REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Tuesday, September 15, 2026 at 3:00 PM

Agenda

This notice and agenda of the Regular Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Tuesday, September 15, 2026, at 3:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

1. Call Meeting to Order and Roll Call

2. Opening Prayer and Pledge of Allegiance

3. Consideration and Approval of Minutes

A) Consideration of Minutes-Regular Meeting August 18, 2026

4. New Business

A) Architectural Review of Kayo Center-Middle Section of Development

5. Old Business

A) Review of Text Amendments to Architectural Standards

6. Public Comment

7. Next Meeting

A) Next Regular Meeting-October 20th, 2026

8. Adjourn

Commissioner Kayce Saik _____

Commissioner Melanie Greer Smith _____

Commissioner Lee Sahler _____

Regular Meeting of the Architectural Review Committee
of the City of Gluckstadt, Mississippi
Tuesday, August 18, 2026

Minutes

The business of this meeting with Committee Members Melanie Greer, Kayce Saik and Lee Sahler were as follows:

1. Chairman Kayce Saik called the meeting to order; all members of the board were present.
2. Kayce Saik gave the opening Prayer with Melanie Greer gave the Pledge of Allegiance.
3. **Consideration of Minutes**:
   Melanie Greer made the motion to approve the minutes of July 21, 2026, regular meeting as presented. Lee Sahler seconded the motion with both members voting "AYE" the motion carried.
4. **New Business**
   A) **Consideration of Architectural Review 26-027 Springhill Suites**
      I. Caine Dearman, Planning and Zoning Director, presented the project which meets the city guidelines. The proposed project will consist of a 92 key hotel.
      II. Wade Thompson addressed the board and provided details on the design of the project.
      III. Melanie Greer made the motion to approve with the request to provide the roof pitch on the drawings, and detail of the portico. Lee Sahler seconded the motion with all members voting "AYE" the motion carried.

5. **Old Business**
   No action was taken

6. **Public Comment**
   No members of the public signed up to address the board.

7. **Next Meeting**
   A) Next Regular Meeting – September 15, 2026, at 3:00 PM City Hall
8. **Adjourn**
   Kayce Saik made the motion to adjourn the meeting. Lee Sahler seconded the motion with both members voting "AYE" the motion carried.

WITNESS OUR HANDS, this the _____ day of _____,2026

_____
KAYCE SAIK, Chairman

_____
MELANIE GREER, Vice Chairman

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 09/15/26

SUBJECT: Consideration of Architectural Review-Kayo Center Middle Section

Kayo Center development along Kayo Drive was approved in 2025. Jam has been completed in the back of the development. West of 55 and Burgers & Blues are currently under construction in the front of the development. The middle section has been reimagined due to some tenant turnover and they are presenting the new buildings for your review today.

The middle section will consist of 6 new unique buildings that will consist of retail, office, and service-based businesses. Owner and designer are here today to answer any questions.

KAYO CENTER (REVISED)

OWNER'S CERTIFICATE

State of Mississippi County of Madison

i, the Owner, as listed heron below, do hereby certify that we are the Owner of the land described in the foregoing certificate of Colin L. Baird, Registered Professional Land Surveyor, and that it has caused the same to be subdivided and platted as shown hereon, and has designated the same as Kayo Center, and hereby adopts this plat of subdivision as its free act and deed.

Witness my signature on this the ___ day of _____, 2026.

_____
Lee Sahler, President of Sahler Brothers, LLC

CERTIFICATE OF COMPARISON

State of Mississippi County of Madison

We, Ronny Lott, Chancery Clerk and Colin L. Baird, Registered Professional Land Surveyor, do hereby certify that we have carefully compared this plat of Kayo Center, with the original thereof, as made by the said Colin L. Baird, Registered Professional Land Surveyor, and find it to be a true and correct copy of said map or plat.

Given under my hand and seal of office on this the _____day of _____, 2026.

_____ _____
Registered Professional Land Surveyor Chancery Clerk

CERTIFICATE OF ACKNOWLEDGEMENT

State of Mississippi County of Madison

Personally appeared before me, the undersigned Owner, who acknowledged to me that as Owner they signed and delivered this plat and certificate thereon as their own act and deed on the day and year mentioned, and that Colin L. Baird, Registered Professional Land Surveyor, who acknowledged to me that he executed this plat and the certificates thereon as his own act and deed, on the day and year mentioned.

Given under my hand and seal of office on this the ___ day of _____, 2026

_____ _____
My Commission Expires Notary Public

CERTIFICATE OF CITY'S APPROVAL

State of Mississippi City of Gluckstadt County of Madison

I, Walter C. Morrison, IV, Mayor of the City of Gluckstadt, do hereby certify that this plat was approved and accepted by the Mayor and Board of Alderman of the City of Gluckstadt, Mississippi, at their meeting on the _____ day of _____, 2026.

Witness our signatures this the _____day of _____, 2026.

_____ _____
Mayor City Clerk

_____
City Engineer

CERTIFICATE OF FILING AND RECORDATION

State of Mississippi County of Madison

I, Ronny Lott, Clerk of the Chancery Court in and for said County and State, do hereby certify that the Final Plat of Kayo Center was filed for record in my office on this the ___day of _____, 2026, and was duly recorded in Plat Book _____, Page_____ of the records of maps and plats of land of the Madison County, Mississippi.

Given under my hand and seal of office on this the _____day of _____, 2026.

_____
Chancery Clerk

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH SUBDIVISION REGULATIONS

State of Mississippi County of Madison

I hereby certify that the monuments and markers shown hereon are in place on the ground and the plan and plat shown and described hereon area true and correct representation of a survey to the accuracy designated in the Subdivision Regulations for the City of Gluckstadt, Madison County,

Witness our signatures this the _____day of _____, 2026.

_____
Registered Professional Land Surveyor

CITY PLANNING AND PUBLIC WORKS DIRECTOR'S APPROVAL

State of Mississippi City of Gluckstadt County of Madison

We have examined this plat and find that it conforms to all conditions set forth on the preliminary plat as approved by the Mayor and Board of Aldermen and thus recommend final approval.

_____ _____
Planning and Zoning Administrator Public Works Director

Basis of Bearing: the bearings on this plat are based on and referenced to the Mississippi State Plane Coordinate System Grid North (NAD83–West Zone) as derived using RTK GPS observations using Cors Stations MSJK and MSYZ.
Convergence Angle = N 00°07'25" W
Combined Factor = 0.99994187388280 (Ground to Grid)
(Computed at N=1099096.342, E=2367387.178)

DATE DRAWN: January 15, 2026.

1) PROPERTY IS ZONED C–2 (HIGHWAY COMMERCIAL DISTRICT), PER MADISON COUNTY ZONING ORDINANCE.
2) SETBACKS:
   FRONT – 35 feet from a street right–of–way line.
   SIDE – 5 feet (50 feet aduting Residential)
   REAR – 5 feet (50 feet aduting Residential)
3) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY FIRM NO. 28089 C 415G, MADISON COUNTY, REVISION DATE – JANUARY 17, 2025

REGISTERED PROFESSIONAL SURVEYOR'S CERTIFICATE

State of Mississippi County of Madison

I, Colin L. Baird, Registered Professional Land Surveyor, do hereby certify that at the request of the Owners, I have subdivided and platted the following described property as follows:

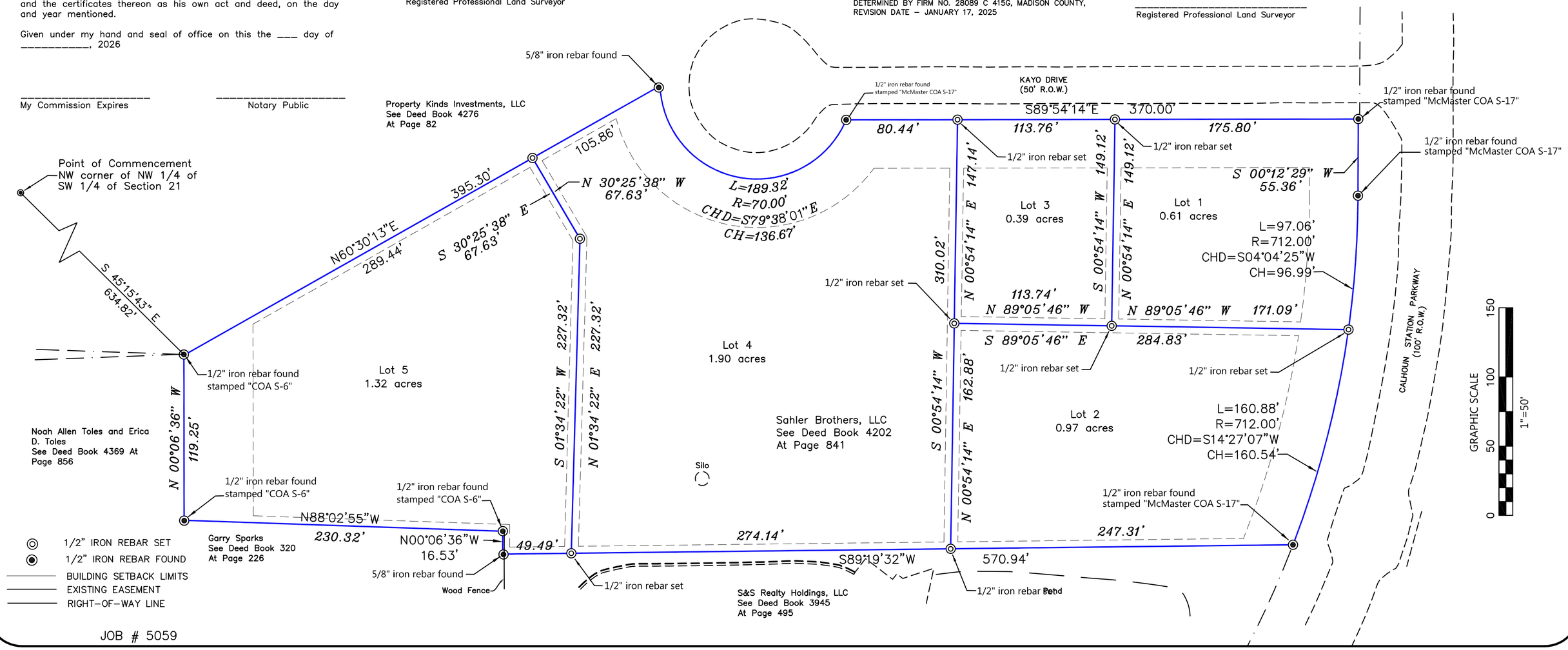
Legal Description

A certain parcel of land situated in the Northwest ¼ of the Southwest ¼ of Section 21, T8N-R2E, Madison County, Mississippi, and being more particularly described as follows:

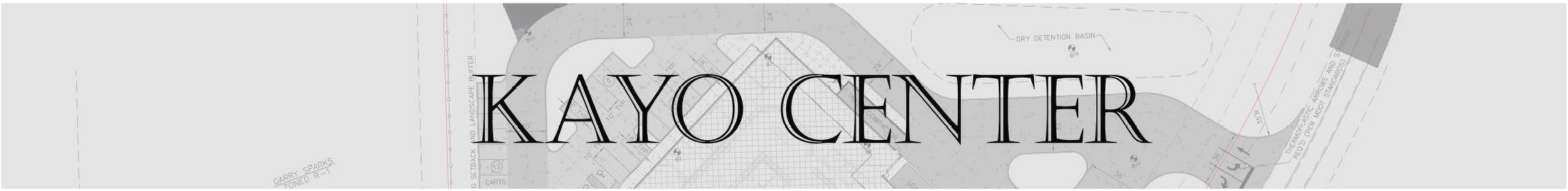
Commence at an existing nail marking the Northwest corner of the aforesaid Northwest ¼ of the Southwest ¼ of Section 21, T8N-R2E and run thence South 45 degrees 15 minutes 43 seconds East for a distance of 634.82 feet to an existing ½" iron rebar found (stamped "COA S-6) marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING run thence North 60 degrees 30 minutes 13 seconds East for a distance of 395.30 feet to a 5/8" iron rebar found on the West right-of-way line of a proposed roadway; said point also having a radius of 70.00 feet; run thence southeasterly along the West and South right-of-way line of a proposed roadway an arc length of 189.32 feet to a found ½" iron rebar (stamped McMaster COA S-17), said curve having a chord bearing of South 79 degrees 38 minutes 01 seconds East and a chord distance of 136.67 feet; run thence South 89 degrees 54 minutes 14 seconds East along said South right-of- way line of a proposed roadway for a distance of 370.00 feet to a found ½" iron rebar (stamped McMaster COA S-17) marking the Point of Intersection of said South right-of-way line of a proposed roadway with the West right-of-way line of Calhoun Station Parkway; leaving said South right-of-way line of a proposed roadway, run thence South 00 degrees 12 minutes 29 seconds West along said West right-of-way line of Calhoun Station Parkway for a distance of 55.36 feet to a ½" iron rebar found (stamped McMaster COA S-17) marking the Point of Curvature of a curve with a radius of 712.00 feet; run thence southwesterly along said right-of-way line of Calhoun Station Parkway and along the arc of said curve an arc length of 131.44 feet to ½" iron rebar, said curve having a chord bearing of South 05 degrees 27 minutes 24 seconds West and a chord distance of 131.25 feet marking the Point of Curvature of a curve with a radius of 712.00 feet; run thence southwesterly along said right-of-way line of Calhoun Station Parkway and along the arc of said curve an arc length of 126.50 feet to ½" iron rebar found (stamped McMaster COA S-17), said curve having a chord bearing of South 15 degrees 50 minutes 06 seconds West and a chord distance of 126.34 feet; leaving said West right-of-way line of Calhoun Station Parkway and the arc of said curve, run thence South 89 degrees 19 minutes 32 seconds West for a distance of 570.94 feet to an existing 5/8" iron rebar; run thence North 00 degrees 06 minutes 36 seconds West for a distance of 16.53 feet to an existing ½" iron rebar found (stamped COA S-6); run thence North 88 degrees 02 minutes 55 seconds West for a distance of 230.32 feet to an existing ½" iron rebar (stamped COA S-6); run thence North 00 degrees 06 minutes 36 seconds West for a distance of 119.25 feet to the POINT OF BEGINNING, containing 5.19 acres, more or less.

Witness my signature on this the _____ day of _____, 2026.

_____
Registered Professional Land Surveyor



JOB # 5059



KAYO CENTER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

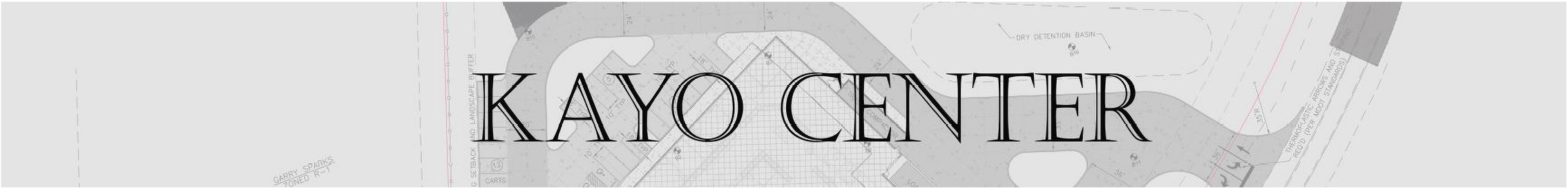
KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/4/2026
10:46:04 AM

SHEET
ARB-1



KAYO CENTER

Scale: 1"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

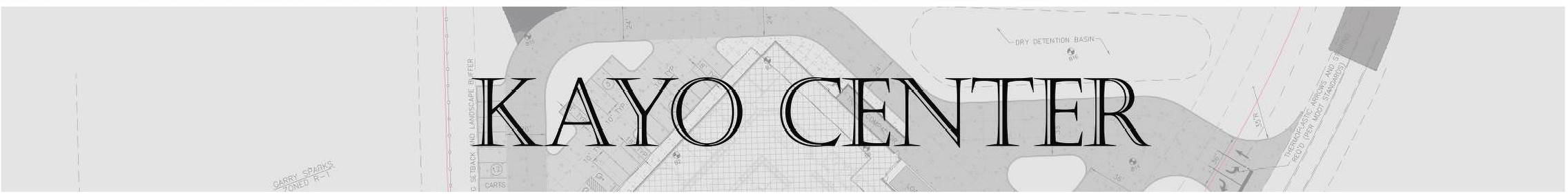
KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:12 PM

SHEET
ARB-2



KAYO CENTER

Scale: 1"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does *not* include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

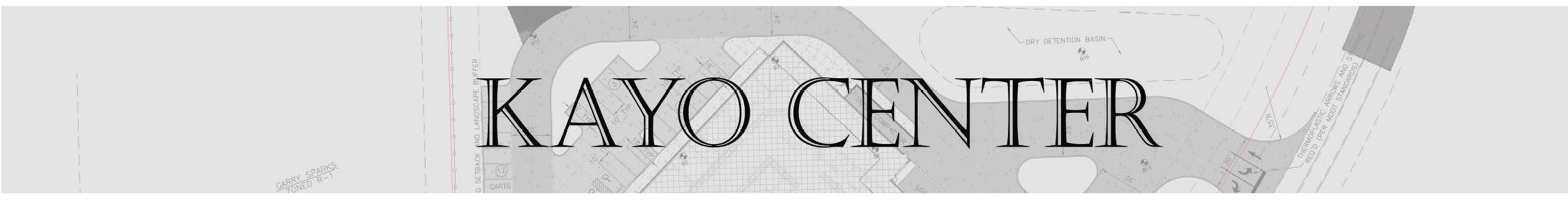
KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:14 PM

SHEET
ARB-3



KAYO CENTER

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

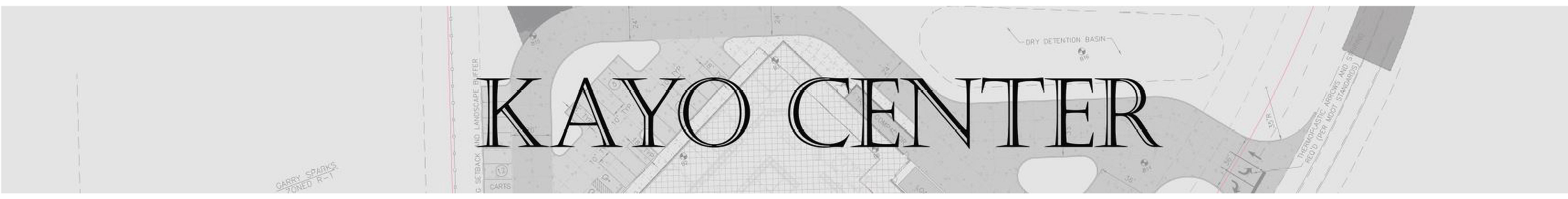
KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:16 PM

