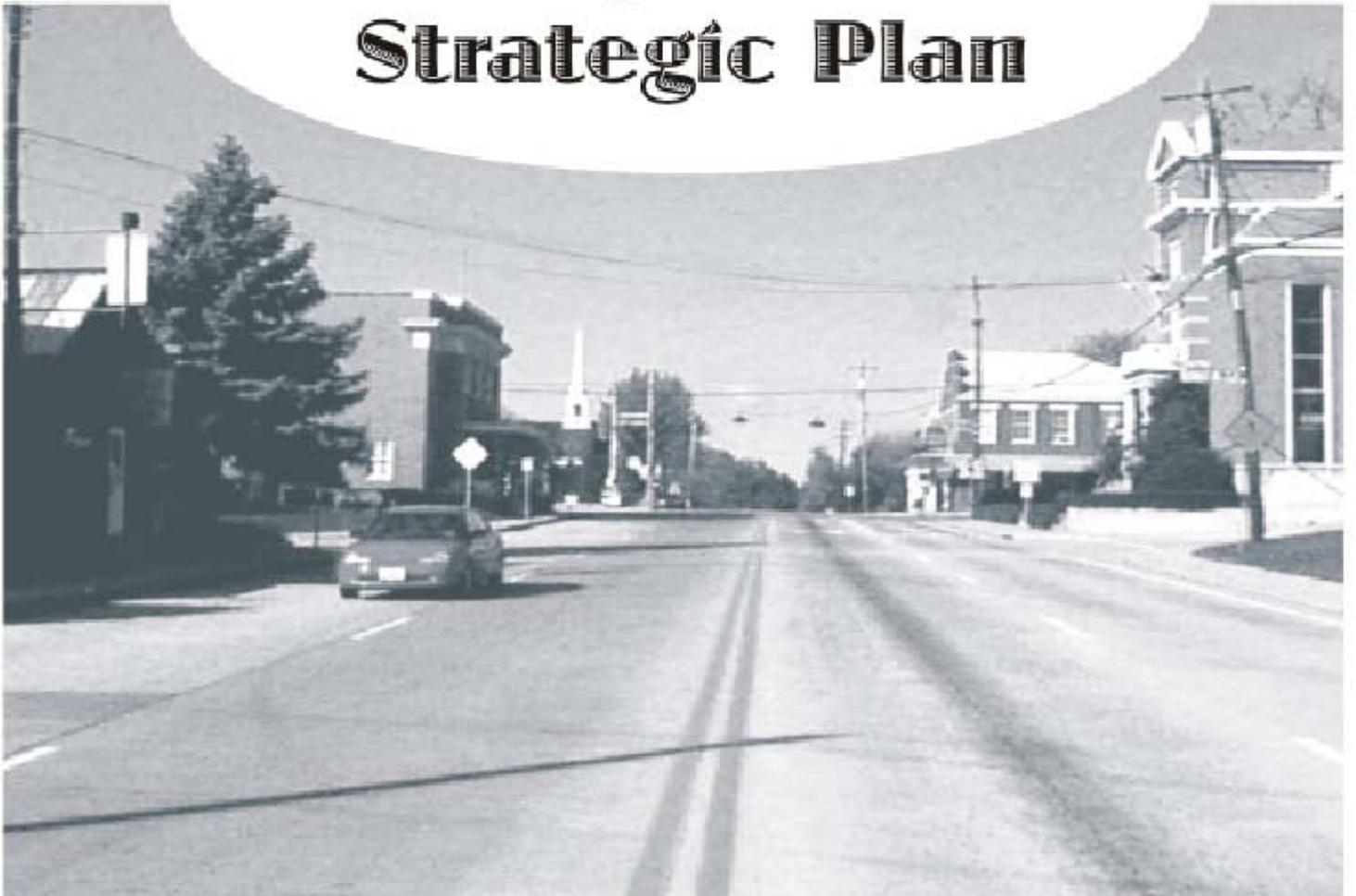


**Burlington Town  
Strategic Plan**



**Prepared by:**

**Boone County Planning Commission**



**Burlington Town  
Strategic Plan**

**Adopted by:**

**Boone County Planning Commission  
August 21, 2002**

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**Boone County Fiscal Court  
October 22, 2002**

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# **BURLINGTON TOWN STRATEGIC PLAN**

**October 2002**

## **BOONE COUNTY PLANNING COMMISSION MEMBERS**

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Jan Hancock, Recording - Secretary

## **ACKNOWLEDGMENTS**

The Boone County Planning Commission would like to thank all of the individuals who participated in the two Burlington Town Meetings and the Burlington Strategic Town Plan Focus Group. This group was comprised of over a dozen residents, property owners, and business owners in the Burlington area. The Planning Commission would also like to express appreciation to former intern and Burlington resident Megan Desola who provided much of the existing conditions and traffic count research utilized in this document as well as assistance in the preparation of the streetscape planning in this document.

# **Burlington Town Strategic Plan**

## **October 22, 2002**

### **PLAN BACKGROUND**

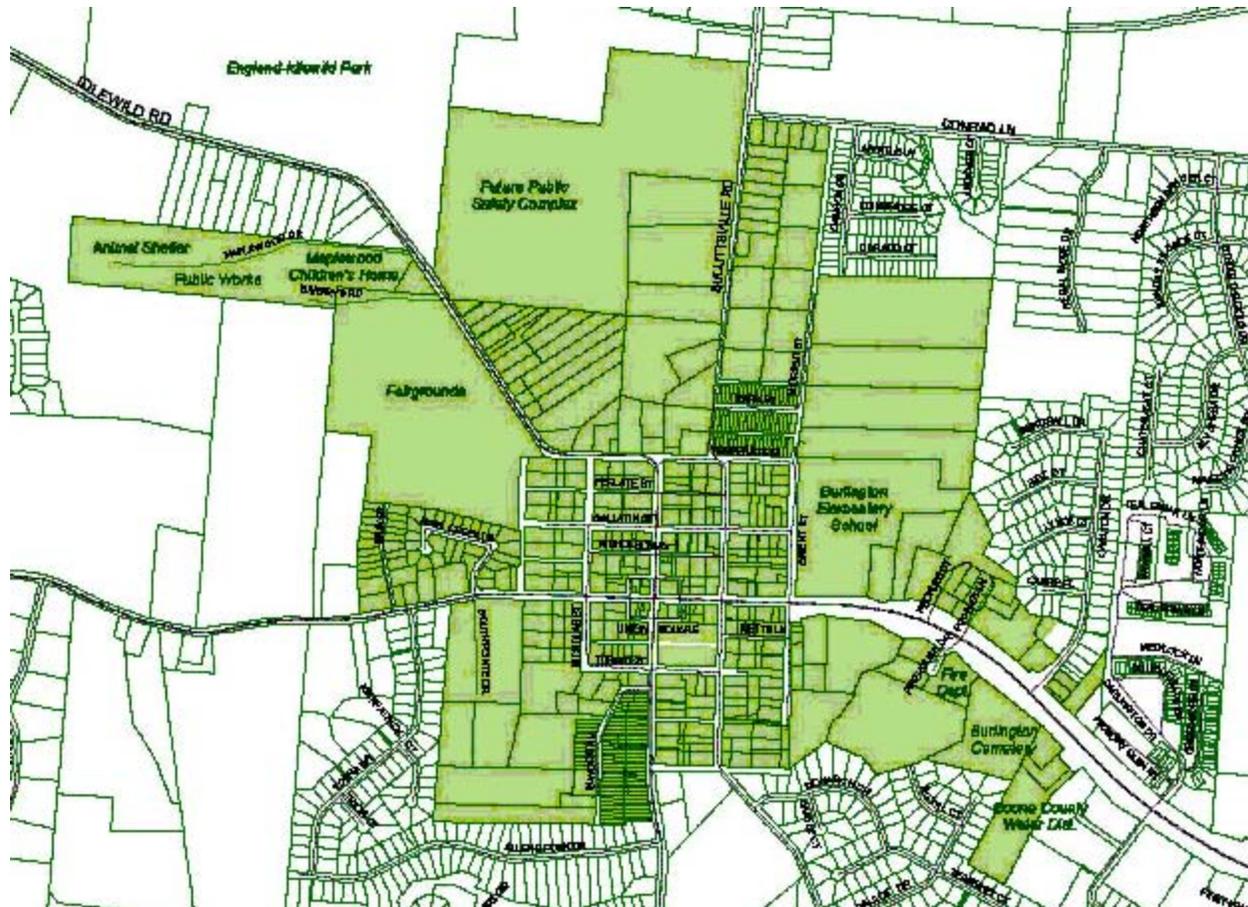
Burlington has always been a government and transportation hub of Boone County. It has been the county seat of Boone County since 1799, and its location near the center of the county with radiating roads around it means that the town center is still highly visible. The Boone County Comprehensive Plan recognizes the importance of the town, not just for these reasons, but also for its small town character amidst the rapid suburban growth that is taking place in Boone County. The Comprehensive Plan and community values demand that a variety of land uses occur in the county and that a sense of place be retained in some portions of the county. The Boone County Fiscal Court acknowledged the special character and the special needs of Burlington in 2001, and the Court requested that the Boone County Planning Commission work with the community to prepare this plan. Significant government building construction and private demolition of buildings called attention to the fact that the town center was going through more dramatic changes than seen in past years. The Court and Burlington's citizens and property owners collectively realize that the town has much potential, and that to realize the potential, a strategic plan is needed.

