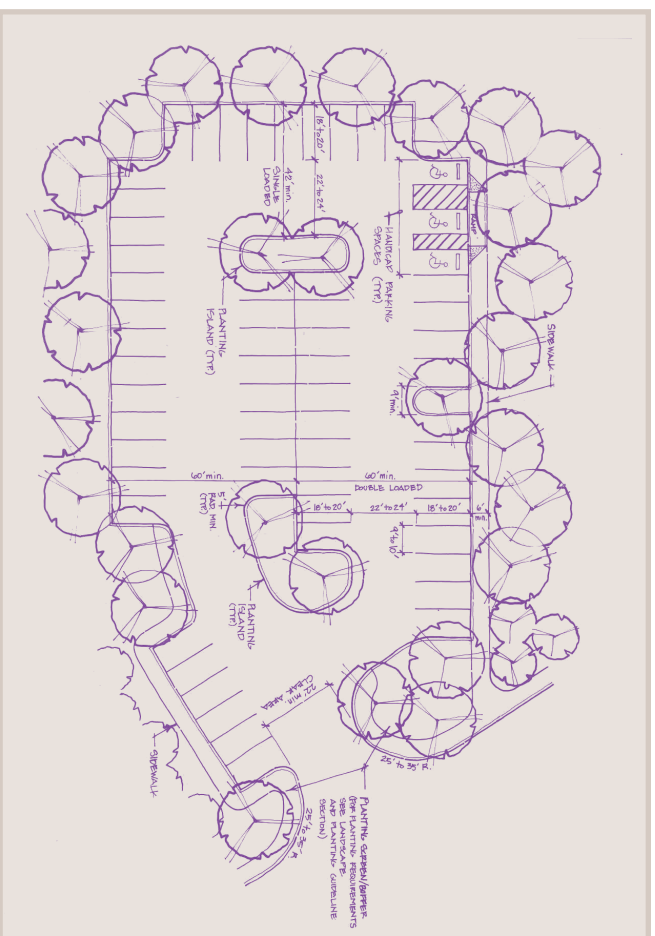
- Shade trees shall be installed in parking islands and along the periphery of parking areas to provide shade in the summer and minimize the visual impact of the parking lot. Ground cover plantings should be installed within parking islands and along the periphery of parking areas to provide seasonal interest.

- Trees, shrubs, and other landscape materials shall be placed so that they do not block drivers' vision or encroach upon the aisles.

- Trees and shrubs shall be planted and installed as per the most recently published version of the American Nurserymen Standards.



Example of pedestrian access through a parking area.



Example of a parking lot detail.

Fences and Wall Guidelines

The following design guidelines shall apply to all development within the Martin city limits.

F 1. Fences

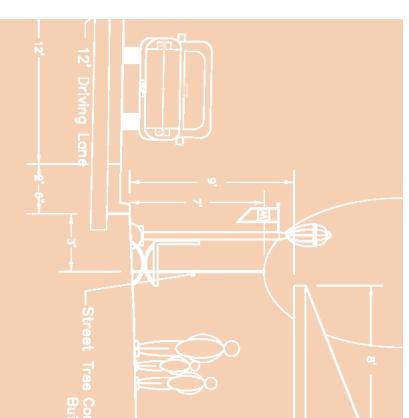
- The use of chain link fencing is discouraged.

F 2. Retaining Walls

- The use of retaining walls should be minimized.
- Where retaining walls are visible

from streets or public sidewalks, they should not extend higher than five feet, if possible.

- Where the use of retaining walls higher than five feet cannot be avoided, the retaining walls should incorporate design elements such as terracing, landscaping, and/or the use of different colors, textures, or materials to break up the wall's surface and reduce their perceived size and mass.



Exterior Color Guidelines

The following design guidelines shall apply to all new residential, commercial, public facility and other non-residential development and any additions, modifications and any other significant exterior changes to existing buildings within the Martin city limits.