SHEET
ARB-4



Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:17 PM

SHEET
ARB-5

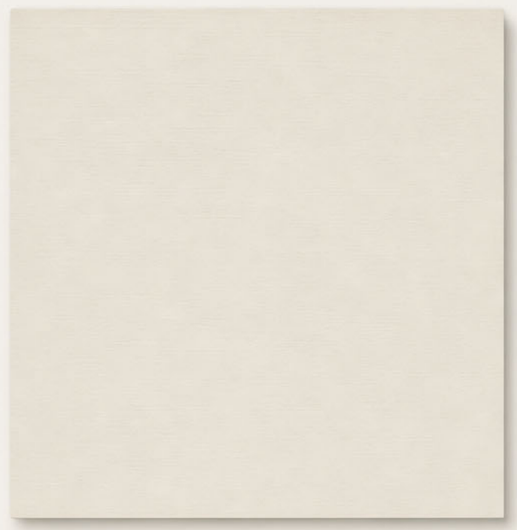
STANDING SEAM METAL · McElroy Matte Black

ASPHALT SHINGLE · GAF Timberline HDZ Pewter Gray

BOARD-&-BATTEN SIDING · James Hardie · SW Pewter Green SW 6208

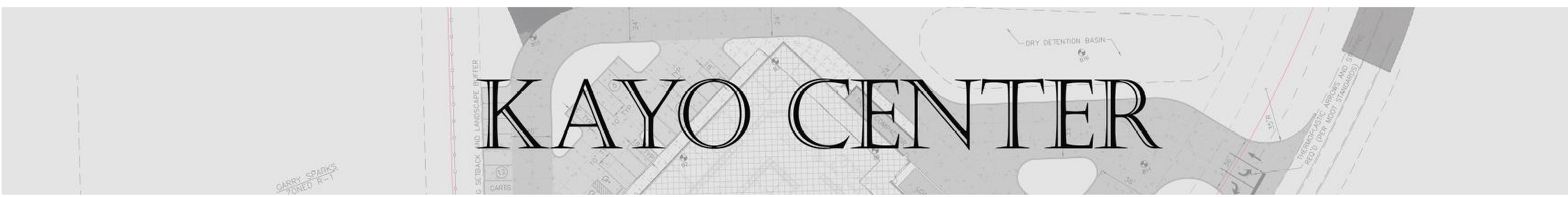
LAP SIDING · James Hardie HardiePlank · SW Pewter Green SW 6208

MASONRY · Cherokee Brick Ansley Park



TRIM · SOFFIT · COLUMNS · James Hardie HardieTrim

GLAZING · Black Aluminum Storefront + Clear Glass



KAYO CENTER

MATERIALS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/3/2026 5:00:19 PM

SHEET
ARB-6

JAM

BURGERS AND BLUES

WEST OF FIFTY FIVE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING	ROOF SLOPES	BUILDING WALLS	BUILDING GLASS	PAINT	COMMENTS
BUILDING ONE - KINDER	3/12 4/12 6/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	LOW SLOPE PORCH ROOF, PAINTED RAILS AND COLUMNS
BUILDING TWO	8/12	BRICK , BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS
BUILDING THREE	6/12 8/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS
BUILDING FOUR	4/12 6/12 8/12	BRICK AND SIDING	STOREFRONT	CREAM AND GREEN	AWNINGS WITH WOOD BRACING
BUILDING FIVE	4/12 6/12 8/12 12/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH WOOD BRACING
BUILDING SIX	8/12	BRICK , SIDING, BOARD AND BATTEN	STOREFRONT	CREAM AND GREEN	AWNINGS WITH BRACKETS

ALL BUILDINGS USE ROOF SLOPES THAT MATCH THE OVERALL CENTER DESIGN AS NEEDED

BUILDING FINISHES AND SLOPES

Scale: 1/2" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/11/2026
11:59:05 AM

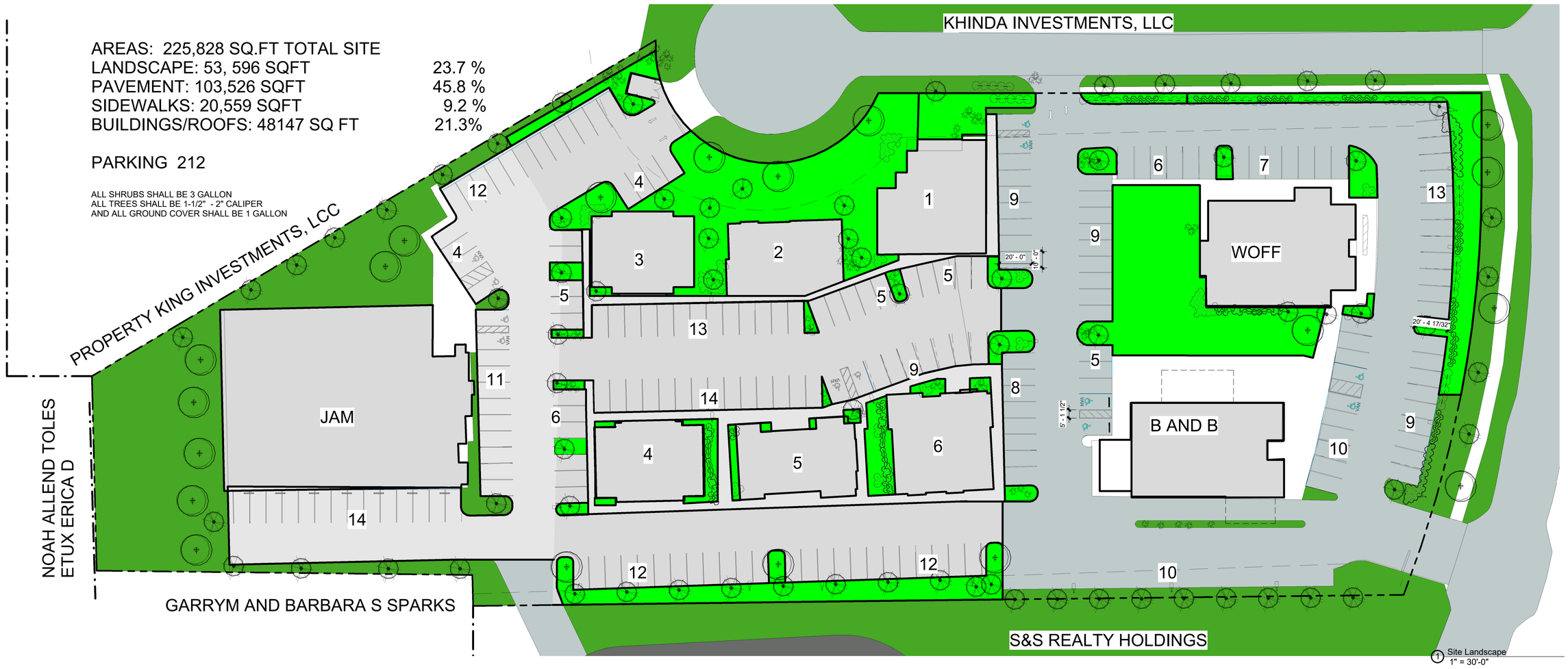
SHEET
ARB-7

AREAS: 225,828 SQ.FT TOTAL SITE

LANDSCAPE: 53, 596 SQFT	23.7 %
PAVEMENT: 103,526 SQFT	45.8 %
SIDEWALKS: 20,559 SQFT	9.2 %
BUILDINGS/ROOFS: 48147 SQ FT	21.3%

PARKING 212

ALL SHRUBS SHALL BE 3 GALLON
ALL TREES SHALL BE 1-1/2" - 2" CALIPER
AND ALL GROUND COVER SHALL BE 1 GALLON



1 Site Landscape
1" = 30'-0"

PARKING AND LANDSCAPING

Scale: 1" = 30'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

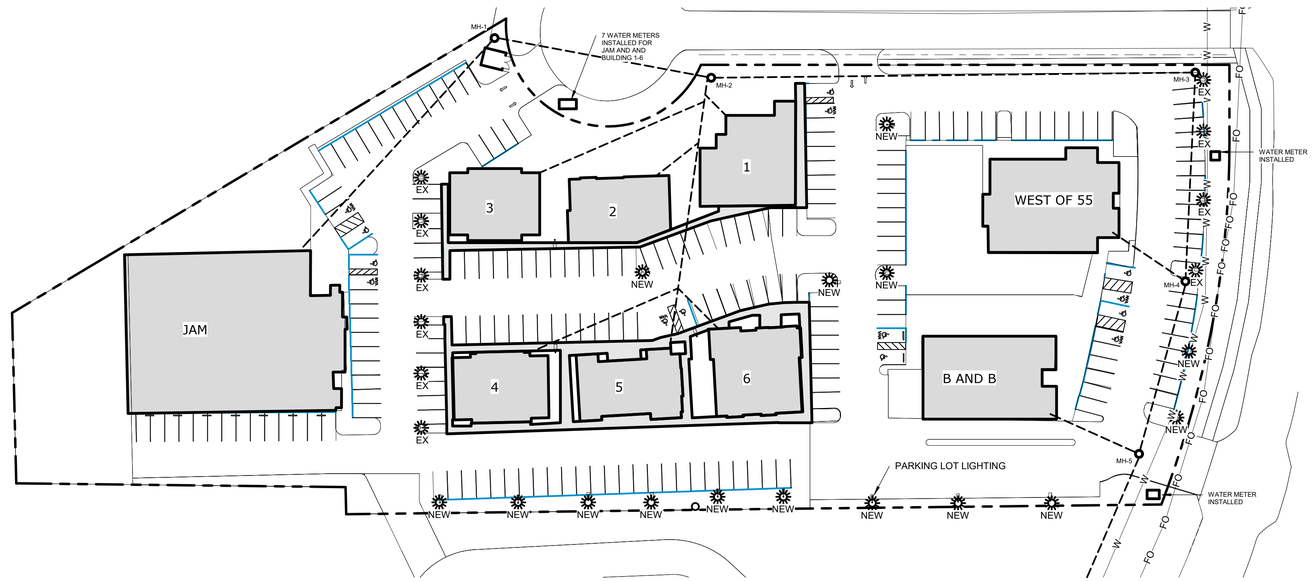
KAYO CENTER

LEE SAHLER

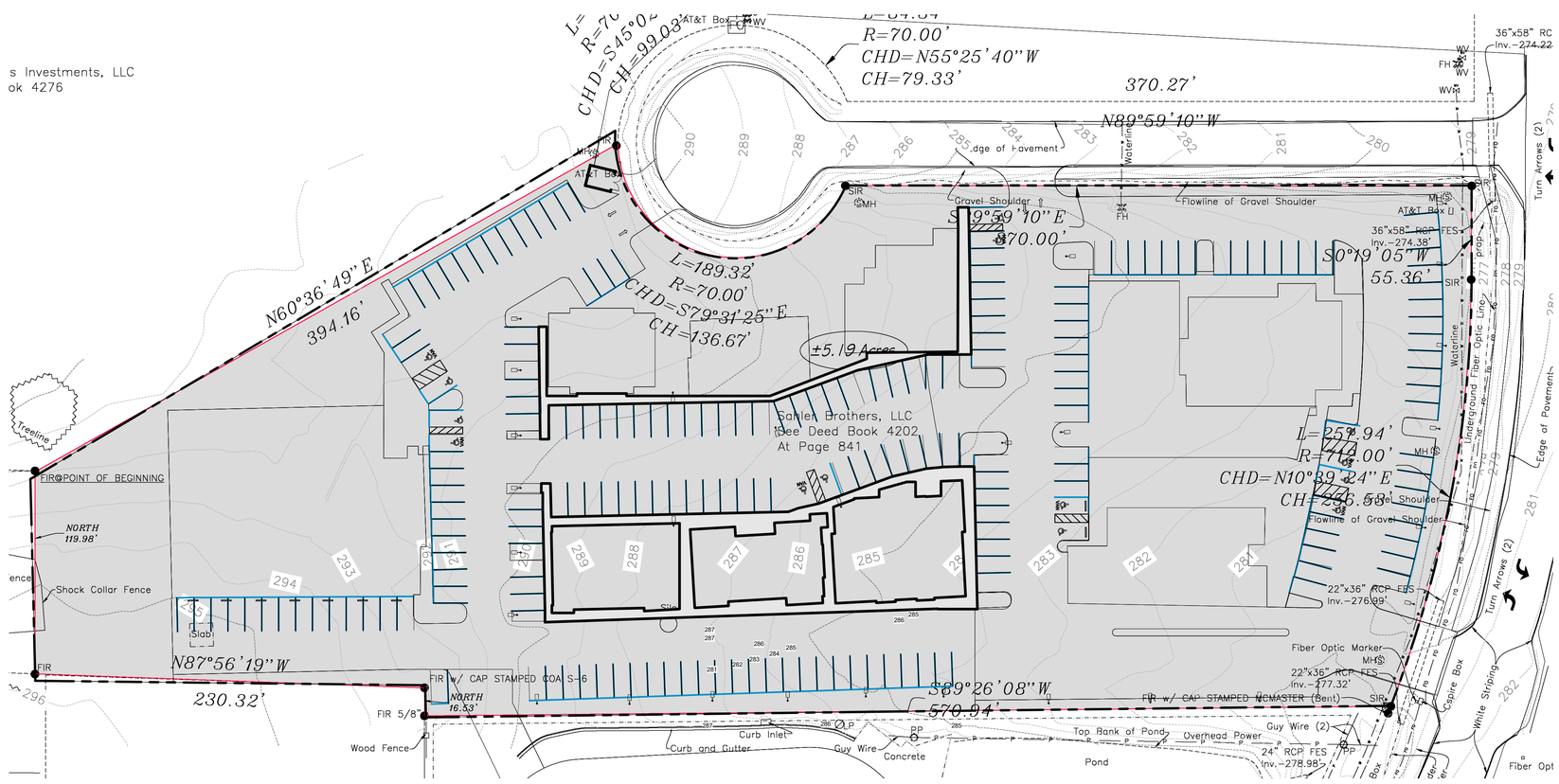
KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/11/2026
4:12:44 PM

SHEET
ARB-9



2 UTILITIES
1" = 50'-0"



1 Site SURVEY BASIS
1" = 40'-0"

SURVEY BASIS AND UTILITIES

Scale: As indicated

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."
****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