### **PURPOSE AND MISSION OF PLAN**

To energize the central town of Burlington into a healthy business and residential center of Boone County by using the public services, special events activity, and historical character of the town as a foundation.

### **STUDY AREA BOUNDARIES**

The study area was designed to address the neighborhood business, residential, and governmental district in the immediate core of Burlington. The study area boundary to the east is based on the visibility of the town center from the KY 18 corridor and the recent construction of the fire department complex. The other three "entryways" to the town center along Bullittsville Road, KY 18 west, and East Bend Road are based on geographic considerations that include historical stream crossing locations, age of buildings, and the edge of the grid street pattern of downtown Burlington. The resulting Burlington Study Area (**Figure 1**) includes 450 acres. This Plan does not address the recent residential subdivisions or farms that surround the town center on all sides. The Plan also does not address the KY 18 corridor east of the Carlton Drive area and in the vicinity of KY 237. Although these areas are in the Burlington Area, as commonly represented by other planning documents and by residents and government agencies, the scope of this Plan is a manageable scale. The purpose is to address the needs of the town center and form a nucleus for future planning efforts in the surrounding areas.



**Figure 3 - Study Area**

**EXISTING CONDITIONS**

Boone County Planning Commission staff has estimated the current estimated resident population for the study area to be 950 persons. Within the Study Area, there are approximately 70 businesses. Planning Commission staff has estimated that these businesses employ approximately 800-850 persons and attract a clientele of 1,460 persons per business day, with the largest contributors being the Boone County Administration Building and Burlington Elementary School. Therefore, it can be estimated that approximately 2,260 - 2,310 persons come into the downtown area as a destination each business day. By factoring in multi-purpose trips, the actual number may be closer to 2,000.

Although the peak times of increased population occur primarily during weekday business hours, several events held in and around downtown Burlington attract greater numbers of people during off-peak hours. These events include the Boone County Fair, the monthly Burlington Antique Show (held at the Fairgrounds), Burlington Hometown Christmas, Boone Woods Park special events such as the Halloween Pumpkin Walk, and the Immaculate Heart of Mary Carnival. Although the increased daytime population is important for the downtown businesses, it appears that the

businesses are viable in the evenings and on weekends, indicating that they are not completely dependent on the Administration Building employees and clientele.

Downtown Burlington has a daytime population of over 1000, yet employees and residents must travel by car to reach most restaurants and other services. To help assess the business potential, staff determined that there are 4 acres of vacant land within the downtown area. Of that, 2.27 acres are appropriate locations for residential housing and 1.75 acres are potential commercial sites. This demonstrates that most of the land area in the town center is devoted to a viable land use, and there is little potential for new development without directly replacing existing land uses and buildings.

Traffic impacts the town center area significantly. The three most critical impacts are the amount of sand and gravel truck trips, the stacking of westbound KY 18 afternoon rush hour car traffic, and special event traffic access to the Idlewild Road area. The following table was compiled by staff based on direct counts:

<b>Observation Time</b>	<b>Number of Trucks</b>	<b>Total Number of Vehicles</b>
8:00 – 9:00 a.m.	72	1,040
10:00 – 11:00 a.m.	76	720
12:00– 1:00 p.m.	64	728
2:00– 3:00 p.m.	50	870
4:00– 5:00 p.m.	52	1,100
<b>AVG VEHICLES PER OBSERVED HOUR</b>	<b>63</b>	<b>892</b>

**Table 1:** Traffic Count for intersection of Washington/KY 18 and Jefferson Street (performed on Aug. 23 and Aug. 27, 2001)

The magnitude of the truck traffic impact is that an average of around one per minute can be counted in the main intersection during the business day. Of course, these are not evenly dispersed, and often several trucks may be observed queued at the intersection.

Burlington lacks a complete sidewalk system, and most existing sidewalks are in poor condition. The surrounding residential subdivisions and commercial development along KY 18 are not readily accessible through pedestrian links.

As the county seat of Boone County, Burlington has a unique “small-town” character that can be seen in its many historically and architecturally significant buildings in the downtown area. However, most of the historic properties in and around Burlington are not labeled, and there is no directional signage located at any major intersection in downtown. Since the creation of the Burlington National Register Historic District in 1979, many of the contributing buildings have been removed, as well as there may be

additional contributing buildings because of age. Burlington also lacks a central information facility that could provide visitors with brochures on local businesses, historic properties, and a possible self-guided walking tour. Boone County Fiscal Court has made some strides to help this situation by relocating the old Boone County Clerk's building in 2001 and planning its use as an information center.

## **PLAN OF ACTION**

The Long Range Planning/Comprehensive Plan Committee of the Boone County Planning Commission made public involvement a priority from the beginning of the plan process. The Committee directed staff to form a voluntary focus group to guide staff in putting together the plan. The key is involving citizens in the planning process from beginning to end. After a town meeting October 18, 2001, community volunteers formed the Focus Group that worked through town meeting issues with Planning Commission staff. The Group did not formally vote on issues, but gave valuable information and guidance to staff. A second town meeting was held on April 29, 2002 to present the draft plan and receive comment. The citizens involved in the process have requested that the Plan receive official adoption from the Planning Commission and Fiscal Court. In this way, emphasis and priority is given to the plan recommendations. In addition, the citizens anticipate that the Planning Commission and Fiscal Court will again involve citizens in developing a priority schedule describing when and how to implement each of the recommendations. This should occur during 2003, recognizing that several of the recommendations are already being initiated.

## **OBJECTIVES**

As a result of Town Meetings and a series of voluntary Focus Group meetings, it was determined that the health of the Burlington core depends on the following objectives:

- A. Create attractive infrastructure and development to enable Burlington to become the hub of Heritage Tourism in Boone County.
- B. Dramatically improve the streetscape (street trees, lights, street furniture, etc.)
- C. Provide an architectural design framework that encourages infill development compatible with existing positive features of the town.
- D. Define building setbacks to maintain and strengthen the small town character.
- E. Create opportunity for future commercial development on infill sites within the governmental town center.
- F. Provide incentives for retaining and improving the historic character of buildings and improving building facades.
- G. Prepare a detailed pedestrian circulation plan, including street crossings.
- H. Link the Burlington town center with the surrounding residential and recreation development using pedestrian facilities.
- I. Reinforce the traditional grid street pattern.
- J. Market the downtown for antique and office business opportunities, and recruit businesses that fit the Burlington downtown market.