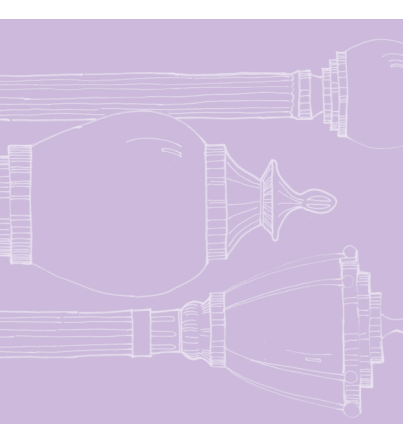
- The use of subdued or muted colors is recommended.
- Bright colors should only be used as accents.
- Bright colors that streak, fade, or generate glare are not permitted.
- No more than five related colors or shades of the same color should be used on the exterior of a building.

The number of colors appearing on the exterior of a building should be kept to a minimum.

Exterior Lighting Guidelines

The following design guidelines shall apply to all new development within the Martin city limits.

- Lighting should be designed for specific tasks, such as illuminating common areas, parking, streets, paths, and entryways.
- Lighting shall conform with the following minimum and maximum levels:
 - Minimum, for low or non-pedestrian and vehicular traffic areas: 0.5-foot candles
 - Moderate, for moderate or high volume pedestrian areas: 1 - 2 foot candles
 - Maximum, for high volume pedestrian areas and building entries: 4-foot candles.
- Exterior lighting of the building and site shall be designed so that light is not directed off site onto adjoining properties and the light source is shielded from direct offsite viewing.
- Fixture mounting height should be appropriate for the project and the setting. The use of low, bollard-type fixtures that are 3 to 4 feet in height are encouraged for pedestrian area lighting. The mounting height of fixtures in parking lots and service areas should not exceed 20 feet, with lower mounting heights encouraged, particularly when adjacent to residential areas.
- Lighting along public streets and spaces should be designed to fit with the style in the surrounding area. Pedestrian-scaled lighting fixtures are recommended in areas of pedestrian activity.



The location, type and character of lighting can make a great contribution to improving both the appearance and image of the downtown area.

Utilities and Mechanical Equipment Guidelines

The following design guidelines shall apply to all new development within the Martin city limits.

U 1. Utilities

- All electrical, telephone, and television service drops within the Martin Redevelopment Area shall be underground and installed as per the specification of the utility requirements and state codes.
- Where possible, electrical, telephone, and television service drops within the Martin city limits but outside the designated redevelopment area should be underground.
- Utility meters and equipment shall be placed in locations that cannot be viewed from the street or sidewalks. If this is not possible, then they must be screened from view by masonry or solid wood enclosures, walls, or landscaping. Screening should be compatible with the building design .

U 2. Mechanical Equipment

- All mechanical equipment, such as freestanding heating and air conditioning units, shall be screened from view from public streets and sidewalks. The design of the screening shall be compatible with the architecture, colors and materials of the main buildings.
- Roof-mounted mechanical equipment should be screened so that the equipment is not visible within 150 feet of the structure when viewed from the ground level of adjacent properties. The color of roof-mounted equipment should match the color of the roof, if possible, when equipment is visible from higher elevations.
- Air conditioners should not be located on visible façade of the building unless they are flush with the building wall or screened.



Utility meters and equipment shall be placed in locations that cannot be viewed from the street or sidewalks.

Refuse, Storage and Loading Area Guidelines

The following design guidelines shall apply to all new development within the Martin city limits.

- Refuse containers, storage, and loading areas shall be screened so that they are not visible from public streets, sidewalks and adjacent properties.

- Refuse containers and storage areas should be screened by masonry or solid wood enclosures that are architecturally compatible with adjacent buildings.

- Loading and service areas should be located in areas of low visibility, such as the rear of a

building and should be located a minimum of 20 feet from any public street.

- Service entrances should be clearly identified.