KAYO CENTER

LEE SAHLER

KAYO CENTER
KAYO DRIVE
GLUCKSTADT, MS

PLOTTED:
9/11/2026
12:00:36 PM

SHEET
ARB-10

RENDERINGS

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

CONSTRUCTION PRINTS

FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

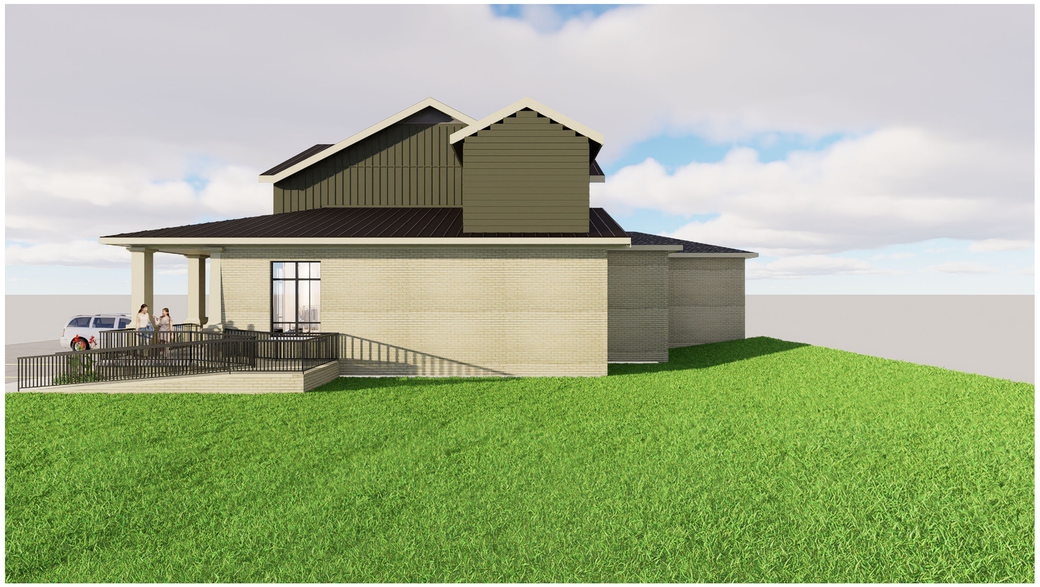
Kinder Boutique

Andy Sahler

KAYO CENTER
KAYO DRIVB
GLUCKSTADT, MS

PLOTTED:
9/3/2026
11:01:24 AM

SHEET
A0



NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

CONSTRUCTION PRINTS
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

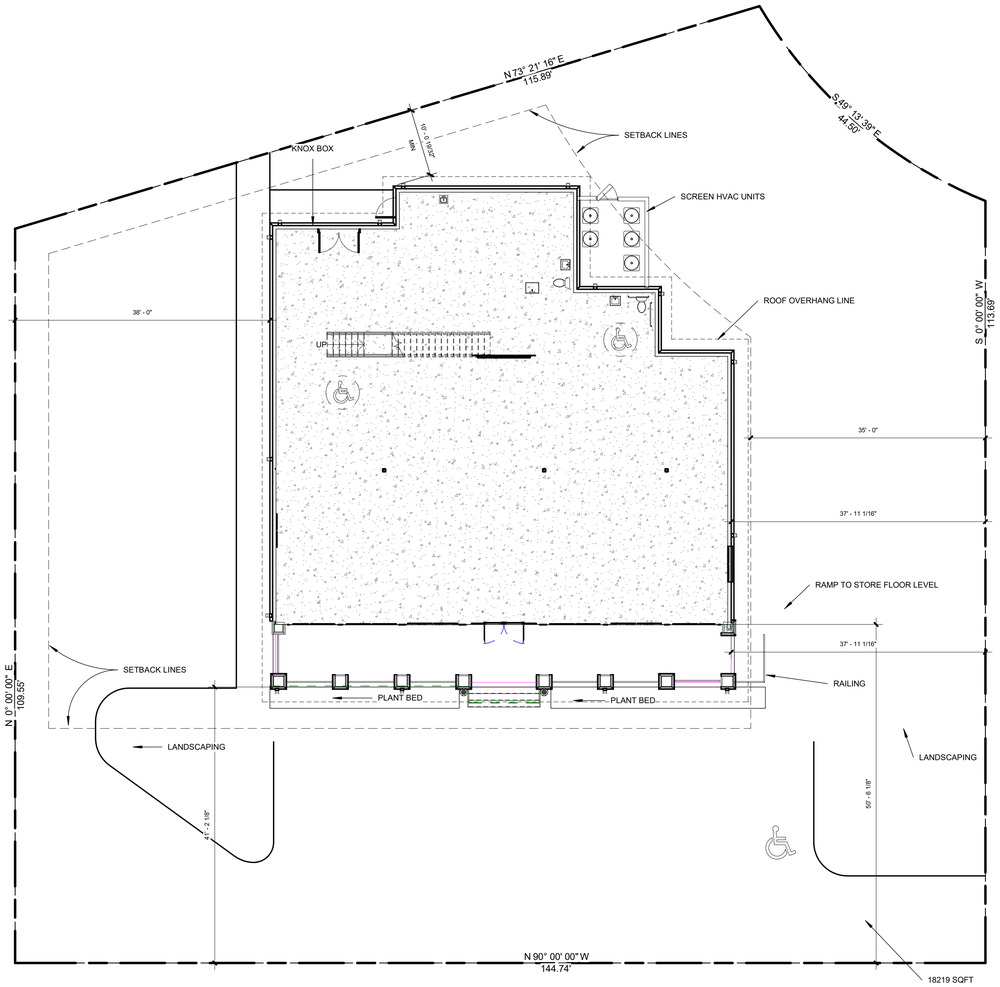
Kinder Boutique

Andy Sahler

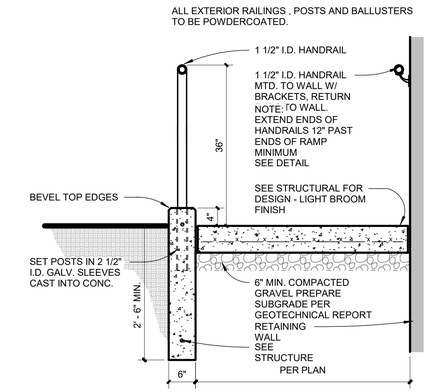
KAYO CENTER
KAYO DRIVB
GLUCKSTADT, MS

PLOTTED:
9/3/2026
11:01:27 AM

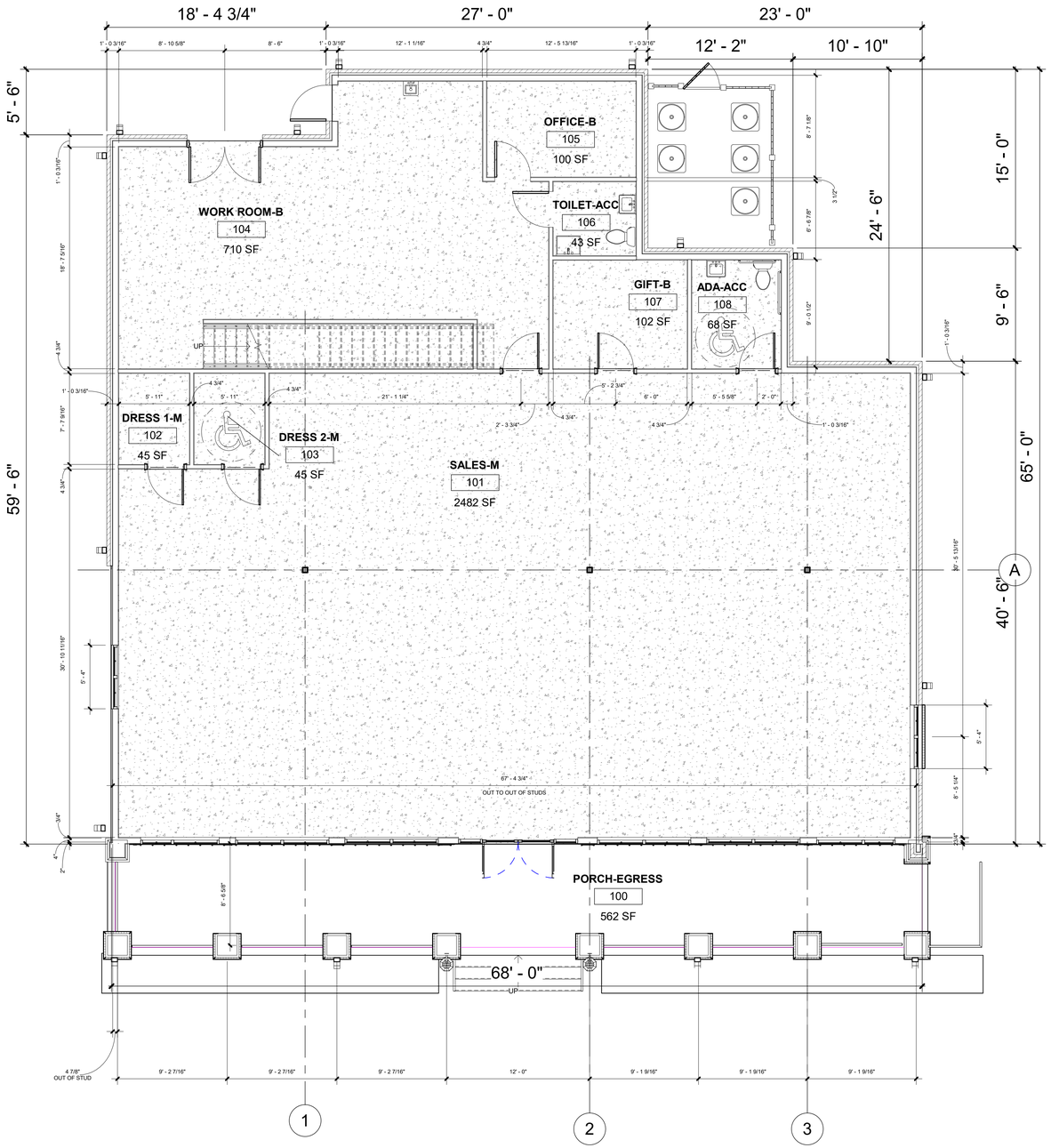
SHEET
A1



2 SITE PLAN
3/32" = 1'-0"



3 DETAIL - RAMP AGAINST WALL
3/4" = 1'-0"



gross - 4518 sqft downstairs- includes porch

1 First floor DIMENSIONED
3/16" = 1'-0"

FIRST FLOOR PLAN

Scale: As indicated

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

CONSTRUCTION PRINTS
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

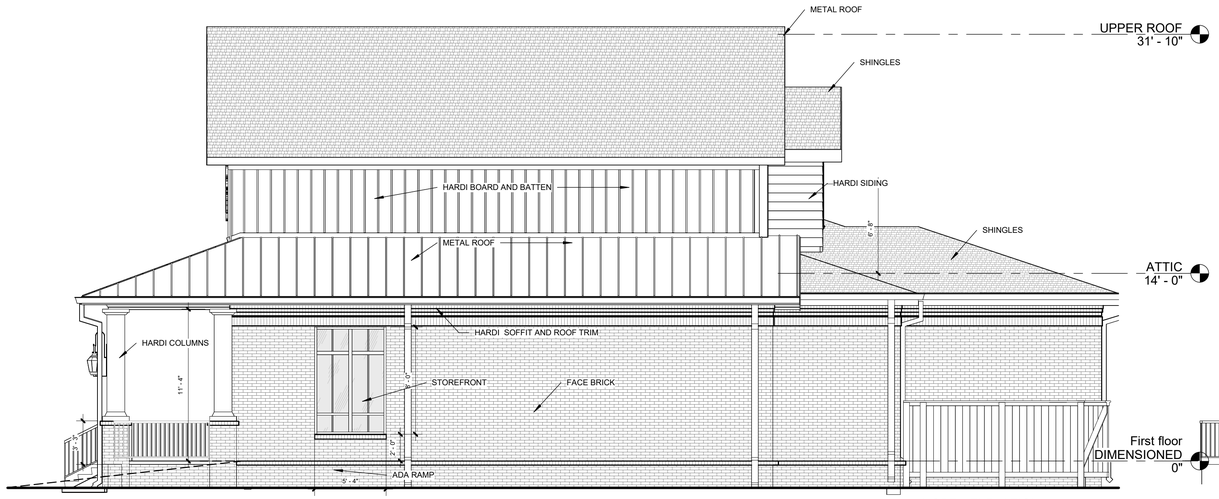
Kinder Boutique

Andy Sahler

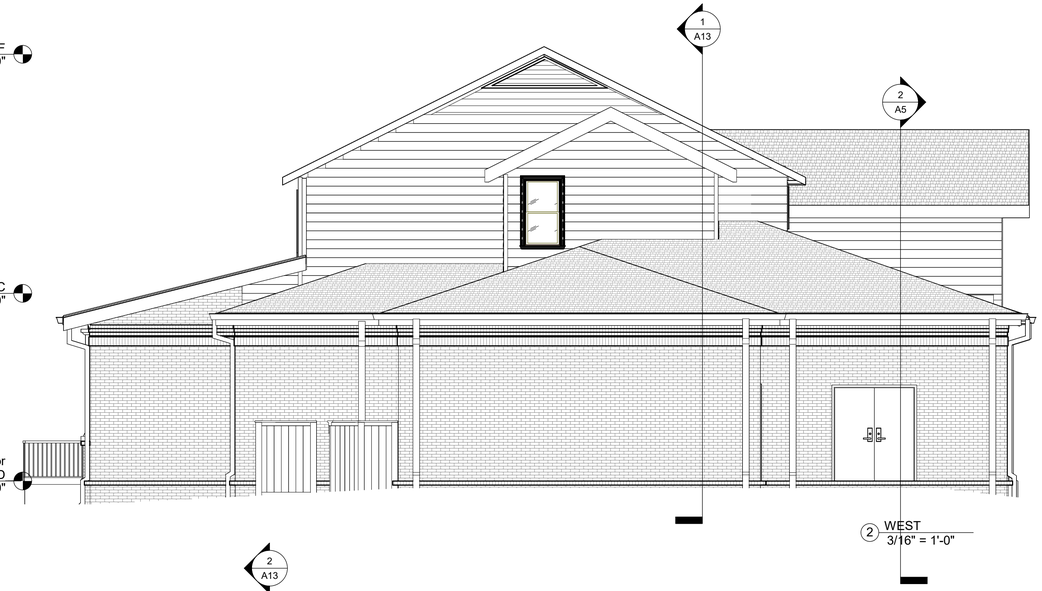
KAYO CENTER
KAYO DRIVB
GLUCKSTADT, MS

PLOTTED:
9/3/2026
11:01:32 AM

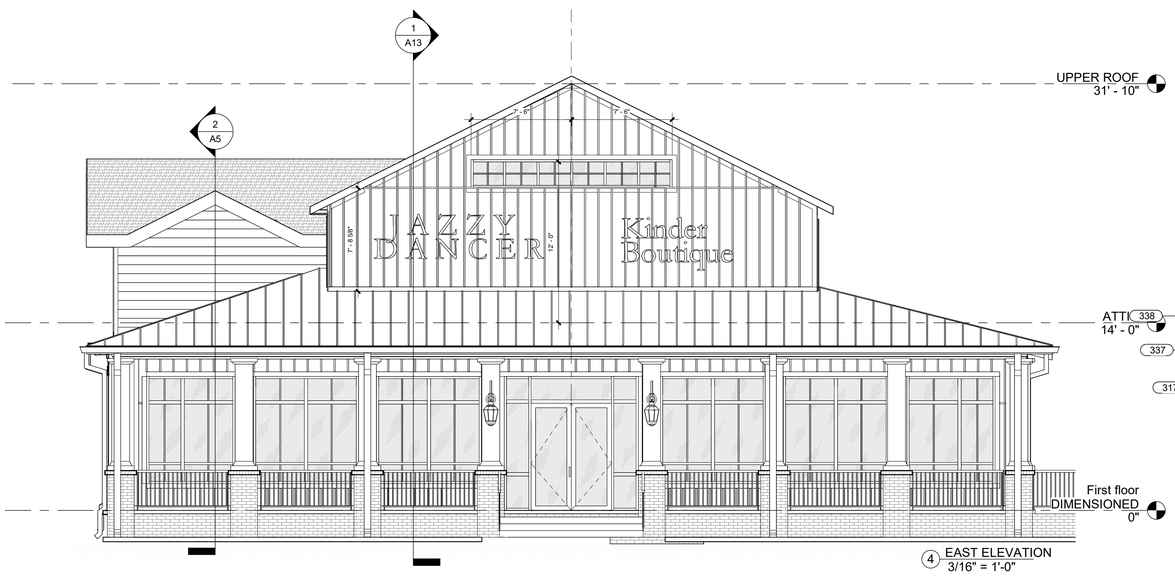
SHEET
A3



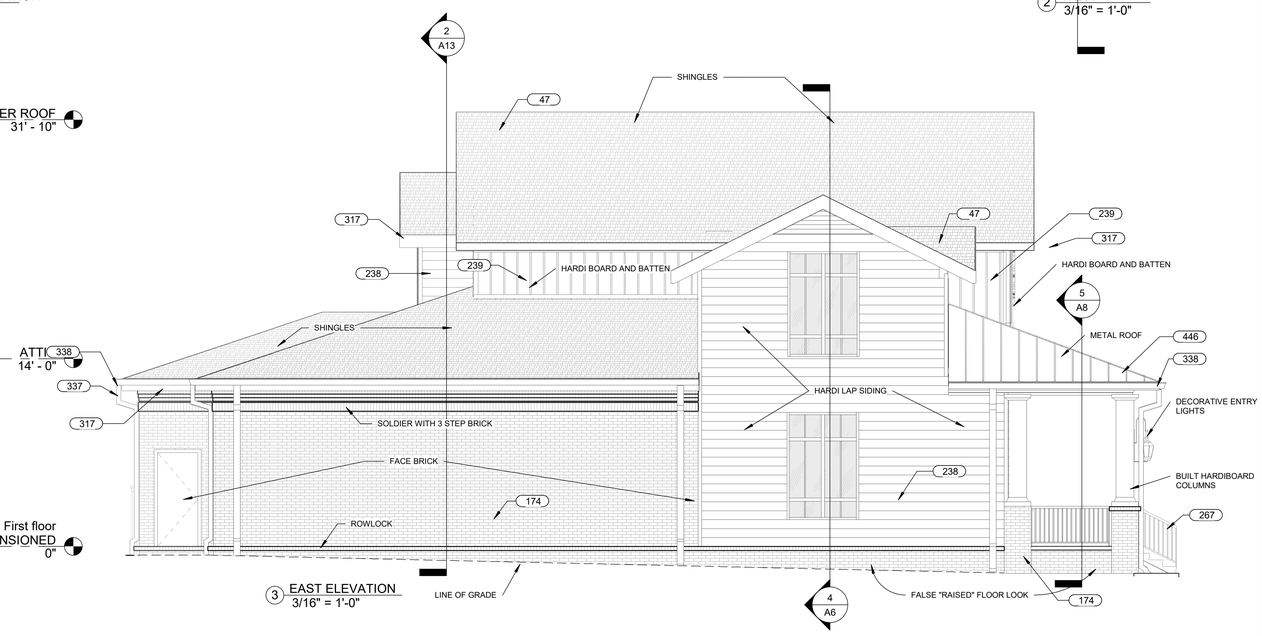
1 NORTH ELEVATION
3/16" = 1'-0"



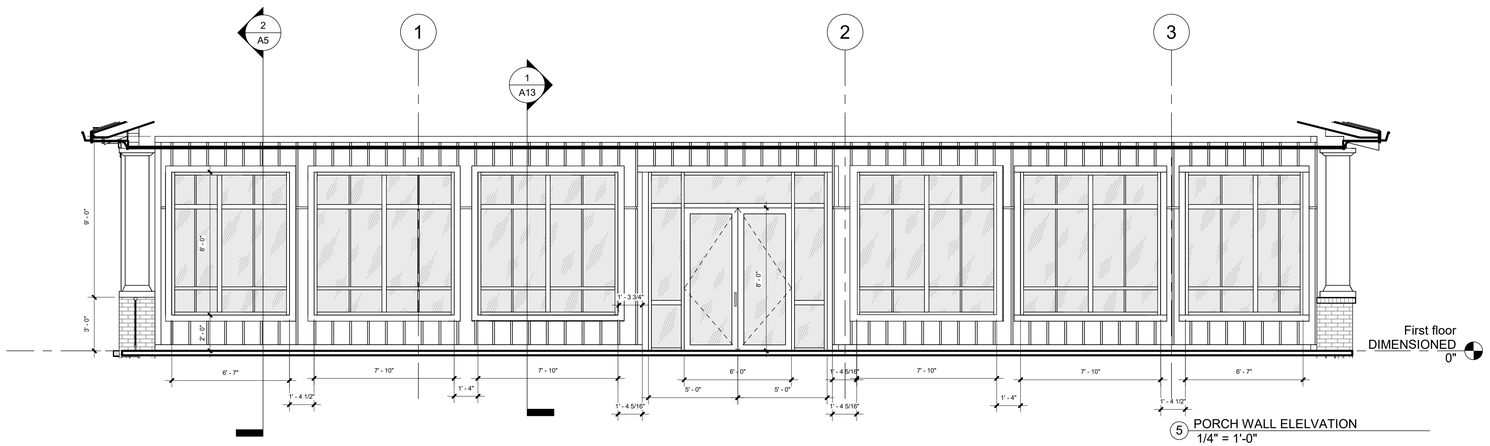
2 WEST
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



5 PORCH WALL ELELVATION
1/4" = 1'-0"

ELEVATIONS

Scale: As indicated

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

CONSTRUCTION PRINTS
FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Kinder Boutique