To figure out how to achieve these objectives, Planning Commission staff used the comments and suggestions recorded at the public meetings to learn the town center needs in detail and to develop recommendations. The comments and suggestions were compiled after the October 18, 2001 town meeting and mailed out to all participants so that everyone was aware of the discussions that were taking place. Staff also received numerous phone calls and inquiries during the process. The result is a detailed set of recommendations, that if implemented will achieve the objectives described above.

## **PLAN RECOMMENDATIONS**

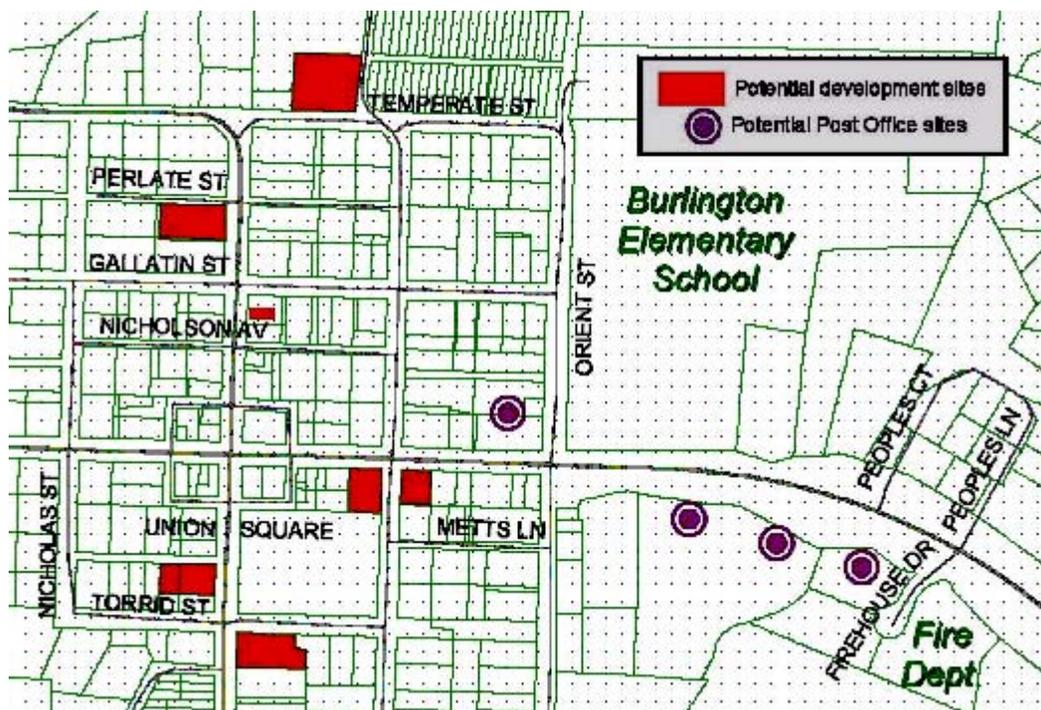
The following list represents an extensive amount of work that needs to be done to implement the Burlington Town Plan. Some tasks are small in nature, but others are long term. Much of the responsibility for implementing these recommendations rests with the Boone County Fiscal Court and the Boone County Planning Commission, however, collaboration of residents and businesses is the only way some of the recommendations will be realized. Creative funding of these improvements will also be needed. The recommended zoning district changes and building renovation incentives are described in more detail in following sections of the Plan. The Plan also includes some illustrations of selected recommendations.

### Land Use Recommendations

- A. Offer potential locations for future Burlington Post Office, Burlington Public Library, and new commercial development (**Figure 2**). The Planning Commission or Fiscal Court cannot mandate that these land uses relocate, however, can consider incentives for them locating in the town center in the future.

- B. Implement historic building rehabilitation and facade renovation incentives. These are described in detail in the following sections of this plan.
- C. Design the relocated Boone County Clerk's Building as a Tourism Center in conjunction with the Boone County Heritage Tourism Plan to be prepared in 2002.
- D. Evaluate and Revise the Small Community Overlay Zoning District. Suggestions for this future revision are included in a following section of this plan.
- E. Produce a promotional brochure and create a Burlington section on the Boone County web page. Ultimately create a Burlington/Heritage Tourism web page.

Transportation Recommendations (**Figure 3**)



**Figure 4 - Potential Development Sites**

- A. Revert Union Square to two-way traffic emphasized with unique pavement.
- B. Improve Torrid Street including grade correction at South Jefferson Street.
- C. Address KY 18 traffic congestion by first creating an exclusive left turn lane from KY 18 onto KY 338. Secondly, as conditions warrant, install a full traffic signal at this intersection. Thirdly, complete grid street pattern for Torrid Street, past Rogers Lane and Orient Street to KY 18 east of the downtown.
- D. Connect North Orient Street between Gallatin and Temperate on existing county right-of-way, north of Burlington Elementary School.
- E. Pursue reconstruction of two intersections of Temperate Street with Idlewild and Bullittsville (**Figure 4**). This will require in-depth discussions with the State Highway Department, adjacent property owners, and business owners.