- Where possible, the location of service areas should be coordinated so that shared service drives can be utilized.

Streetscape Design Guidelines

Successful streets are pedestrian-oriented streets. People are not overwhelmed by massive, imposing buildings, they can walk around comfortably, find their way easily, and have the opportunity to observe and participate in happenings around them.

Main Street (State Route 1428) Streetscape Design Guidelines

The following design guidelines shall apply to Main Street (State Route 1428) within the redevelopment area.

MS 1. Sidewalks

- Sidewalks shall have a minimum width of 12 feet and shall comply with the Americans with Disabilities Act. Walls, ledges, and steps that are available as

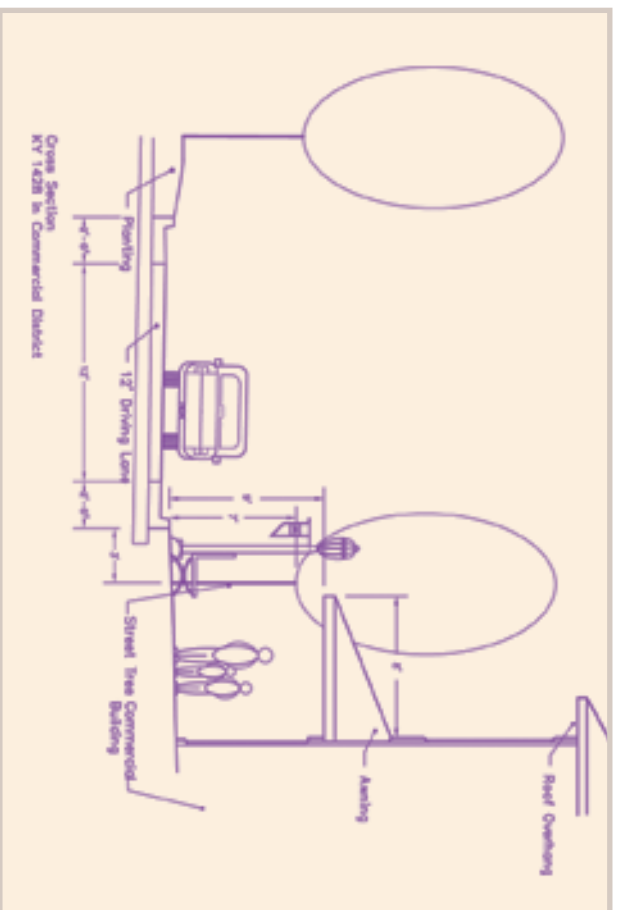
seating should be between 12 and 20 inches high and 16 inches wide, where possible.

- Seating design should complement the surrounding buildings and should be placed so that it does not interfere with pedestrian circulation or plant materials.

- Special fixtures such as clocks, kiosks, monuments and sculptures are encouraged as a way to provide visual interest.

MS 2. Outdoor Seating and Other Features

- Seating should be provided when space allows. Seating may be provided by benches, planter walls, ledges, steps, or moveable chairs. Seating should be durable and comfortable.
- Seating surfaces should be 16 to 18 inches high and should have a minimum depth of 16 inches for seats without backs, 14 inches for seats with backs.
- Light standards, street signs, and similar infrastructure should be placed close to the curb so that they do not obstruct pedestrian flow and help create a sense of separation from vehicular traffic.
- The use of clay, concrete or wood planters with flowering annual and perennial plants is encouraged.



Cross section of commercial street (S.R. 1428) in the downtown.



Key streetscape elements for pedestrian oriented streets

- Street trees that provide shade in the summer
- Clear, easily understandable directional and informational signage
- Barrier-free sidewalks
- Stop and go places for people to sit and interact

MS 3. Street Trees

- Street trees are required along Main Street in the redevelopment area.
- Street trees should be hardy varieties, salt and drought tolerant, free of droppings that can mar sidewalks and cars, have root growth patterns that will not cause damage to sidewalks, and tall enough to frame the street and not block the view of storefronts. Street trees should have a minimum caliper of two inches or a minimum height of 12 feet when installed. Tree species classified as small or medium trees with shapes appropriate for street use shall be used.
- Street trees should be placed 30-40 feet apart depending on location of utilities and building entrances. Trees should not be planted directly in front of building entrances. Tree limbs should be pruned to allow a clearance of a minimum of 7 feet to allow for comfortable pedestrian movement.