Andy Sahler

KAYO CENTER
KAYO DRIVB
GLUCKSTADT, MS

PLOTTED:
9/3/2026
11:01:52 AM

SHEET
A8

RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT

NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 2

JLS Construction

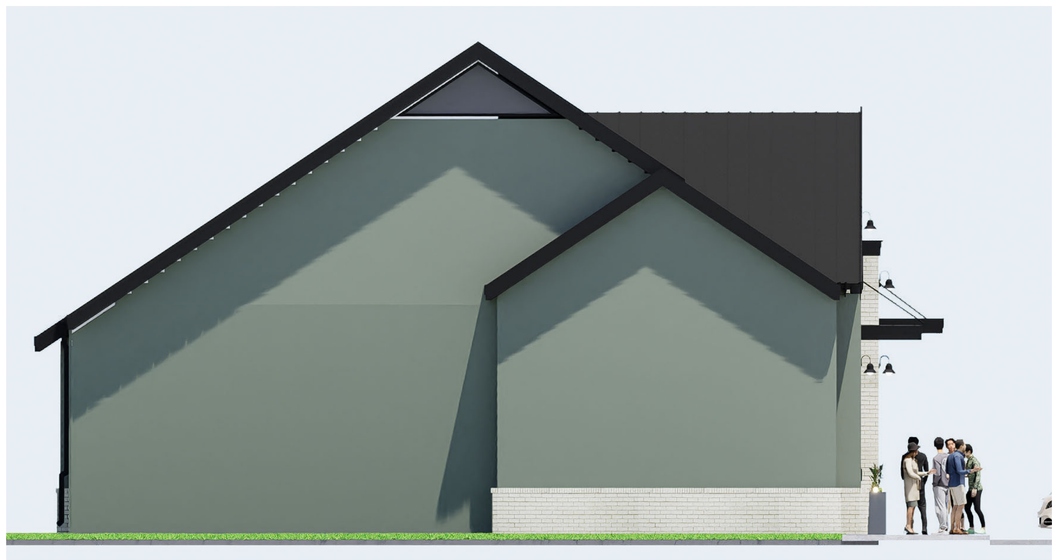
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 8:13:29 AM

SHEET
A2-0

NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

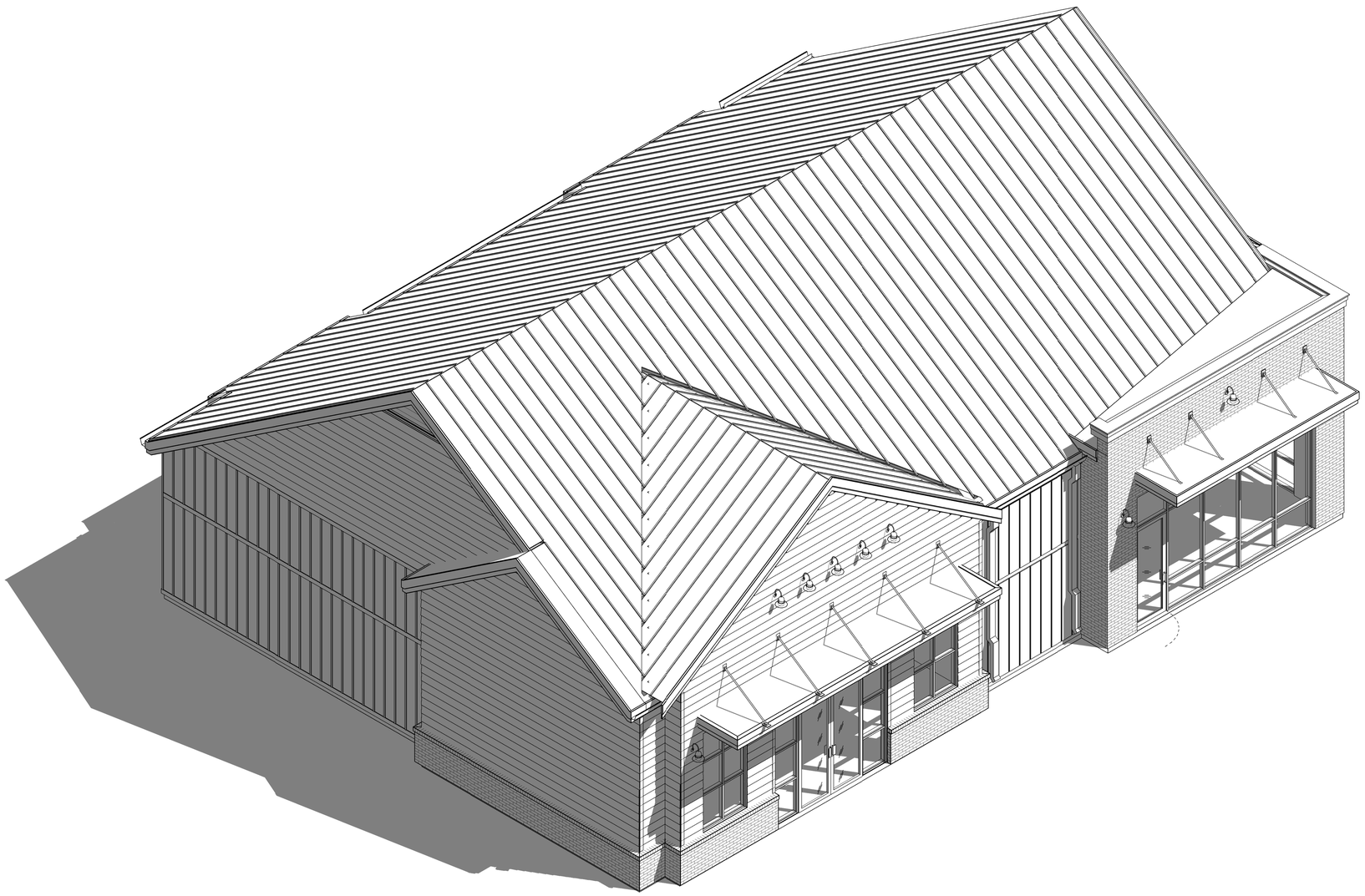
Bldg 2

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 8:13:31 AM

SHEET
A2-1



1 3D

3D
Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

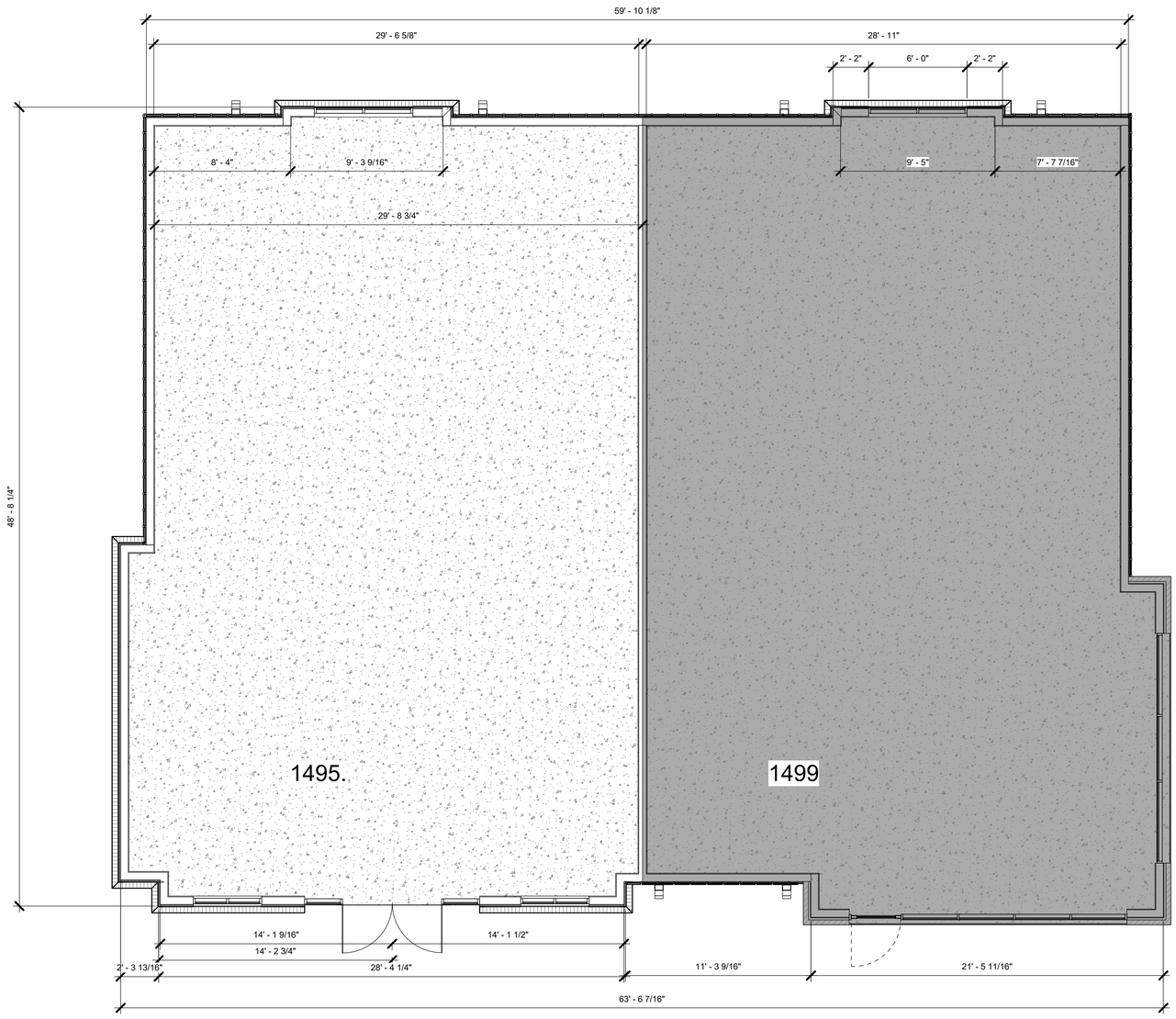
Bldg 2

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 8:13:36 AM

SHEET
A2-2



1 First floor
1/4" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

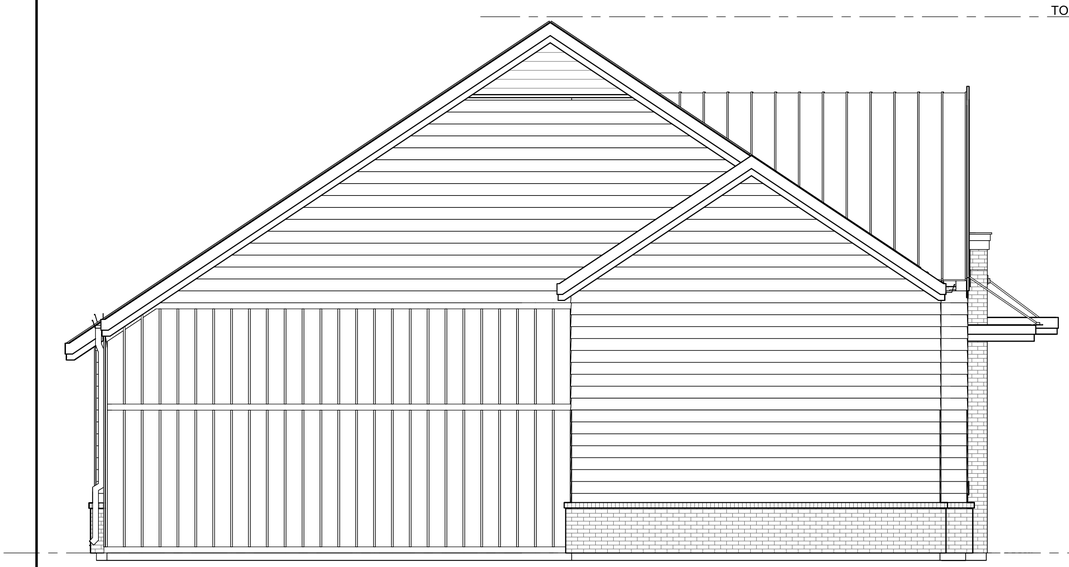
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

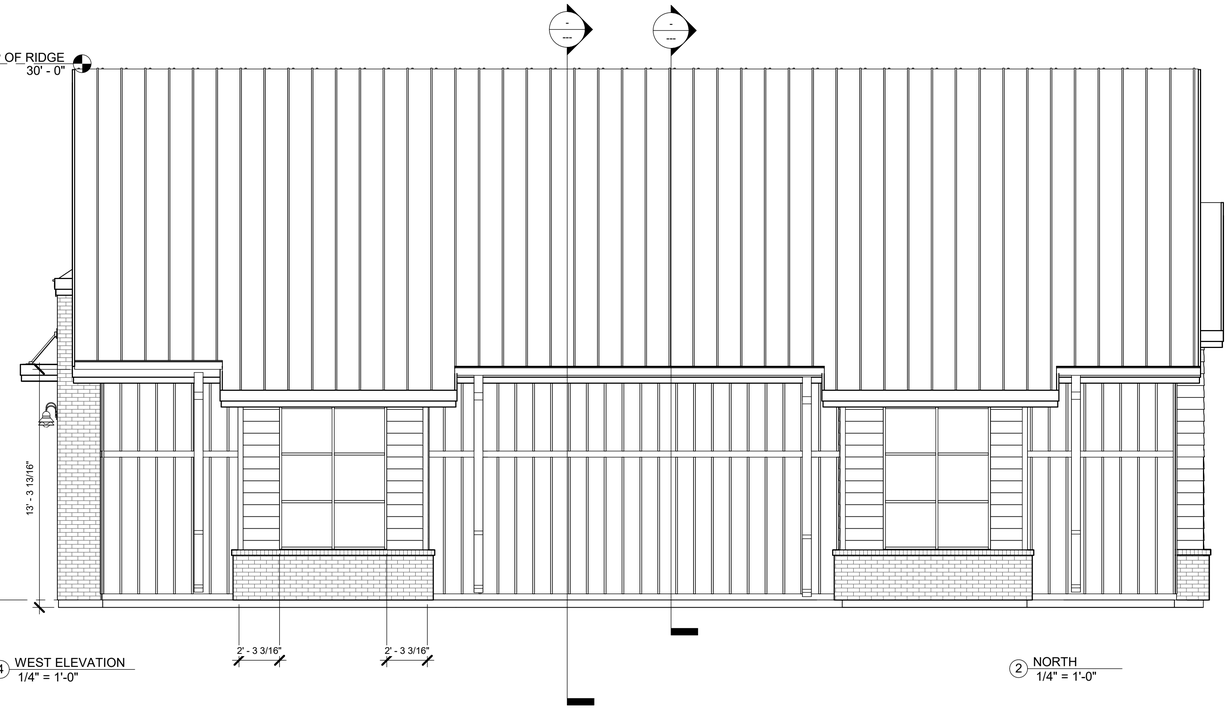
Bldg 2
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 8:13:40 AM

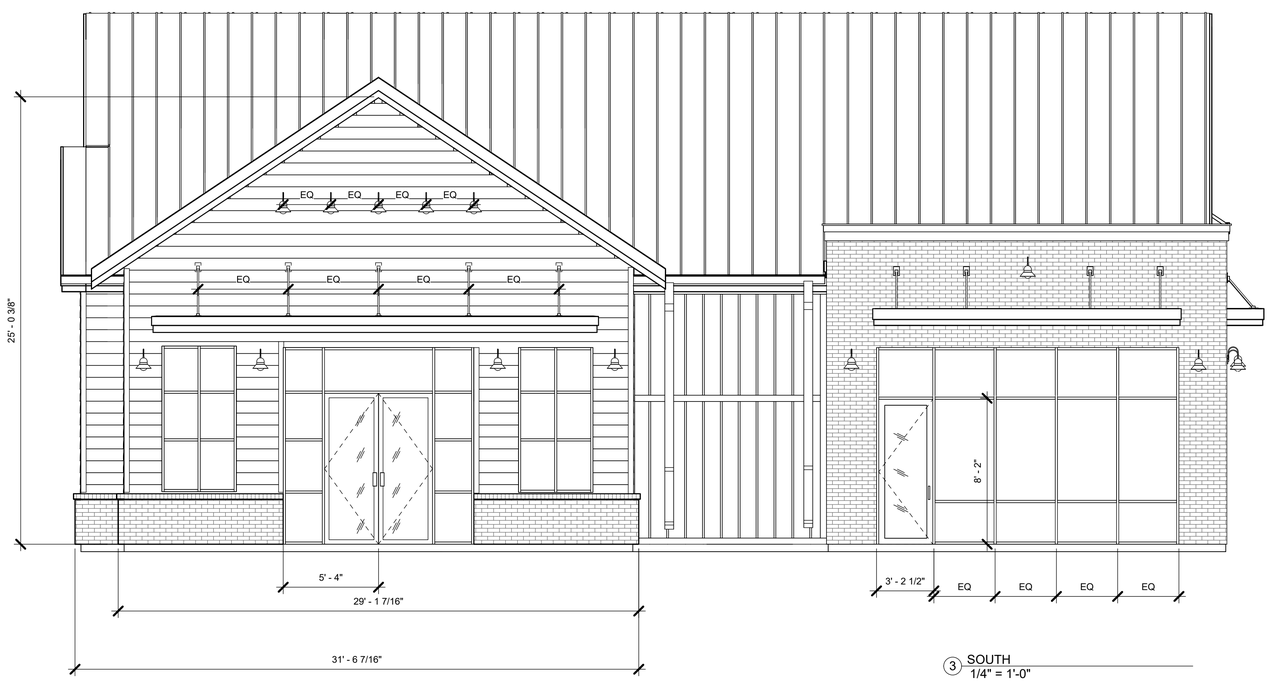
SHEET
A2-3



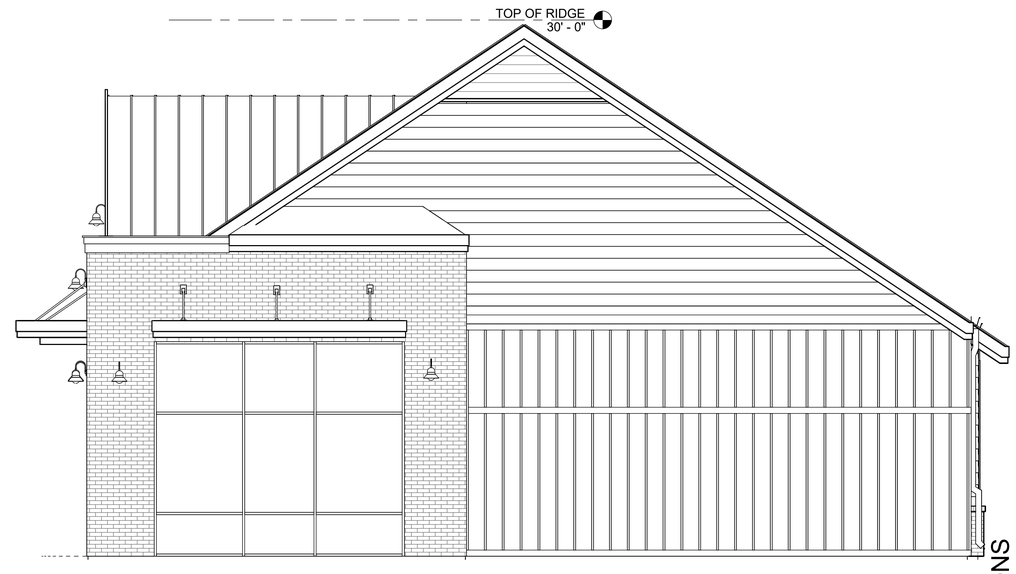
4 WEST ELEVATION
1/4" = 1'-0"