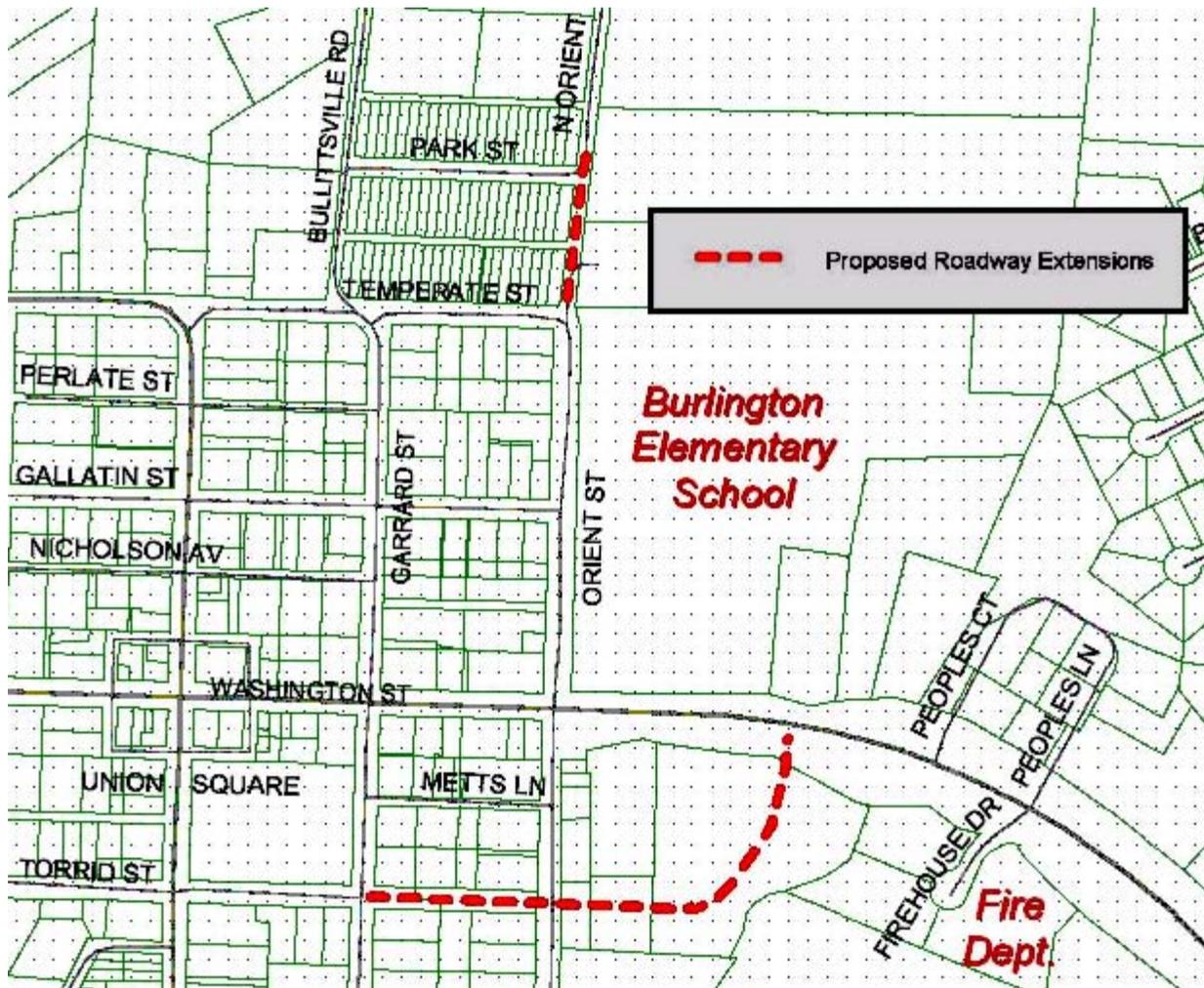
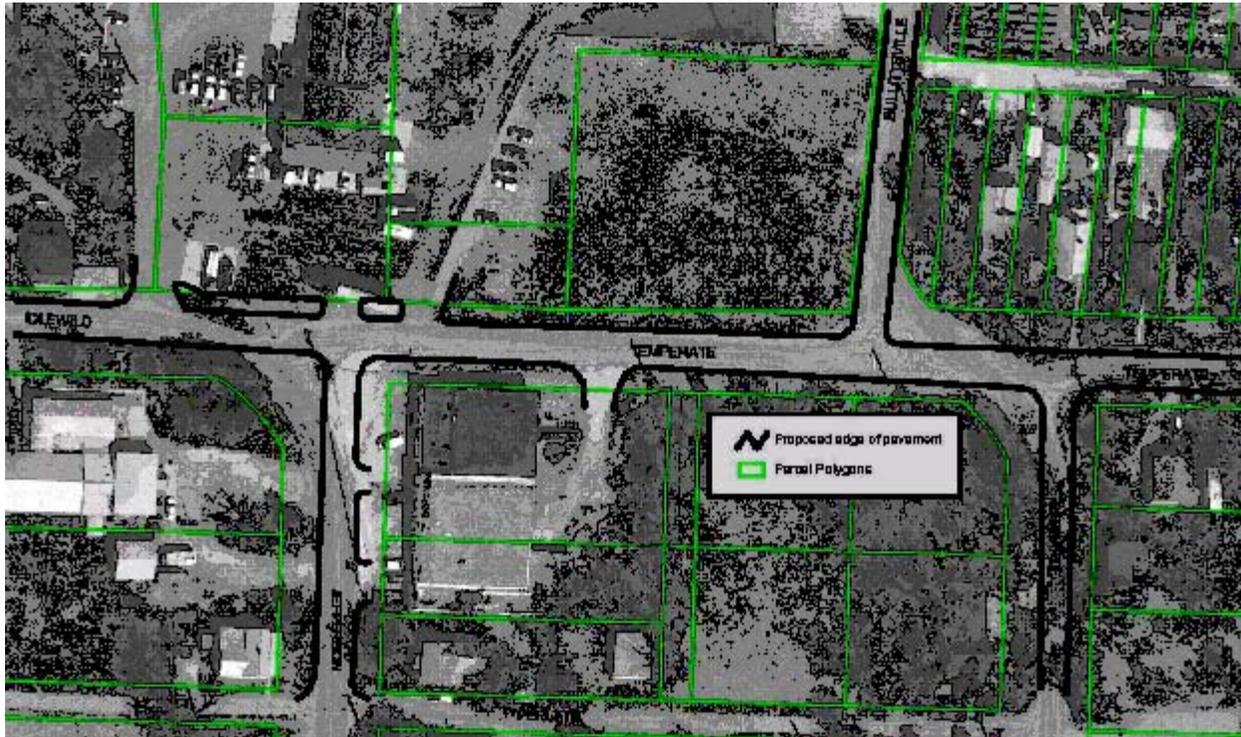


Figure 5 - Proposed Roadway Extensions

## Pedestrian Recommendations

- A. Provide the town center sidewalk plan improvements included in the 2002 TEA-21 grant application (**Figure 5**). This Plan recognizes that these sidewalks within this historic district are a priority for the Boone County Fiscal Court and recommends that the Fiscal Court pursue these sidewalks and street lights even if the grant application is not approved. Evaluate the use of brick pavers for central portions of the sidewalk network.



**Figure 6** - Temperate Intersection Alignments

- B. Work with the Kentucky Transportation Cabinet to provide future sidewalks attached to KY 18 east to Boone Woods Park. Develop the shoulders into bike lanes.
- C. Provide a sidewalk on North Orient Street, adjacent to Burlington Elementary.
- D. Extend sidewalks or a bike/pedestrian path south along East Bend Road to Sperti Lane & Gunpowder Creek Nature Park.
- E. Provide sidewalks or a bike/pedestrian path along Rogers Lane south to Hanover Drive