- Trees should not interrupt or diminish the pedestrian right-of-way. It is recommended that the trees be placed within 2 to 3 feet of the back of the curb.

- Tree grates should be utilized to protect tree roots and provided added visual interest to the sidewalk.

- Trees and shrubs shall be planted and installed as per the American Nurserymen Standards.

Street Trees

Street trees contribute to the visual quality of city streets, helping to create a more appealing and safer environment.



Street trees can be used to:

- Define buildings
- Define parking entry points
- Produce a rhythm along the street without masking out the building façades
- Provide pedestrian comfort

Residential Streetscape Guidelines

The following design guidelines shall apply to new residential streets within the Martin city limits.

RS 1. Sidewalks

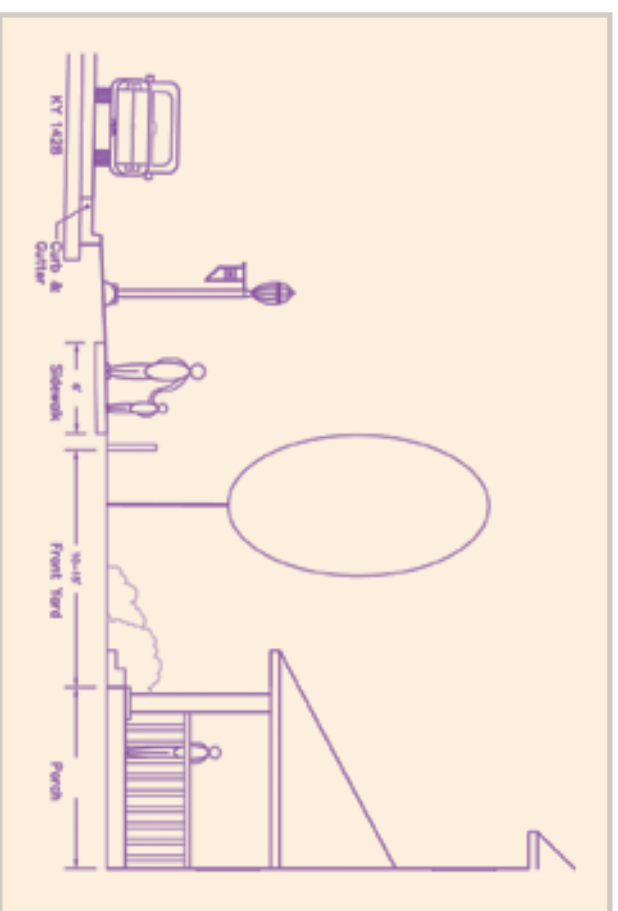
- Sidewalks shall have a minimum width of 6 feet and shall comply with the Americans with Disabilities Act.
- A 4-foot planting strip should be located between the sidewalk and the street curb.

RS 2. Street Trees

- Street trees are required along residential streets in the redevelopment area.
- Street trees should be hardy varieties, salt and drought tolerant, free of droppings that can mar sidewalks and cars, have root growth patterns that will not cause damage to sidewalks, and tall enough to frame the street and not block the view of storefronts. Street trees should have a minimum caliper of two inches or a minimum height of 12 feet. Tree species classified as small or

medium trees with shapes appropriate for street use shall be used.

- Street trees should be placed at least one per lot or for every 40 feet of lot frontage, whichever is smaller. Street trees should be located in the planting strip between the street curb and the sidewalk.



Cross Section Residential area along KY 1428 in the downtown.