2 NORTH
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"

ELEVATIONS

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 2
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 8:13:42 AM

SHEET
A2-4

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 3
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:20:00 AM

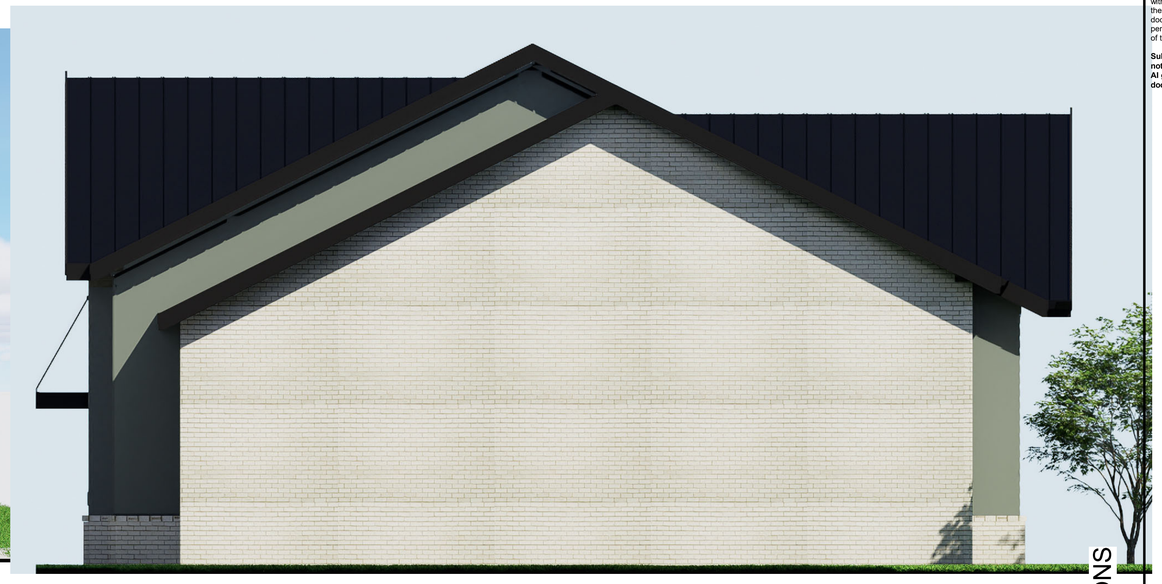
RENDERINGS
Scale:

SHEET
A3-0

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

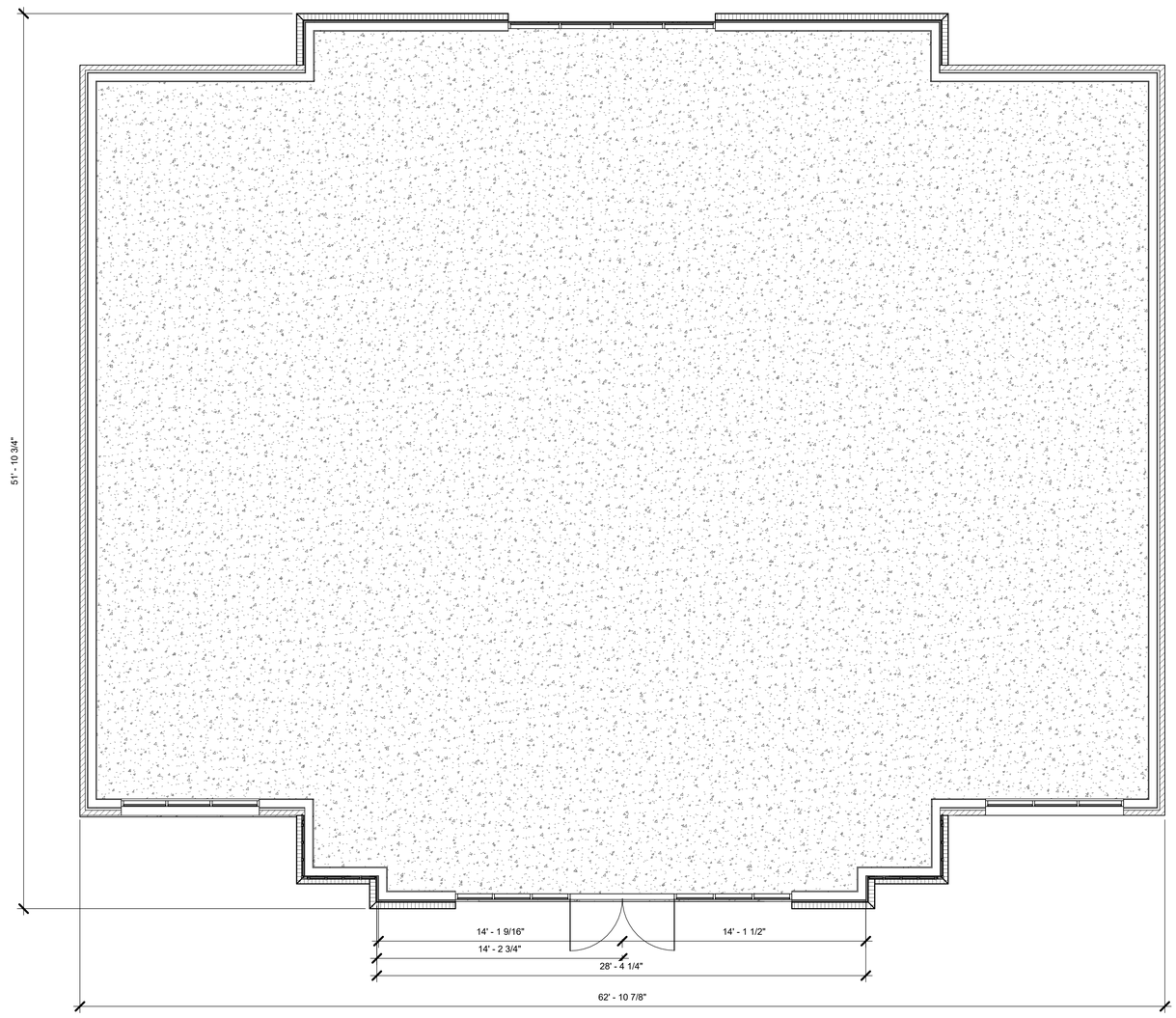
Bldg 3

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 5:07:09 PM

SHEET
A3-1



1 First floor
1/4" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

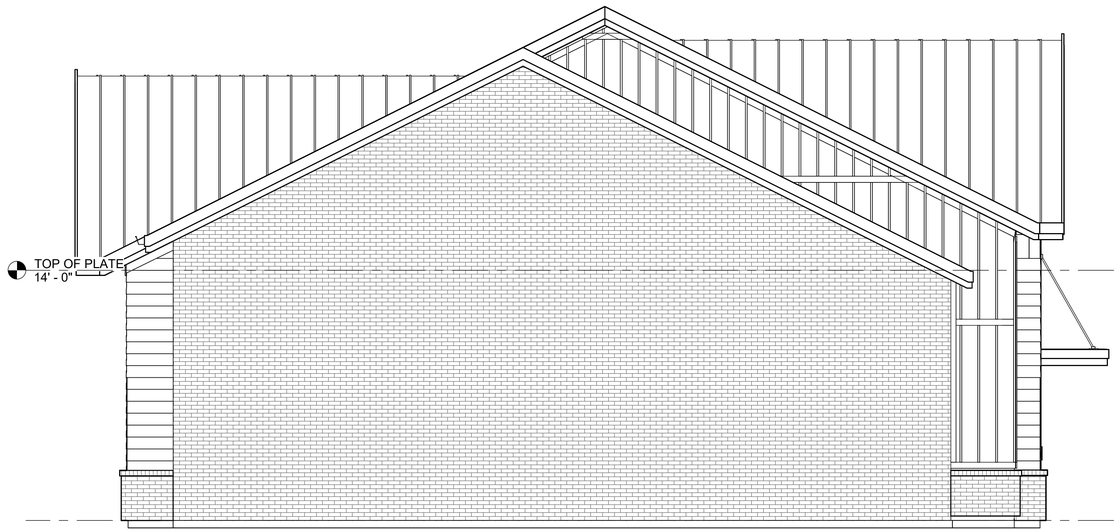
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

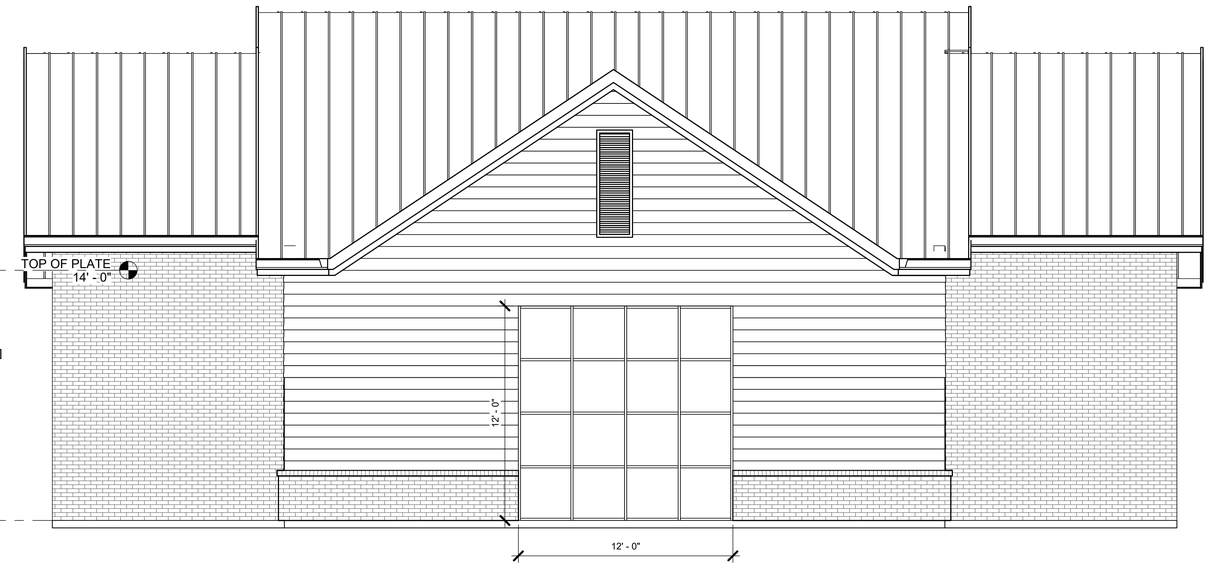
Bldg 3
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:20:03 AM

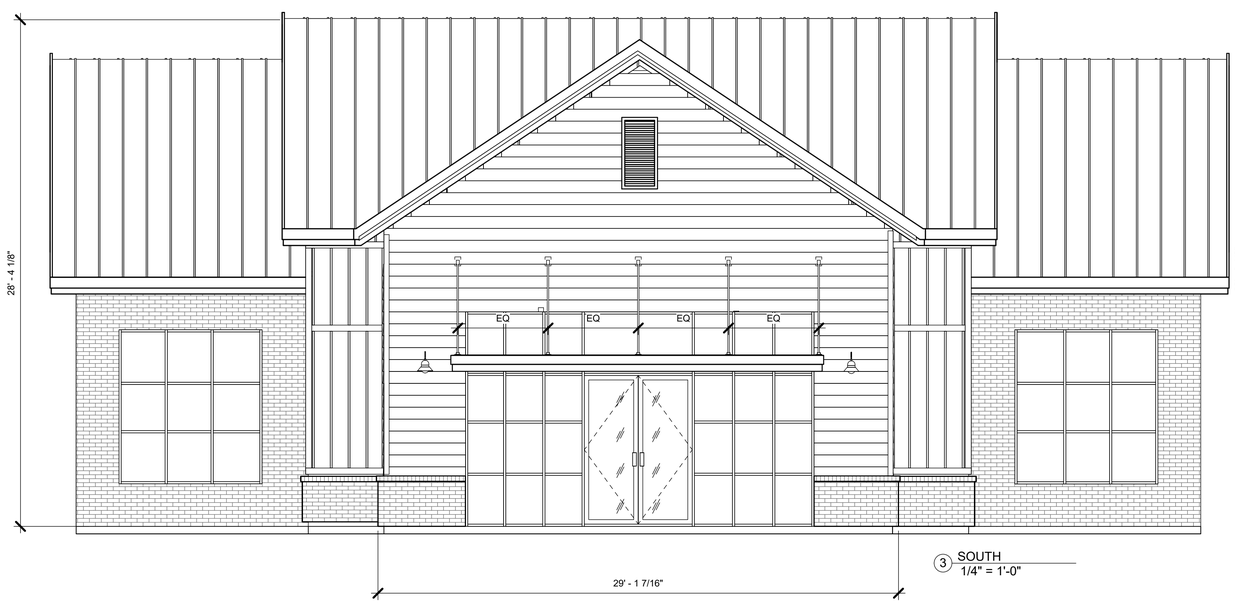
SHEET
A3-3



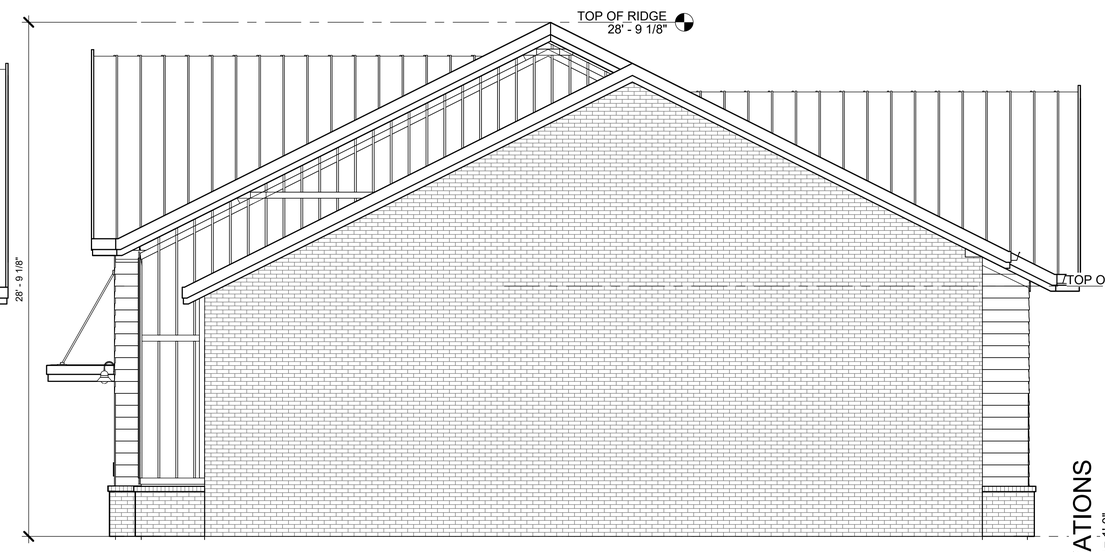
4 WEST ELEVATION
1/4" = 1'-0"



2 NORTH
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"

ELEVATIONS

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 3

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:20:06 AM

SHEET
A3-4

RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 4
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:47:56 AM

SHEET
A4-0

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

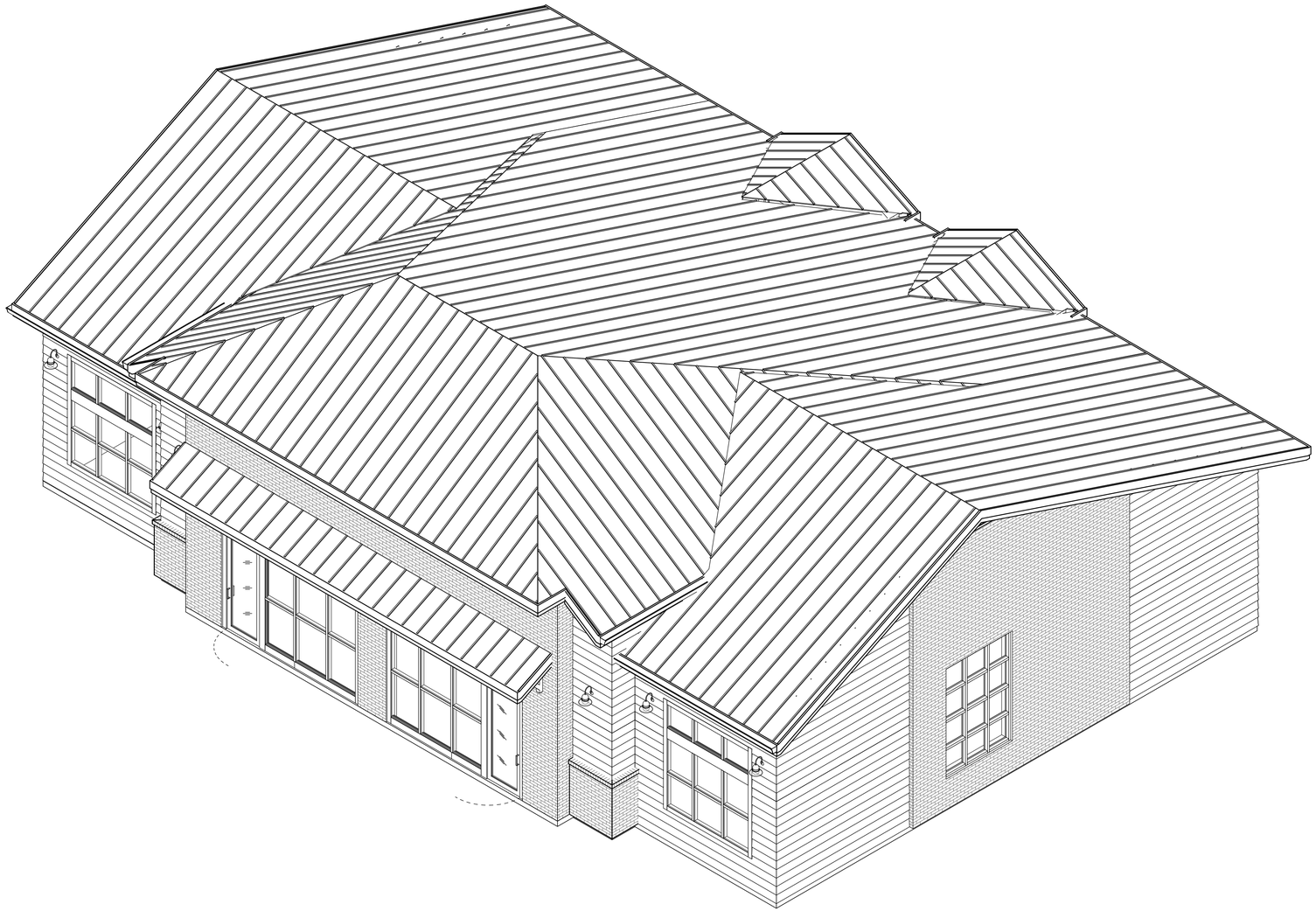
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 4
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:47:58 AM