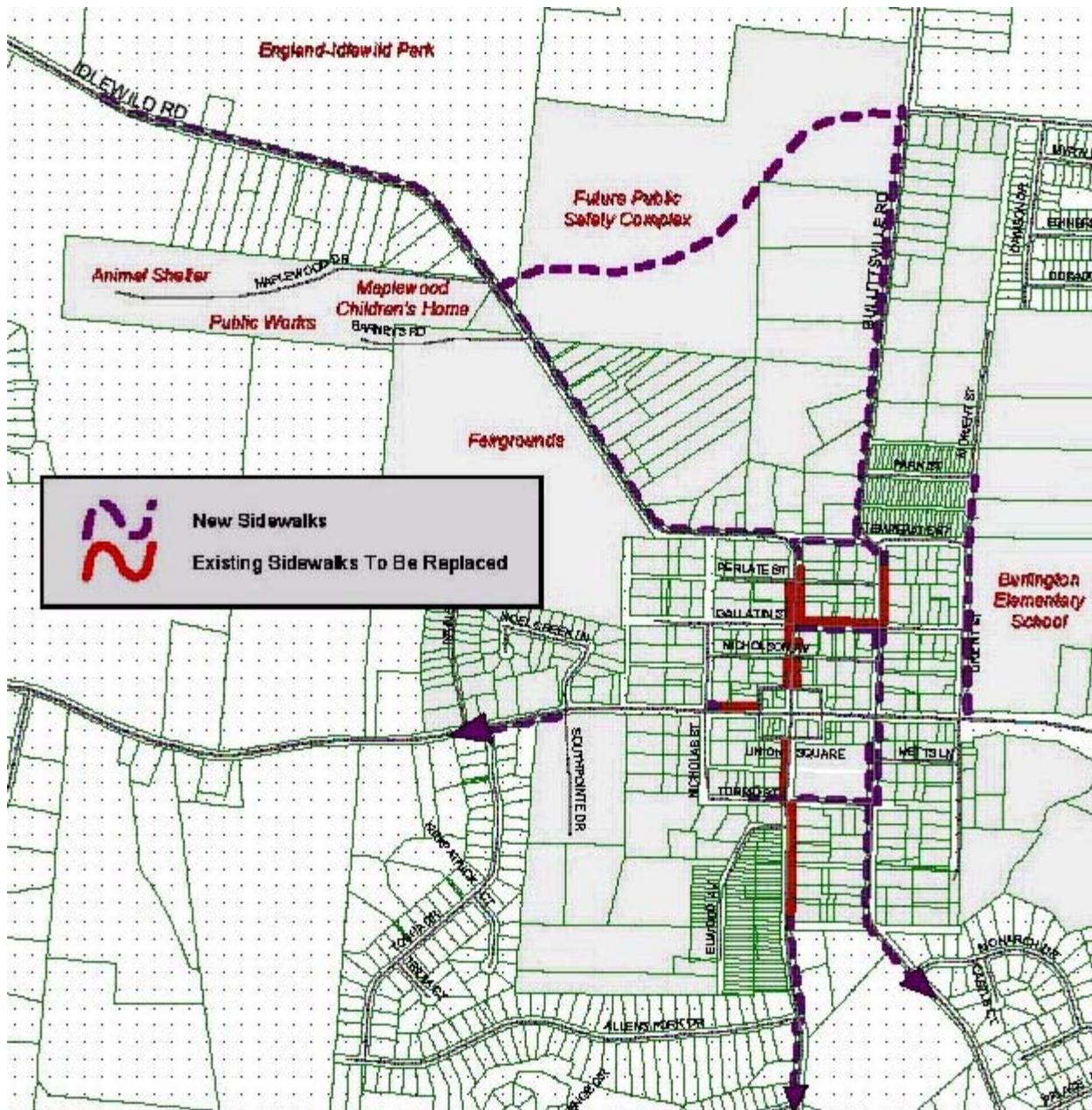
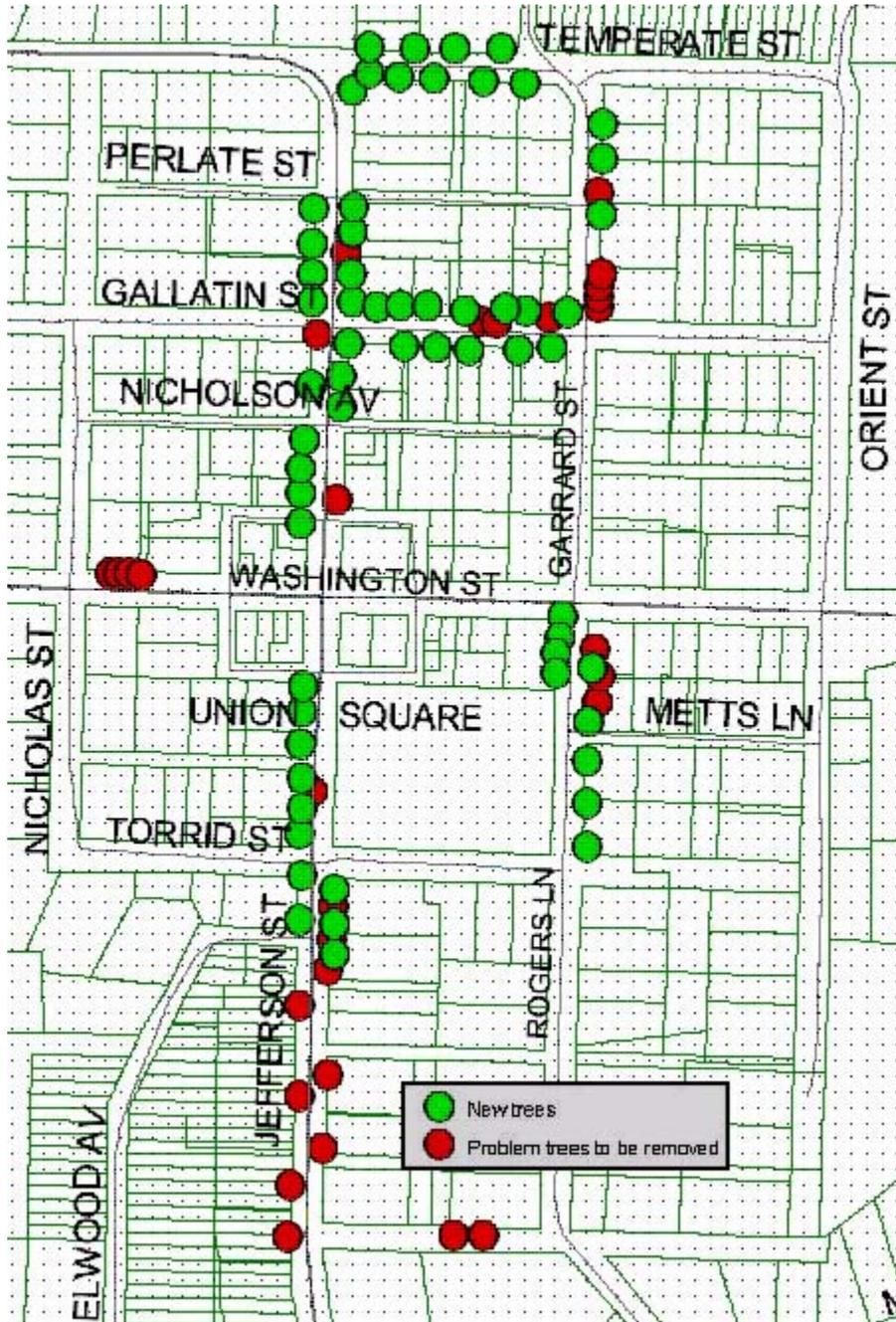


Figure 7 - Sidewalk Plan

- F. Complete a sidewalk connection west along KY 18 from Southpointe Townhomes to Tosha Drive.
- G. Provide a sidewalk or a bike/pedestrian path north along Idlewild Road to the Fairgrounds and Safety Complex Drive.
- H. Provide a sidewalk or a bike/pedestrian path connection north along Bullittsville Road to the Safety Complex Drive.

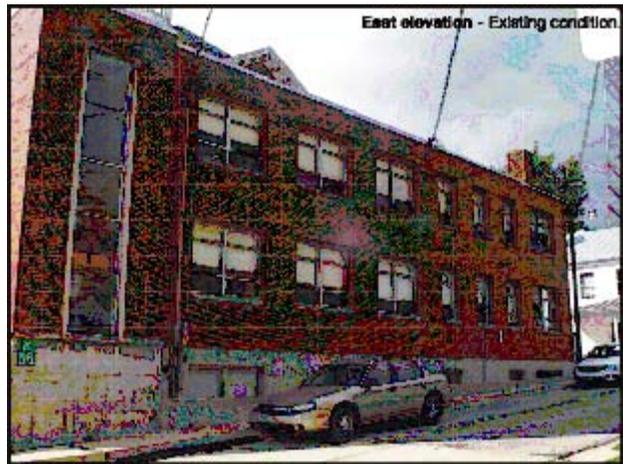
Streetscape Recommendations

- A. The Boone County Urban Forest Commission should continue to implement both the KY 18 Burlington entrance planting project and the town center project that is designed to compliment the TEA-21 sidewalk project (**Figure 6**). Tree dedications should be encouraged to coincide with new tree plantings in memory of Burlington residents from the past.



**Figure 8 - Tree Program**

- B. During the renovation of the Old Boone County Courthouse, the Boone County Fiscal Court should address the annex building by either removing it or architecturally renovating it as depicted in images in this Plan. The south elevation should see the continuation of wall trimming from the original courthouse across the annex, trees planted to further soften the visual impact of the plain brick wall, a continuation the low level wall with ivy/vines, replacement of the awning with a more appropriate design mirroring the main front entrance, and a continuation of the roof treatment from the original courthouse (**Figure 7**). The east elevation should have window replacement with an historically accurate design, bushes planted along the ground, brick in a portion of the large stairwell window, and rock treatment along the bottom of the building elevation (**Figure 8**). The option of removing the annex would obviously be the most costly of the alternatives (**Figure 9**).



**Figure 7 - South Elevation Renovations**

**Figure 8 - East Elevation Renovations**



**Figure 11** - Annex Removed

- C. Provide street lighting, similar to the 2002 TEA 21 grant application (**Figure 10**).
- D. Provide directional signage and light pole banners (**Figure 11**). Signage should be strategically located throughout and around Burlington (**Figure 12**).
- E. The Historic Preservation Review Board should sponsor a Burlington Cemetery entrance sign.
- F. Evaluate a flower window box program or similar decorative project for town center businesses.

#### Public Spaces Recommendations

- A. The Boone County Historic Preservation Review Board should work with the Burlington Cemetery to establish an interior walking path.
- B. The Boone County Fiscal Court should design and implement a Public Square between the old Clerk's Building and the main entrance of the Boone County Administration Building. This area should be designed to accommodate not only informal pedestrian and daily activity, but to encourage special events, such as craft shows, political events, auctions, public information, etc. (**Figure 13**).