SHEET
A4-1



1 3D

3D
Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL
REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL
ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

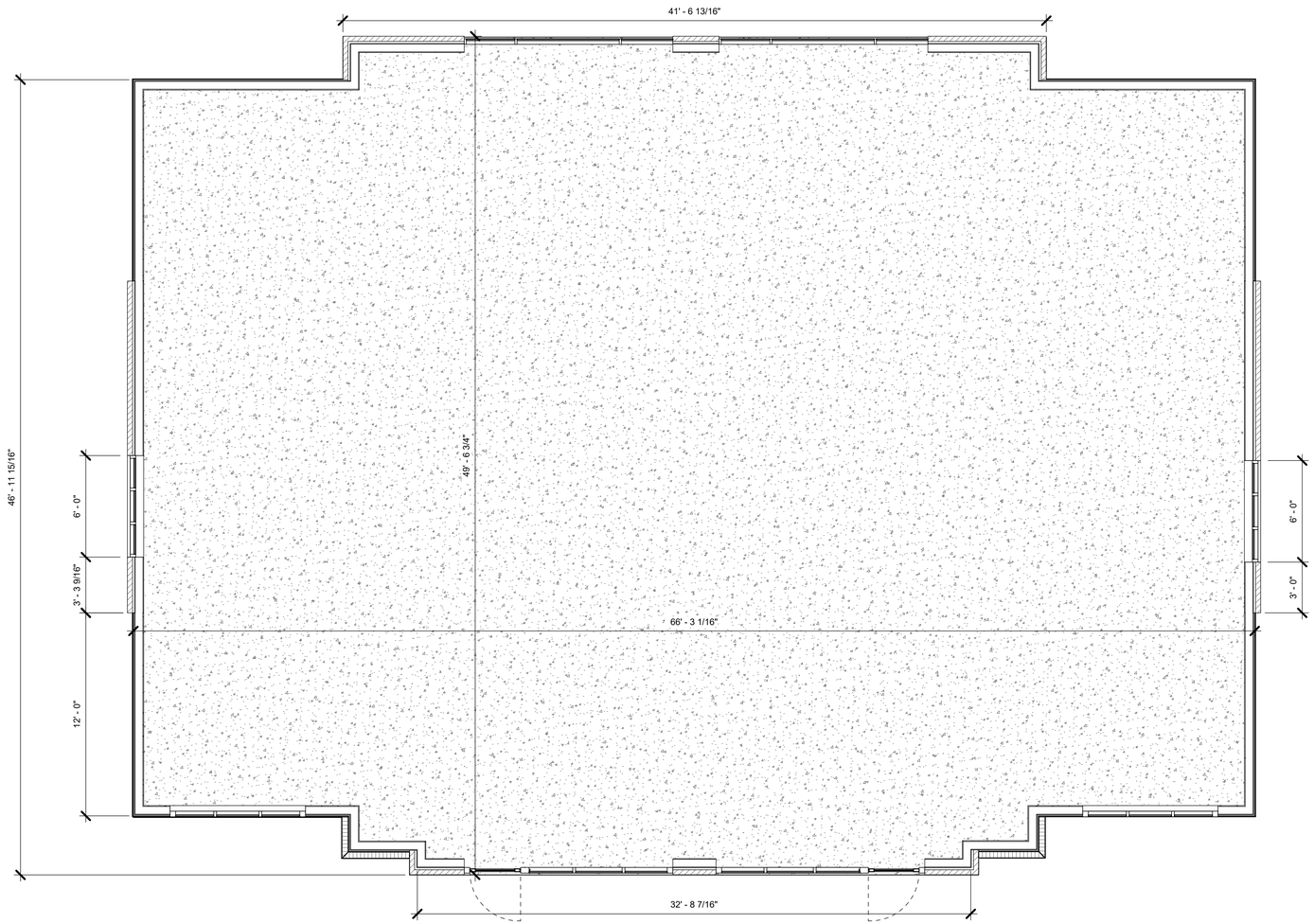
Bldg 4

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:48:00 AM

SHEET
A4-2



1 First floor
1/4" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

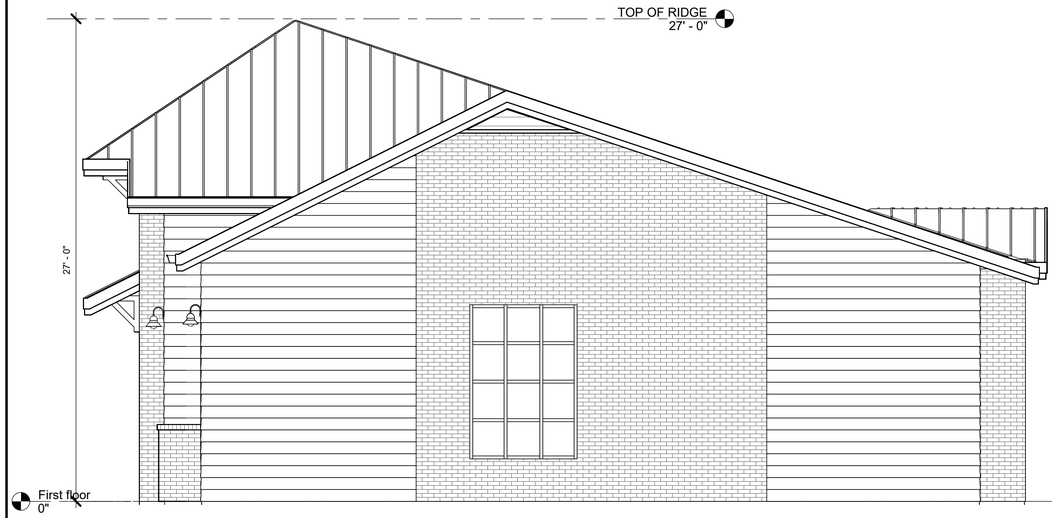
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

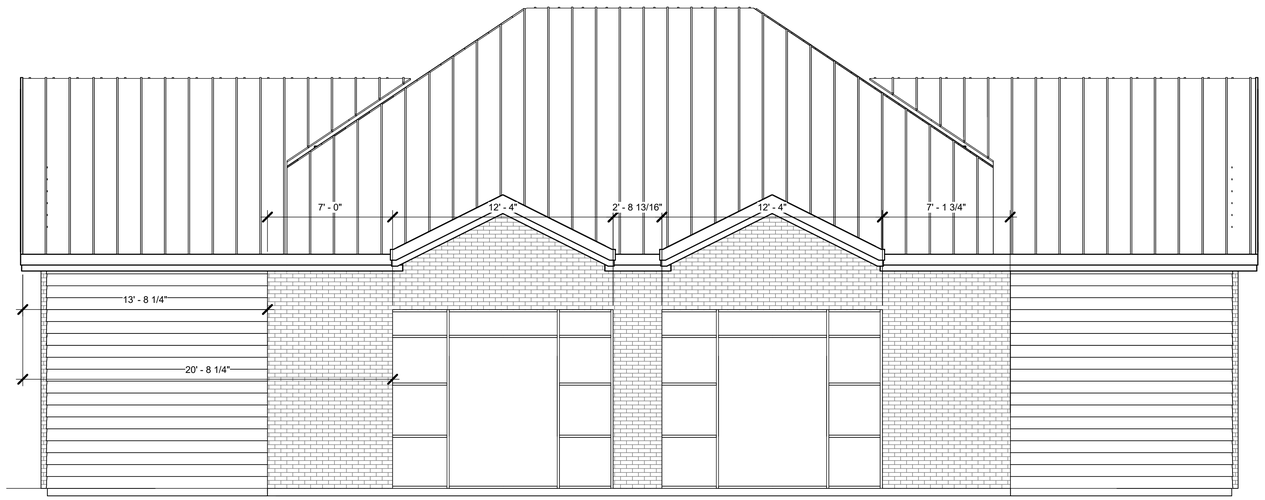
Bldg 4
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:48:04 AM

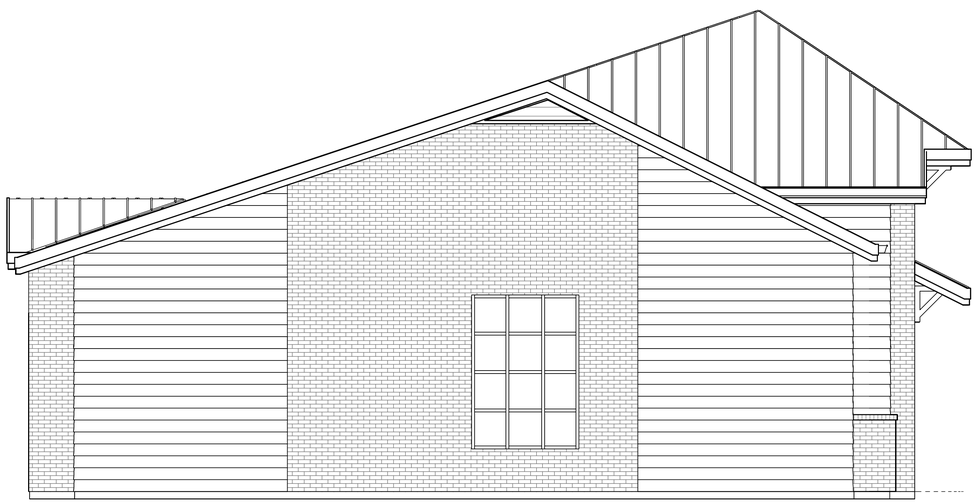
SHEET
A4-3



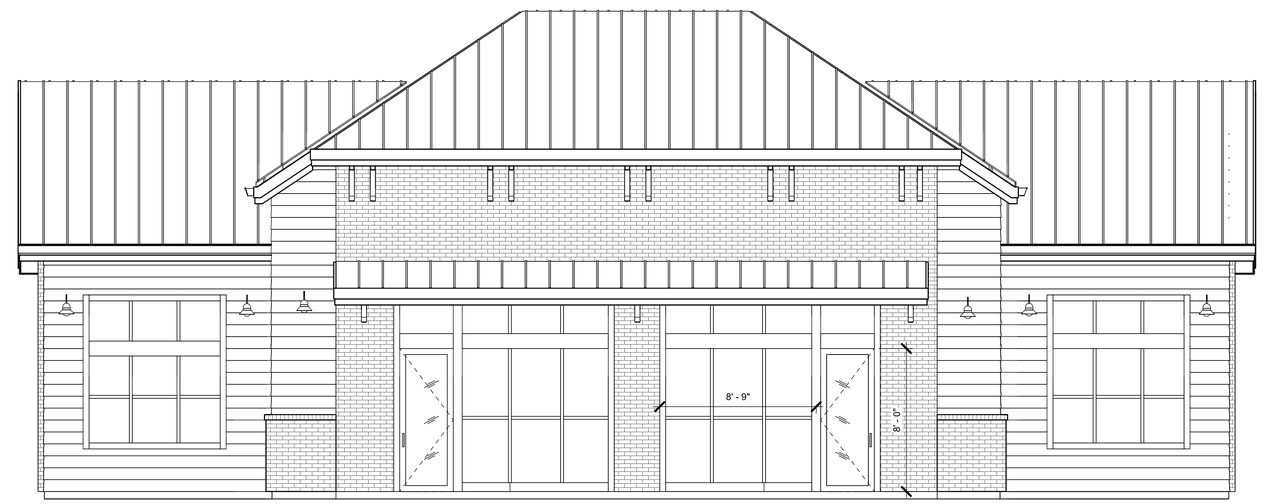
1 WEST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"

ELEVATIONS

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 4
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026
10:48:09 AM

SHEET
A4-4

RENDERINGS

Scale:

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 5

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/2/2026 4:57:26 PM

SHEET
A5-0

NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

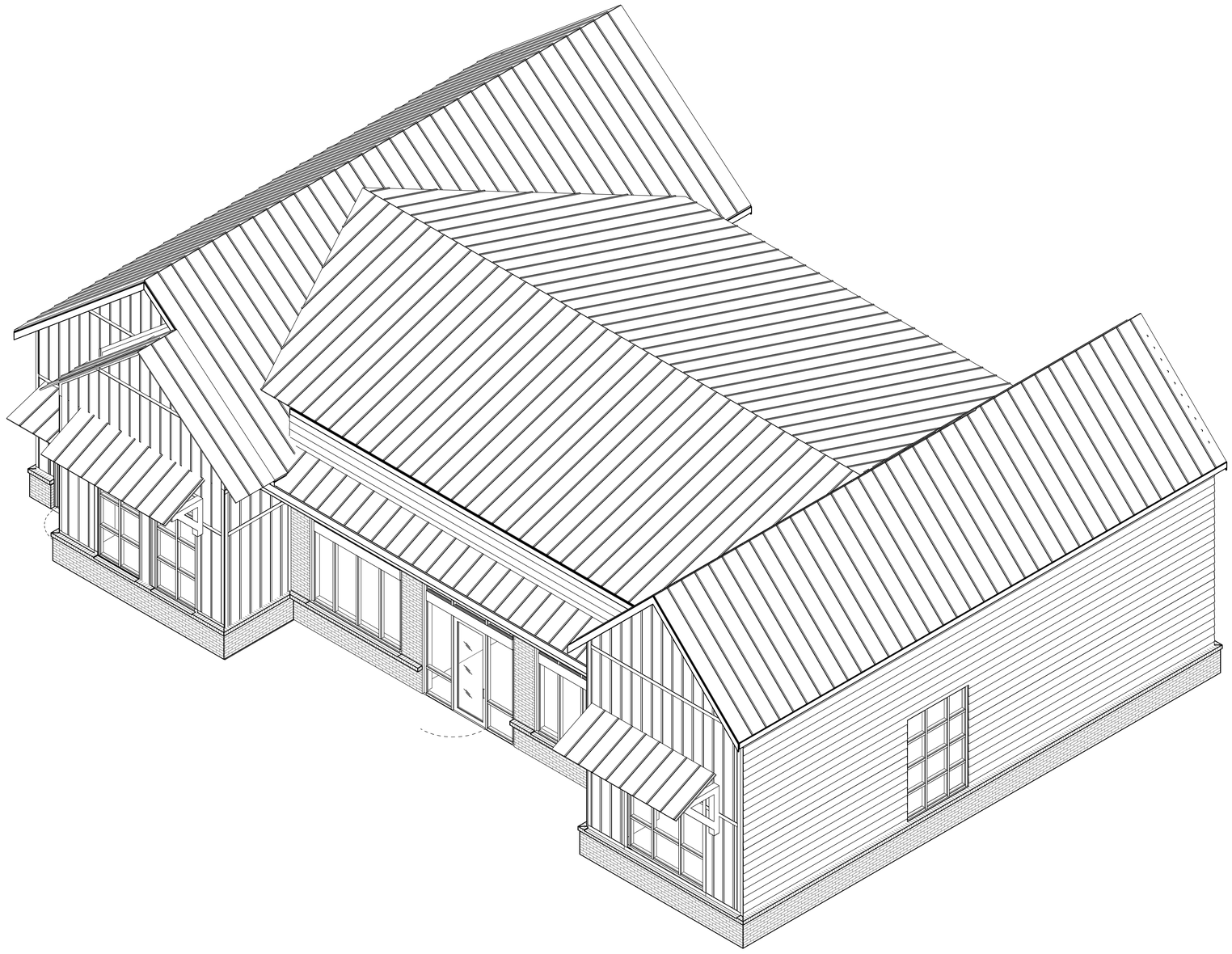
Bldg 5

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/2/2026 4:57:30 PM

SHEET
A5-2



1 3D

NORTH ELEVATION

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

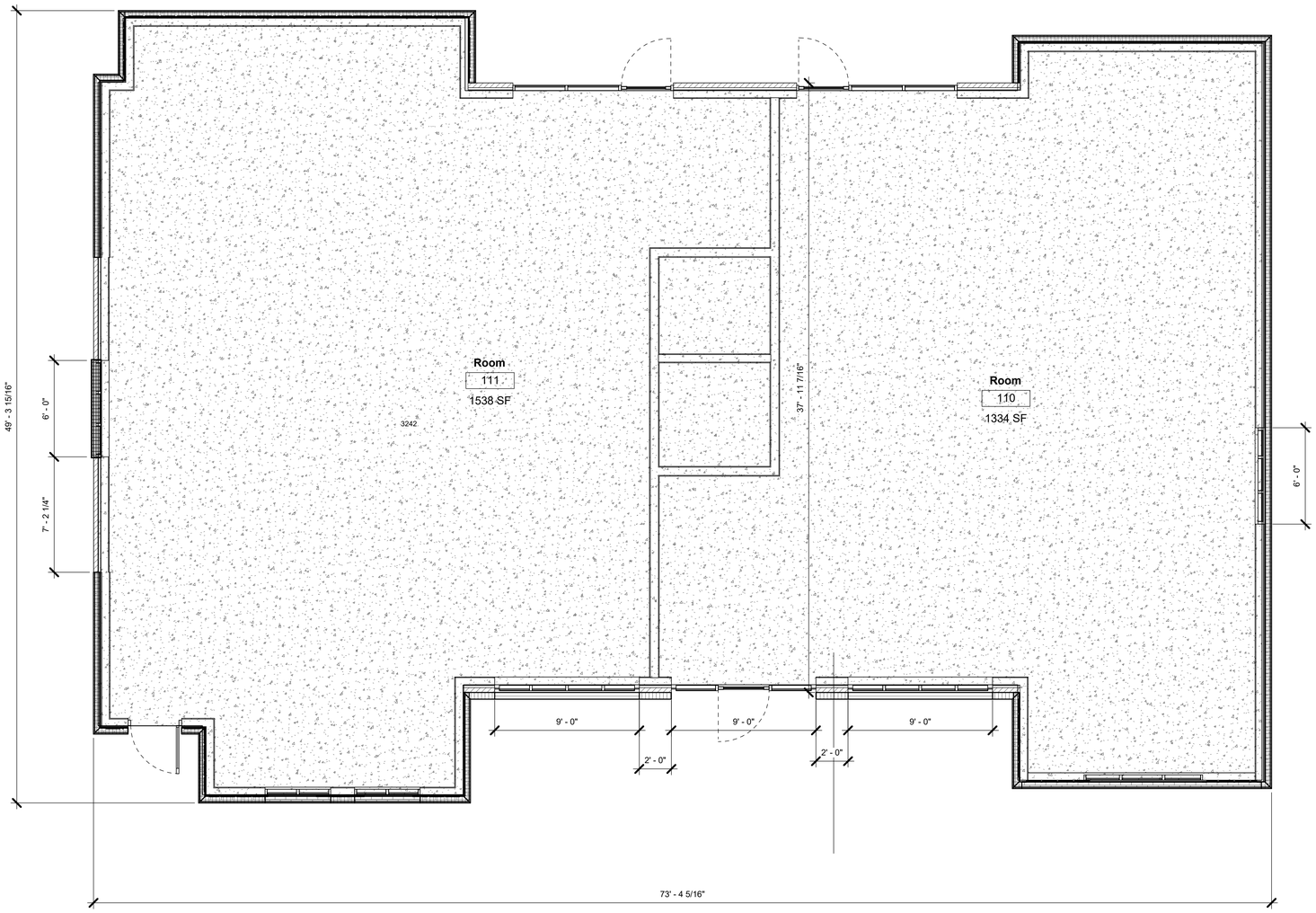
Bldg 5

JLS Construction

Kayo Center
Gluckstadt, MS

PLOTTED:
9/2/2026 4:57:31 PM

SHEET
A5-1



1 First floor
1/4" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT

NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

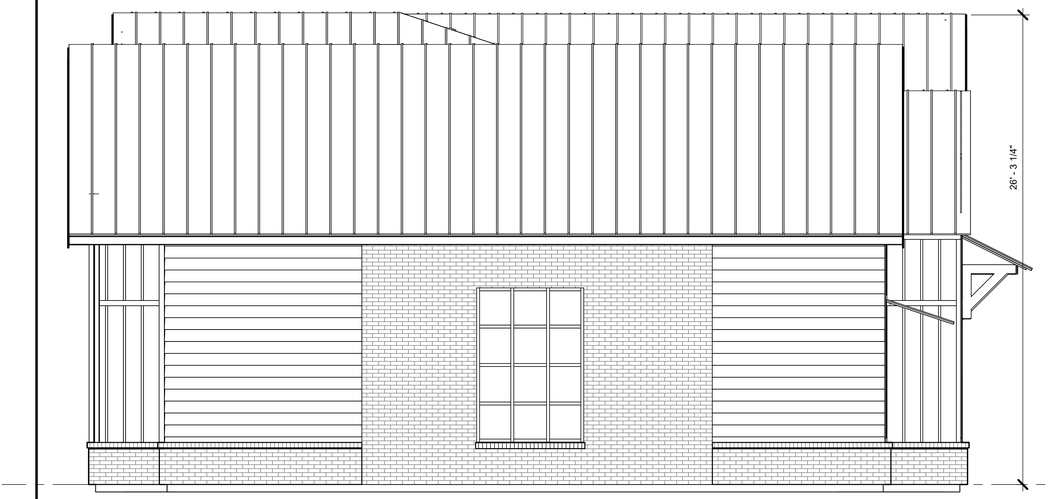
Bldg 5

JLS Construction

Kayo Center
Gluckstadt, MS

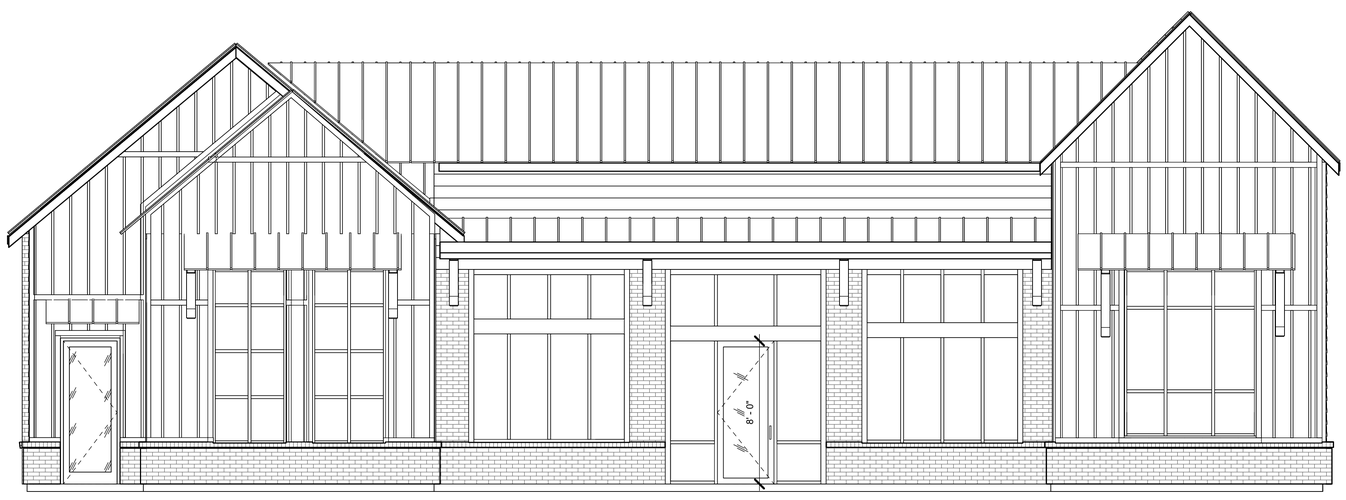
PLOTTED:
9/2/2026 4:57:36 PM

SHEET
A5-3

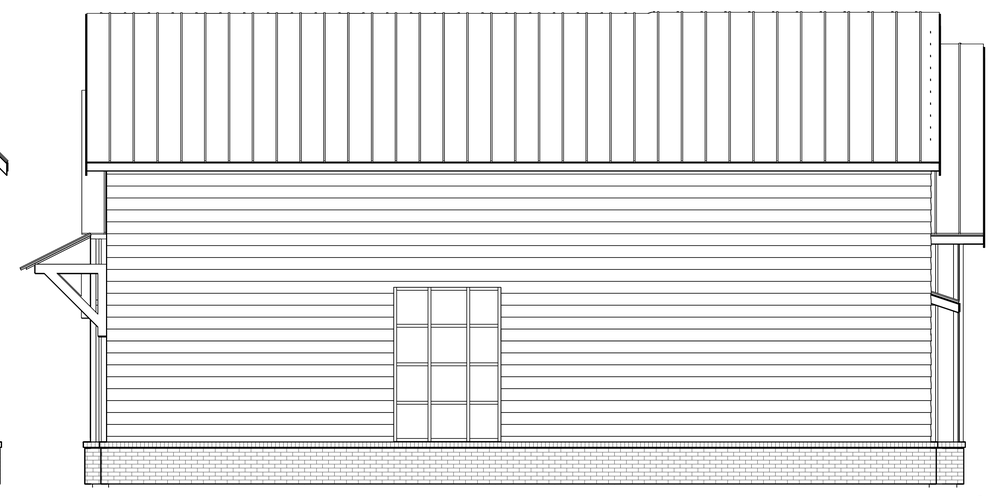


4 WEST ELEVATION
1/4" = 1'-0"

2 SOUTH
1/4" = 1'-0"



3 NORTH
1/4" = 1'-0"



1 EAST
1/4" = 1'-0"

ELEVATIONS

Scale: 1/4" = 1'-0"

RGPA pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 5
JLS Construction
Kayo Center
Gluckstadt, MS

PLOTTED:
9/2/2026 4:57:38 PM

SHEET
A5-4

RENDERINGS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 6

JLS Construciton

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 9:47:57 AM

SHEET
A6-0

NORTH ELEVATION

SOUTH ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 6

JLS Construciton

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 9:47:58 AM

SHEET
A6-1

WEST ELEVATION

EAST ELEVATION

COLOR ELEVATIONS

Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

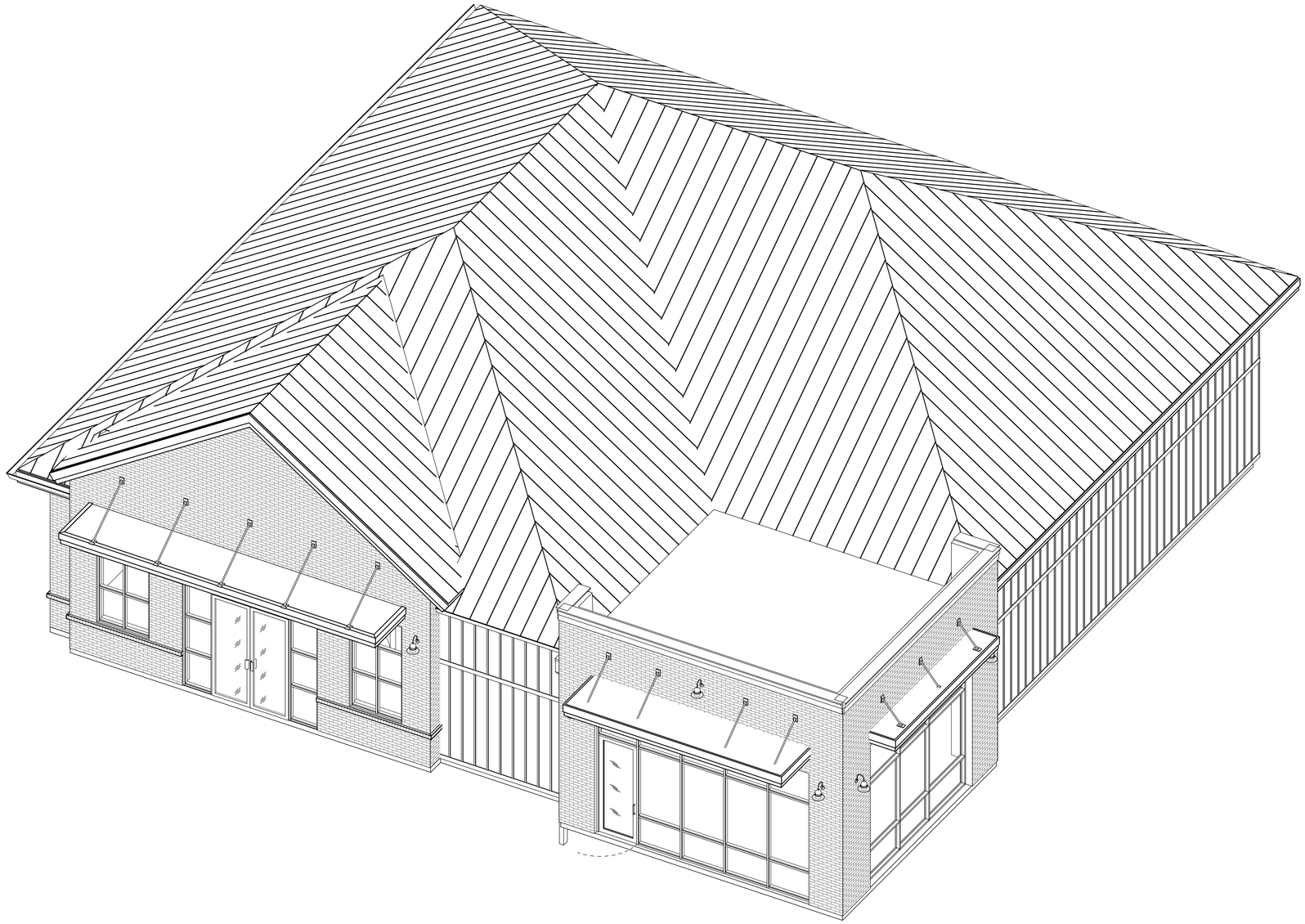
Bldg 6

JLS Construciton

Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 9:48:00 AM

SHEET
A6-2



1 3D

3D
Scale:

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

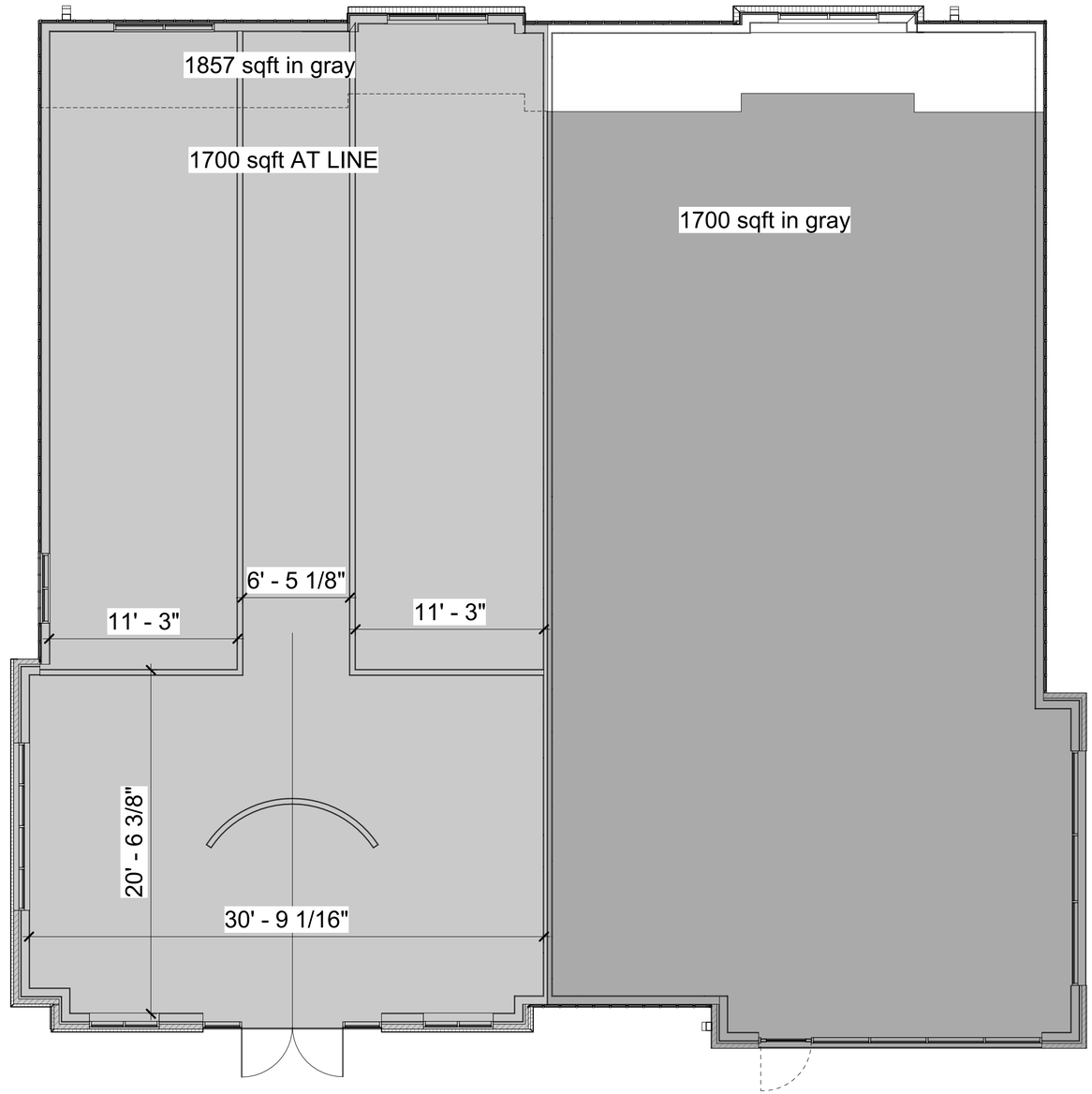
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 6
JLS Construciton
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 9:48:01 AM

SHEET
A6-3



1 First floor
1/4" = 1'-0"

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.