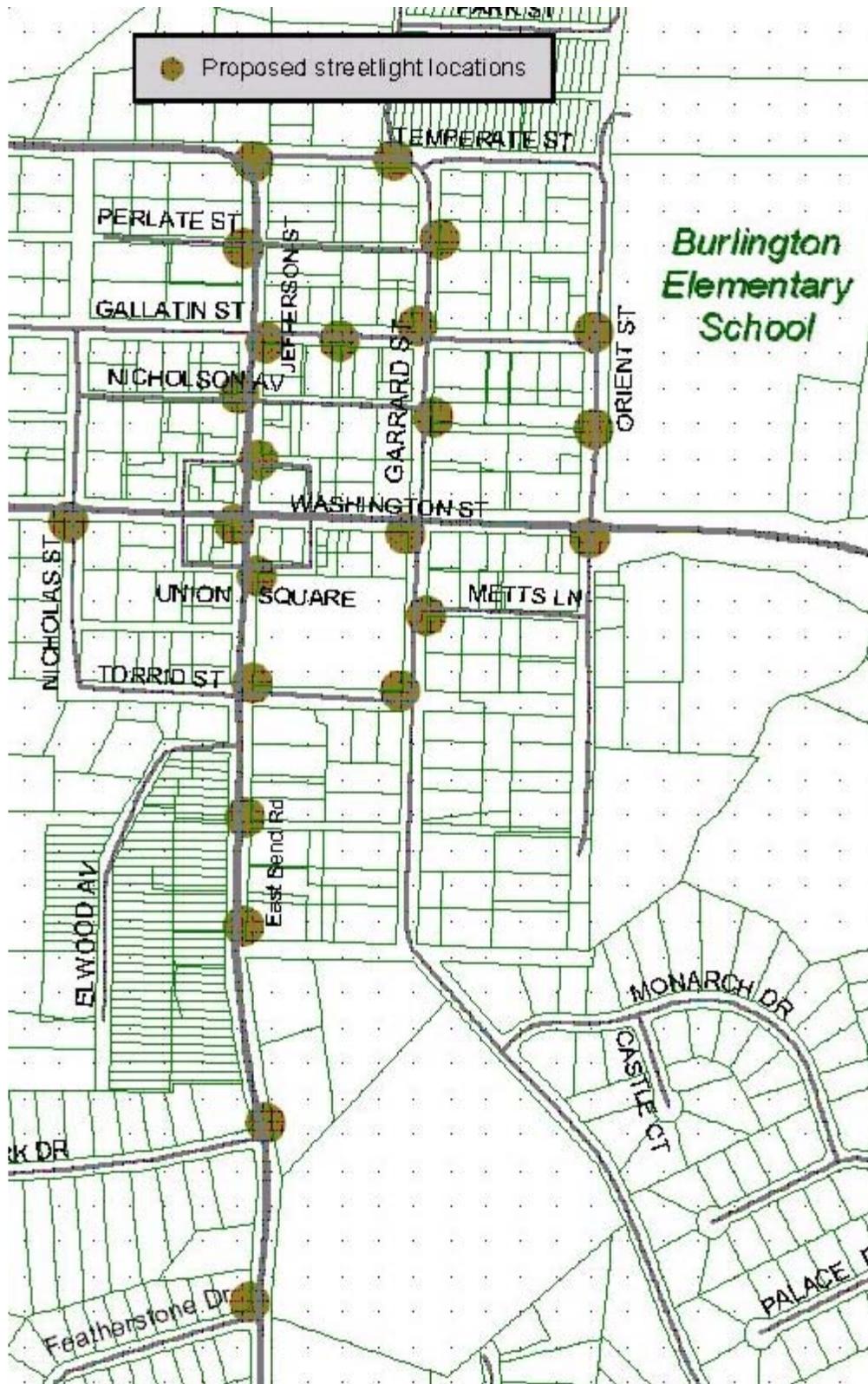
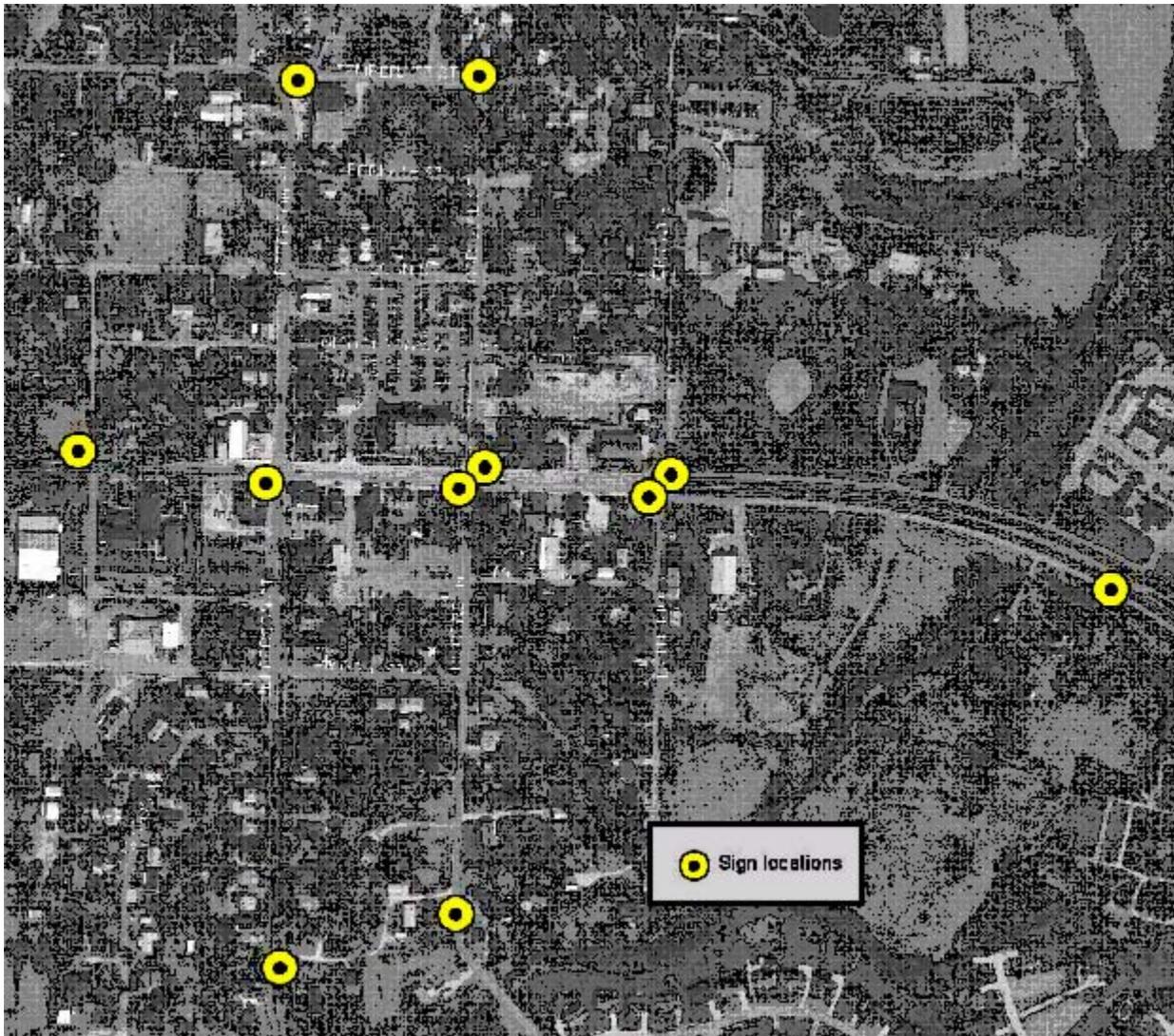


Figure 12 - Proposed Streetlight Locations



Figure 13 - Streetlight & Directional Signage Examples



**Figure 14 - Proposed Directional Signage Locations**

- C. Continue to work with the Burlington Baptist Church to create a landscape and bench area on the southwest corner of KY 18 and KY 338 that includes Union Square as a formal entity.
- D. The entire Union Square route should contain brick pavers, decorative street lights, or otherwise call attention to the fact that it is a significant historic feature of the town center.
- E. Correct existing stormwater runoff problems throughout the town, particularly new large paved areas such as the Boone County Justice Center.

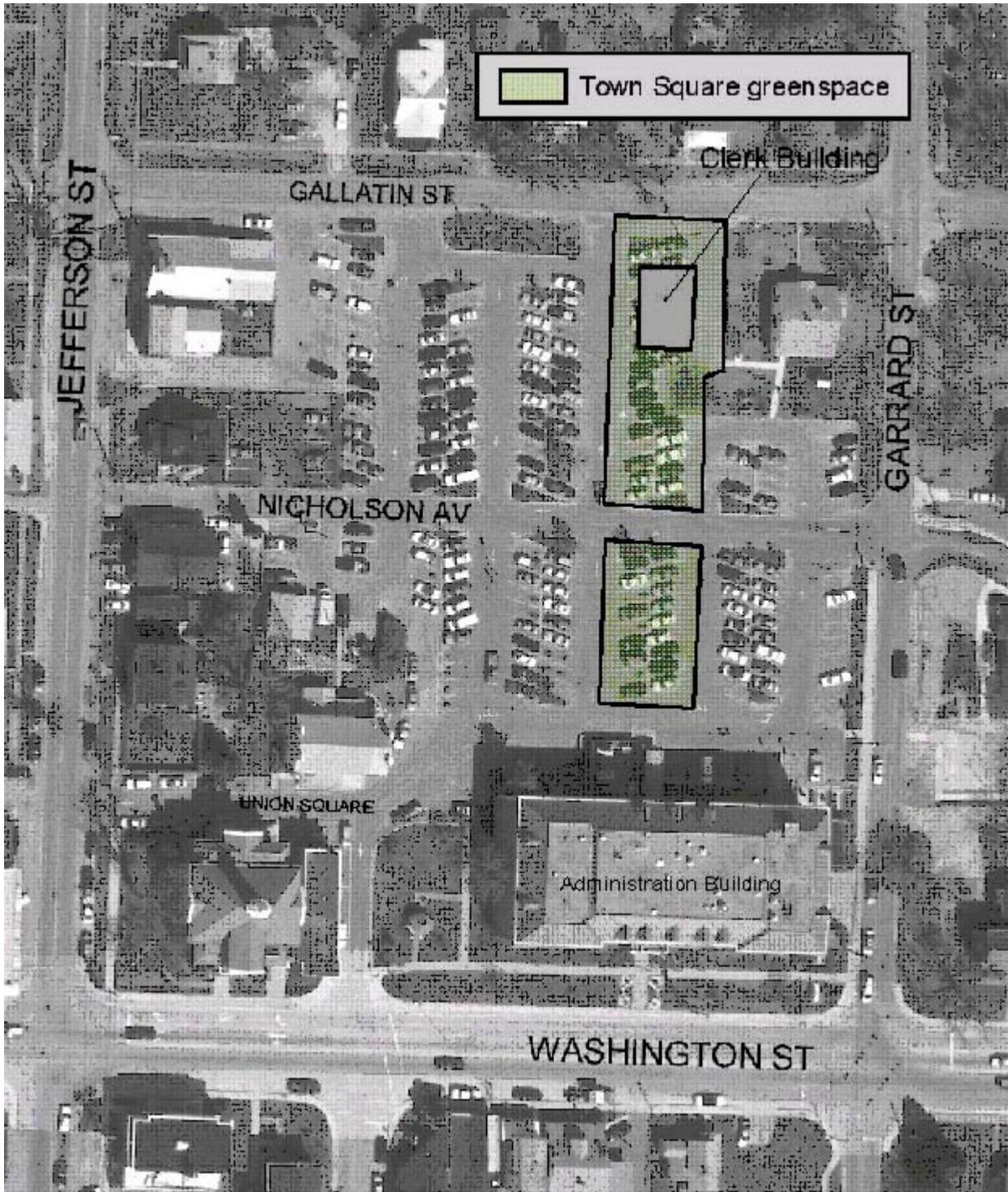


Figure 15 - Town Square

## **SMALL BUSINESS AND BUILDING RENOVATION INCENTIVES**

These recommendations are designed to promote the small community, small business sector of the Boone County economy in traditional small town, central areas away from the large retail districts. Although designed for Burlington, these could be implemented for other suitable areas in the future.

- A. Examine ways to assist small, local businesses within a Small Community area to obtain consultant advice on how to display product, improve appearance, attract more customers, provide access and parking, etc.
- B. Promote use of Federal Historic Preservation Tax Credits for Income Producing Properties (established program). This program includes a 20% tax credit on amount spent on rehabilitation of certified historic structure **or** a 10% tax credit on amount spent on rehabilitation of non-historic structures built before 1936. The Rehabilitation must meet Secretary of Interior Standards for Rehabilitation. Planning Commission/Historic Preservation staff will provide technical assistance to tax credit applicants
- C. Lobby/support a future state tax credit program for historical structures Requirements/process similar to Federal tax credit formula, but it includes a 30% state tax credit for residences and 20% credit for businesses.
- D. Revise Burlington National Register Historic District (Historic Preservation Review Board). About 40 of 47 original contributing buildings in 1979 remain. Approximately 20 others could be contributing.
- E. Develop a more accommodating and informational building permit process for owners of historic buildings by evaluating how other communities work with these types of properties.
- F. Implement Facade Improvement Program for rehabilitation of historic structures using a matching grant/loan program. Historic structures located on Jefferson and Washington Streets would be a priority. Up to \$10,000 matching grant/loan for substantial improvements to facades is typical. Generally these programs are funded by a revolving fund - improvement loans to be repaid within 5 years. Some smaller grants (\$500 sign grants, \$1000 paint grants) are also typically available.
- G. Implement a Low Interest Revolving Loan Program for rehabilitation of historic structures, especially along Jefferson and Washington Streets (Planning Commission, County Administration). Generally, revolving fund loans would be repaid within 5 years. A pool of money should be created by evaluating Renaissance Kentucky programs, grant programs, and contacts with local banking institutions. The program should target certain specific areas.
- H. Study feasibility of Restoration Tax Abatement for contributing historic buildings. Construction must meet architectural design requirements of the Burlington Town Plan.
- I. Create a "Main Street Coordinator" type of staff position that recruits businesses, administers the above incentive programs, and maintains a strong public involvement. This position would also assist in making the building permit process user-friendly to owners of historic structures. This position would help

any department or agency get the training they need to work with historic structure renovation.

### **SMALL COMMUNITY OVERLAY DISTRICT RECOMMENDED CHANGES**

This Plan recommends that the Small Community Overlay Zoning District in the Boone County Zoning Regulations be evaluated and revised as needed to further encourage small town type of development. The District has been revised in the past several county wide zoning update reviews, however, more can be done to reinforce the small towns in Boone County. This Plan recommends that the proposed "Main Street Coordinator" position perform the zoning district review in concert with the Boone County Zoning Administrator in late 2002 or during 2003. Since this update would pertain to any areas of Boone County that are currently zoned Small Community Overlay, it needs to be evaluated for these other geographic areas in addition to Burlington. These areas include Constance, Stringtown, Taylorsport, Petersburg, Hebron, Tucker's Corner, Belleview-McVillie, Rabbit Hash, Rabbit Hash Hill, Waterloo, Big Bone Lick, Verona, and Beaverlick. This Plan also recommends that the geographic limits of the Small Community Overlay District in Burlington be evaluated and expanded if needed during the 2005 countywide zoning update process.

The following passages contain some initial recommendations as to how the zoning district should be revised. These ideas of course can be superceded by work of the future Main Street Coordinator position, but are intended as guidance based on public involvement to date. These recommendations differ from the existing zoning district mainly in the addition of small repair and industrial uses, the deletion of multi-family uses, and the addition of design criteria for new construction. I should be noted that these suggested standards would only apply to changes proposed by a property owner or developer that would require a major or minor site plan review or constitute a change of land use; they will not obligate anyone to rehab or improve a property if no physical changes are proposed.

#### Small Community Zone Overlay Intent

The intent of this article is to reinforce the small town, historic character of Boone County small community centers by allowing a wide range of land uses within established clusters of buildings, and requiring specific design standards. The overlay zone is intended to promote a combination of small commercial, light manufacturing or repair uses typically found in a small town, professional office, and residential uses where they would be difficult to develop under existing suburban-oriented zoning regulations contained in this order.

#### Suggested Principally Permitted Uses

Detached single-family dwelling units  
Residential units over top of commercial or office space  
Eating and drinking establishments including alcoholic beverages  
Retail Uses  
Banking services (including drive-through facilities)  
Insurance carriers and agents

Professional Office Uses  
Postal and packaging services  
Beauty and barber services and tanning salons  
Nursery and day care centers  
Service Businesses  
Schools, libraries and museums  
Laboratory services  
Art and craft galleries and similar exhibit space;  
Aquariums, botanical gardens and other natural exhibitions;  
Community or commercial agricultural gardens, orchards, aquaculture, plant nurseries  
Churches, etc.  
Video rental and sales  
Passive open space  
Bed and Breakfast Inns

#### Suggested Conditional Uses

The following light industrial uses can be permitted in an existing structure previously used as a commercial or industrial use if in keeping with the small town and residential character of Burlington. These uses can occur in a building addition if the use occurs in the original structure and the architectural design requirements of this article are met for the entire use. The Board of Adjustments must especially consider if the following uses have minimal tractor trailer traffic and odor impact.

- A. Fabrication of metal products except firearms, large scale machinery, or vehicles;
- B. Manufacturing, assembly, and repair of professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks, electric and electronic equipment, jewelry and precious metals, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils, and other office and artists materials, brooms and brushes, lamp shades, signs and advertising displays, umbrellas, parasols, canes, and other miscellaneous fabrication activities;
- C. Industrial electrical equipment repair and armature rewinding services;
- D. Drive-through and franchise style fast food establishments in accordance with Section 3155;
- E. Gasoline filling stations and automobile repair facilities.

#### Suggested Intensity

The intensity of residential uses in the SC overlay district shall be a maximum of fifty percent greater than permitted by the underlying zoning district. There is no maximum intensity of commercial, office, or industrial use, however, all parking, landscaping, and other requirements of this order must be supplied.

#### Suggested Minimum Standards

These standards apply to new construction projects where a new building is being constructed or an existing building is being added onto to the extent that a formal Major Site Plan Review is required under the Boone County Zoning Regulations.

Setbacks:

- A. Front yard shall conform to adjacent existing buildings or structures, or when buildings do not exist within 200 feet, to existing building setbacks on the opposite side of the street. The maximum front yard for commercial, office, industrial, or public facilities uses shall be 20 feet.
- B. Side yard minimum adjacent to private property - five (5) feet
- C. Side yard minimum adjacent to right-of-way - ten (10) feet
- D. Rear yard minimum adjacent to private property - twenty (20) feet
- E. Rear yard minimum adjacent to alley - five (5) feet

Site Layout

- A. Non-residential building facades facing public street shall be designed as the building front.
- B. Sidewalk connections shall be provided to all existing and planned sidewalks, and to alleyways.
- C. Off-street parking shall be located on the side and/or rear of the primary building.
- D. On-street and shared parking can fulfill parking requirements if demonstrated to the Zoning Administrator that they are sufficient.

Architectural Details/Ornamentation for Existing Historic Buildings:

- A. Existing architectural details and ornamentation, including existing porch elements, shall be retained, maintained, and repaired where necessary with matching materials. Removal shall only occur in cases of substantial deterioration and every effort shall be made to replicate removed elements with materials and design matching the original;
- B. All replacement materials shall be similar to the original materials of the detail or ornamentation in question or be appropriate to the style of the building;
- C. Removal of existing brick chimneys and replacement with metal or other materials is not permitted.

Exterior Siding

- A. Exterior metal wall sheeting is not permitted;
- B. Replacement of existing exterior wood siding and corner boards shall be with new wood to match original wood;
- C. In no case shall an historic brick or stone building be covered with any type of siding.

\_\_\_\_\_ Windows and Doors

- A. Existing windows and doors shall be retained and repaired as needed. Repair or replacement of deteriorated window and door elements should imitate the original elements in dimension, profile, size, shape, arrangement and pattern. Window and door repair must reuse as much of the original material as possible;
- B. When window and door replacement is unavoidable, new units should match original design as closely as possible;
- C. The installation of modern picture windows, bay windows, or other openings not in scale with the building shall not be installed on the main or side facades. The addition of large windows or walk-out (i.e., sliding) glass doors on the rear facade or side facades which are not readily visible is discouraged but permitted;
- D. The use of glass block in foundation windows is not permitted on front or readily visible side facades.

#### Building Roofs

- A. Historic roof materials, such as metal or slate shall be retained, maintained and repaired when necessary. They should not be replaced just to match any new construction if not deteriorated;
- B. The application of composition shingles to replace deteriorated composition or metal standing seam roofs is acceptable;
- C. Roof forms and pitch shall not be altered on the main facade. Alterations shall not occur on side facades where such alterations would be visible from the street. Alterations in the rear one-half to one-third of a building may be allowable if not readily visible from the major street facade(s). In no instance should more than one-story be added to any existing building;
- D. Original box gutters shall be retained and maintained, or repaired or replicated;
- E. If soffits are damaged, they should be repaired or replaced with wood or solid non-vinyl materials to replicate the original materials;
- F. Skylights are permitted as long as they are located in the rear one-third to one-half of a building depending on visibility from the street facade(s).

#### New Construction and Additions

- A. Proposed new construction or additions to existing structures shall be designed to be consistent with existing buildings within the same street block. The developer or builder shall submit architectural plans for review by the Technical/Design Review Committee. The Committee may contract with a registered architect to help review the proposal according to the following detailed standards:
- B. The height of new construction shall be compatible with existing structures on the block;
- C. The floor area of new construction shall be compatible with existing structures on the block;
- D. New construction shall be compatible with existing structures on the block in terms of number and spacing of window and door openings;

- E. Materials of new construction shall be compatible with existing buildings on the block. The texture and color of brick or wood siding should be carefully considered to ensure compatibility with existing buildings. Frame buildings should maintain materials and design found throughout the community;
- F. Roofs for new construction should be consistent with existing structures on the block. New construction may have roofing which changes roof lines in the rear one-half or one-third of the building in a stepped fashion if not readily visible from the major street facade(s);
- G. Siding of new construction shall be compatible with existing buildings on the block. Traditional or new technological materials that replicate traditional materials should be used instead of vinyl or aluminum siding. Painted concrete block should not be used;
- H. Exposed concrete foundations or retaining walls shall be faced with brick or stone, screened, or painted to complement the rest of the building. Interlocking block with opportunity for vines or ground cover vegetation is encouraged for retaining wall applications;
- I. HVAC and other mechanical equipment must be screened or camouflaged from public view whether on roof or ground;
- J. Additions to historic buildings in the Small Community Overlay Zone must conform to the setback requirements listed above. Additions to historic buildings shall not occur on a main facade or readily visible side facade. Additions shall follow existing roof lines, trim lines, material and massing of the building.

## **CONCLUSIONS AND NEXT STEPS**

This Plan contains many detailed recommendations. To achieve them, they will need to be prioritized and spread out over time. Many of these put responsibilities on the Boone County Fiscal Court and will have to be evaluated in terms of fiscal resources and timing issues. This Plan recommends that during late 2002, and early 2003, a public process be implemented through the Planning Commission that prioritizes the entire list of recommendations in a way that could lead to a future capital improvements program.