702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

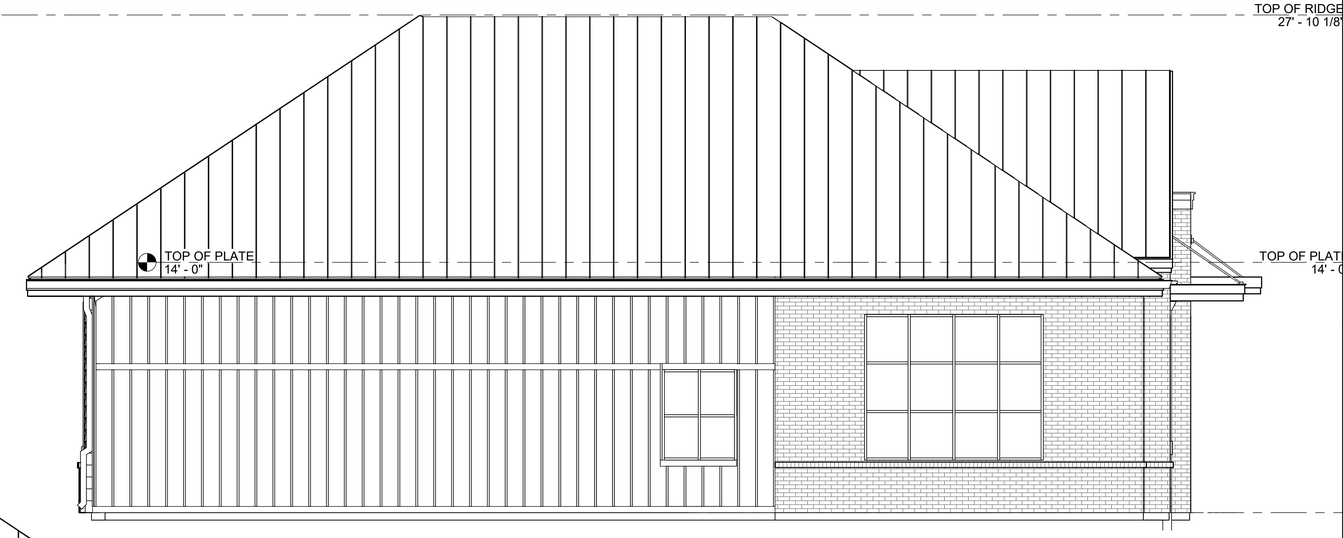
ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 6
JLS Construciton
Kayo Center
Gluckstadt, MS

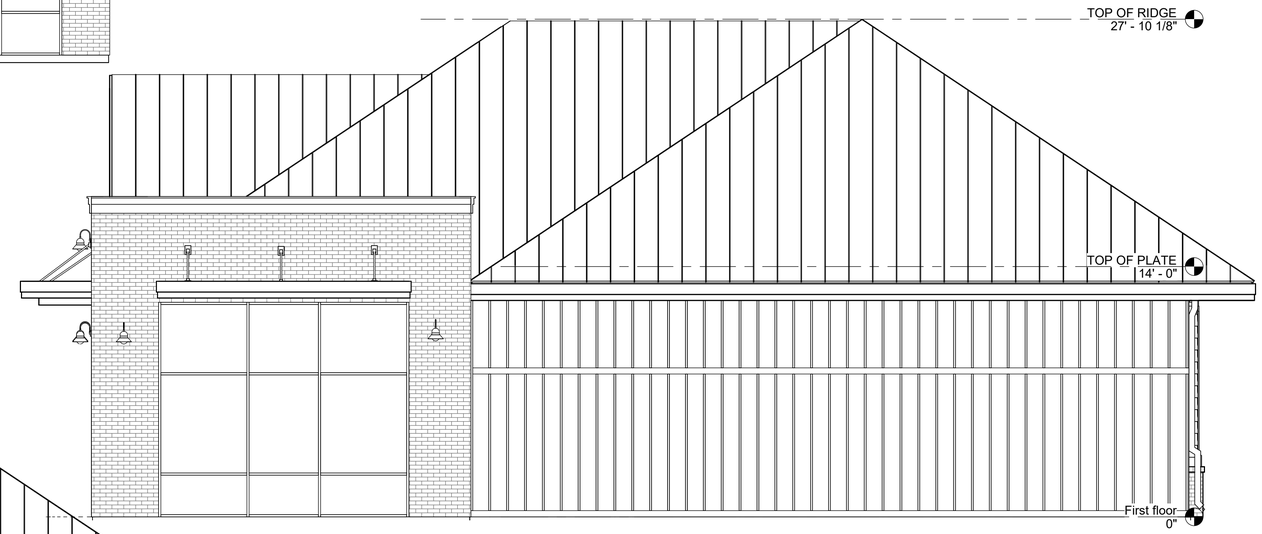
PLOTTED:
9/3/2026 9:48:02 AM

SHEET
A6-4



4 EAST ELEVATION
1/4" = 1'-0"

2 NORTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS

Scale: 1/4" = 1'-0"

RGPA/pa
ROBERT G POLK ARCHITECT, P.A.
702 Commerce Street
Jackson, MS 39201
601-720-7655- voice
EMAIL:
robertpolkarchitect@gmail.com

REGISTERED ARCHITECT
Robert G. Polk
1695
Jackson, MS
STATE OF MISSISSIPPI

These documents, prepared by Robert G. Polk, Architect, P.A. for this project as instruments of service, shall be used solely with respect to this project. These documents shall not be used by the Owner or by others on other projects, for additions to this project, or for completion of this project by others except by written agreement and with appropriate compensation to Robert G. Polk, Architect, P.A.

These documents, as well as the building described herein, are subject to the Architectural Works Copyright Protection Act of 1990. This Act includes "the design of a building as embodied in any tangible medium of expression, including a building, architectural plans, or drawings. The work includes the overall form as well as the arrangement and composition of spaces and elements in the design, but it does not include individual standard features."

****AI USE RESTRICTION:****
These drawings, illustrations, renderings, and all related instruments of service are the copyrighted property of Robert G. Polk Architect, P.A. They may not be uploaded to, processed by, or used as input, reference, or training material for any artificial intelligence, machine learning, or generative rendering system, nor used to create derivative works by any means, without the prior written consent of the Architect. Use of these documents is limited solely to the permitting, review, and construction of the project identified herein.

Submittals to AHJ for review do not imply or grant permission for AI generative use of these documents by AHJ.

ARCHITECTURAL REVIEW PRINT
NOT FOR CONSTRUCTION
FOR REGULATORY APPROVAL ONLY

The contract documents are not organized specifically for any craft, trade, discipline, or subcontract. Therefore additional related information may be included in other contract drawings and specifications though not specifically noted on this document. It is the responsibility of each party to refer to a complete set of contract drawings and specifications, and not to a partial or incomplete set of documents.

Bldg 6
JLS Construciton
Kayo Center
Gluckstadt, MS

PLOTTED:
9/3/2026 9:48:05 AM

SHEET
A6-5

CITY OF GLUCKSTADT

MISSISSIPPI

PLANNING AND ZONING ADMINISTRATOR

MEMORANDUM

TO: Architectural Review Committee

FROM: Caine Dearman, Planning and Zoning Administrator

DATE: 09/15/26

SUBJECT: Review Text Amendments to Ordinance

After thoroughly reviewing the Architectural Standards and receiving comments from local designers, there are a few clarifications needed for the Standards. We present these to you today for review before we approach the MMBOA for approval. All changes are highlighted in red.

Architectural Design Regulations and Guidelines

Table of Contents

Contents

I. General Provisions 3
- A. Purpose 3
- B. Scope, Design Districts Established 3
- C. Exemptions 4
- D. Freedom of Design 4
- E. RESERVED 4
- F. Rules for Words and Phrases 4
- G. Definitions 5
- H. Use of Illustrations 7

II. Design Standards 8
- A. Standards Applicable to All Design Districts 8
  - 1. Dumpsters and Waste Disposal Containers 8
  - 2. Mechanical and Utility Equipment Screening 9
  - 3. Loading Areas 9
  - 4. Finish Material Placement and Composition 10
- B. Design Standards Applicable to the Village Design District 11
  - 1. Building and Parking Disposition 11
  - 2. Building Configuration 12
  - 3. Architectural Style Permitted 14
  - 4. Building Façade Requirements 14
  - 5. Roof Requirements 14
  - 6. Drive-through facilities 15
  - 7. Mixed Use Development 15
- C. Design Standards Applicable to the Neighborhood Commercial Design District 17
  - 1. Site Design 17
  - 2. Building and Parking Disposition 17
  - 3. Building Configuration 17
  - 4. Conformance to Architectural Guidelines 18
  - 5. Building Façade Requirements 18
  - 6. Finish material requirements: 18
  - 7. Roof Systems/design 19
  - 8. Cumulative Design Standards Permitted 19
- D. Design Standards Applicable to the Highway Commercial Design District 20
  - 1. Site Design 20
  - 2. Building and Parking Disposition 20
  - 3. Building Configuration 21
  - 4. Architectural Styles Permitted 21
  - 5. Building Façade Requirements 22
  - 6. Roof Systems/design 22
  - 7. Cumulative Design Standards Permitted 23
- E. Design Standards Applicable to the Service Commercial Design District 24
  - 1. Site Design 24
  - 2. Building and Parking Disposition 24
  - 3. Building Configuration 24
  - 4. Architectural Styles Permitted 24
  - 5. Building Façade Requirements 24
  - 6. Roof Systems/design 25
  - 7. Cumulative Design Standards Permitted 25
- F. Design Standards Applicable to the Industrial Design District 26
  - 1. Site Design 26
  - 2. Building Mass 26
  - 3. Exterior Finish Materials 27
  - 4. Roof Systems and Design 27
  - 5. Industrial Equipment 27
  - 6. Architectural Styles Permitted 28
  - 7. Cumulative Design Standards Permitted 28

III. Architectural Types 29
- A. Southern Mercantile Buildings 29
  - 1. General Description 29
  - 2. Suitable exterior finish materials 30
  - 3. Storefront Treatment 30
  - 4. Awnings and other Accent Features 30
  - 5. Signage 30
  - 6. Suitable Design Districts for Mercantile Buildings 31
- B. Village Mid-Century Buildings 32
  - 1. General Description 32

Table of Contents

2. General Design Considerations 32
3. Suitable Exterior Finish Materials. 32
4. Signage 33
5. Suitable Design Districts for Village Mid-Century Buildings 33

C. Southern Classic Buildings 35
1. General Description 35
2. General Design Considerations 35
3. Suitable exterior finish materials. 36
4. Signage 37
5. Suitable Design Districts for Southern Classic Buildings 37

D. Village Romantic Buildings 38
1. General Description 38
2. General Design Considerations 38
3. Suitable exterior finish materials. 39
4. Signage 40
5. Suitable Design Districts for Village Romantic Buildings 40

Table 1. Architectural Types Permitted 42

IV. Landscape and Hardscape Requirements 43
A. Landscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts 43
B. Hardscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts 44
C. Landscaping Provisions Applicable to the Highway Commercial, Service Commercial AND Industrial Design Districts 45
D. Hardscape Provisions Applicable to the Highway Commercial, Service Commercial, AND Industrial Design Districts 45
E. Railings, Walls, Patios, and Other Outdoor Spaces 45

V. Miscellaneous Design Elements 46
A. Utility Placement 46
B. Public Art 46
C. Exterior Lighting Standards 47

VI. Nonconformities 49
A. Termination of Nonconformities 49
B. Modification of Nonconformities 49

VII. Administration and Enforcement 50
A. Duties of the Zoning Administrator. 50
B. Duties of the Architectural Review Committee. 50
C. Duties of the Mayor and Board of Aldermen. 51
D. Application Procedure 51
E. Disposition of Application 52
F. Modifications to approved plan. 54
G. Separability and validity 54
H. Conflicting provisions 54
I. Violations and penalties 54
J. Effective date. 54

Appendix A: Design Districts Map 55

Appendix B: Summary Matrix of Design Standards 56

I. General Provisions

A. Purpose

The purpose of these regulations and guidelines is to make certain the exterior appearance of all new construction, renovations, and building additions are high quality, long-lasting, sustainable, and consistent with the desired architectural theme and character of various areas within the City of Gluckstadt (hereinafter "City"). Further, these regulations and guidelines are intended to ensure that building arrangement, building mass, landscaping, buffers, pedestrian ways, parking and access areas, and other elements of the site design reasonably satisfy the standards of these regulations and guidelines and are designed to appropriately relate to each other and to adjacent properties.

These regulations and guidelines are intended to enhance the visual aspect and livability of the entire city. These standards will foster architectural diversity and interest, yet achieve and maintain a consistent, durable, and pleasing aesthetic and visual quality.

These regulations are intended to accomplish the following:

1. To produce high quality design for newly constructed and remodeled buildings and developments within Gluckstadt.
2. To architecturally reflect the City's German heritage.
3. To reduce the conflict created by adjoining incompatible land uses (i.e. residential adjacent to nonresidential).
4. To integrate the built and natural environment through well thought out landscaping and design.
5. To create aesthetically pleasing, human scale, pedestrian oriented development.
6. To create an impression of prosperity and protect and enhance property values throughout the City.
7. To divide the City into architectural and design districts to reflect the differing character and attendant requirements.
8. To protect and enhance property values within the City.

B. Scope, Design Districts Established

These regulations are intended to prescribe architectural and design guidelines defining the character and general composition for new and remodeled buildings and building sites within select areas of the City of Gluckstadt, Mississippi. Further, these regulations provide guidance for certain elements of new development beyond the appearance of buildings and habitable structures. The City shall be divided into the following design districts as described below and depicted on the map included in Appendix A:

1. **Village Design District.** The Village Design District areas are expected to develop as a traditional town center to serve as a place for social gatherings, entertainment opportunities, and to cultivate a sense of place for the City. This area is expected to have a mixed-use development pattern with substantial architectural and design features creating a unique, attractive and desirable place to live, work, shop, or seek services or entertainment. The resulting built environment will be at a pedestrian scale and encourage walkability. It is therefore important that significant, and reasonable, standards be imposed upon both buildings and site elements within these areas and that the resulting architecture reflect the community's German heritage.

2. **Neighborhood Commercial Design District.** The Neighborhood Commercial Design District areas consist of retail commercial establishments that are smaller in scale compared to the highway commercial areas and offer goods or services primarily consumed by nearby residents and to a limited degree the traveling public. Because of the proximity of this design district to existing or anticipated residential development, it is imperative that the resulting built environment be in harmony therewith in both scale and design.

3. **Highway Commercial Design District.** These areas consist of highly visible retail commercial corridors which rely on the high traffic volumes throughout the City for a significant portion of the customer base. Retailers in this district offer consumer items of wide appeal to the general population and therefore experience high shopping volume and traffic. Because of the impressionable nature of these areas upon shoppers, it is desirable that the design and appearance of the built environment be pleasing to the eye and cohesive with other design districts within the City.

4. **Service Commercial Design District.** These areas consist of a predominance of retail and service commercial establishments occupying larger lots and having a prevalence of outdoor storage or display of items for sale or rent. Service commercial areas generally experience higher volume of heavy truck traffic and generally offer products or services that are utilitarian in nature, appealing to tradesmen and the like, and sought by a more limited segment of the population. As such, these areas are less impressionable compared to other commercial areas and, thus, are held to a somewhat lesser standard.

5. **Industrial Design District.** Industrial Design District consists of manufacturing, processing, storage, warehousing, distribution and uses that generate substantial truck traffic. Structures in this district can be substantially larger volumetrically compared to any other district within the city and likewise the building sites are spacious. Although the general population does not regularly conduct business in industrial areas, such areas are located along the primary corridors of the city and therefore it is desirable that the buildings and site design cast a positive impression upon the traveling public.

6. **Undefined Districts**. Any nonresidential development falling outside any of the designated design districts, either by virtue of changes in zoning, municipal expansion, unanticipated development, or any other reason, shall become subject to one of the design districts as determined by the Planning and Zoning Director. Should the Planning and Zoning Director be unable to determine which design district is best suited for the proposed development, then he shall present the question to the Architectural Review Committee for determination.

C. Exemptions

There shall be exempted from these regulations and guidelines any of the following:

1. Any structure or development lying outside of any designated design districts, unless a finding pursuant to Section I(B)(6) has been made to the contrary.
2. Any single-family residential dwelling(s) and related accessory structures even if located within a designated design district. A single-family residential structure which is to be converted to a nonresidential use shall be subject to these regulations and guidelines.
3. Any accessory buildings or structures of a property owners association within a single-family residential neighborhood. Such buildings include pool houses, community centers, recreational structures, and the like.
4. Any publicly owned building or facility. Although exempt, the City of Gluckstadt encourages public projects to comply with the intent of these regulations and guidelines.
5. Temporary structures.
6. Exterior maintenance of a building wherein such maintenance does not, in the opinion of the Planning and Zoning Director, substantially change the exterior appearance of the building, including the color or materials. Exterior maintenance as contemplated includes both the repair and replacement of materials as needed.

D. Freedom of Design

These regulations and guidelines are intended to communicate the expectations of the City with regard to the physical appearance of newly constructed or renovated buildings and related features on the building site. To that end, the City recognizes the impracticality of regulating the precise design of each building. Through the design review process, the City affords applicants a degree of freedom in design provided, however, that the purpose and intent of these standards are substantially fulfilled. Nothing in these regulations and guidelines shall permit the construction of a building or space in violation of the building code enforced by the City of Gluckstadt.

E. RESERVED

F. Rules for Words and Phrases

For the purpose of these regulations and guidelines, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied"; and the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation as well as an individual.

G. Definitions

The following words and phrases shall have the meaning as prescribed below. Words which are not specifically defined shall be interpreted according to their common, everyday usage or standard industry definition if a technical term.

1. **Alley**: A minor way used primarily for vehicular service or access to the rear or side of properties for which the principal frontage is on another street.
2. **Architectural Review Committee**: The Architectural Review Committee as appointed by the Mayor and Board of Aldermen for the City of Gluckstadt.
3. **Arcade**: A walkway, usually along the frontage of a building, covered over by a series of arches or vaults supported by columns.
4. **Berm**: A linear mound of earth elevated above adjacent grade designed to shield and buffer uses like parking areas.
5. **Building Articulation**: Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.
6. **Building Code:** Any ordinance, code, or regulation adopted by the City of Gluckstadt regulating the construction, alteration or renovation of any building within the corporate limits of the City of Gluckstadt, including any code published by the Internation Code Council, the National Electric Code, or the National Fire Protection Association.
7. **Cabinet Sign:** A sign which consists of an enclosed cabinet structure with a message space on one or both major surfaces, and, may or may not be internally illuminated.
8. **Canopy**: A roof-like structure which is not enclosed by walls on all sides and may or may not project from a building.
9. **Civic Building**: A structure used for community purposes, such as churches, community/recreation centers, service organizations, and libraries.
10. **Clerestory:** An arrangement of windows extending from ground or near ground level to the roof level.
11. **CMU:** An acronym for concrete masonry unit.
12. **Coping**: The capping or covering of the top edge of a wall, usually for protection from weather elements but also for decorative purposes.
13. **Colonnade**: A row of columns supporting an overhead structure and may protrude from the primary frontage of the building. A colonnade may be recessed such that it does not protrude beyond the primary building frontage.
14. **Compliant Building**: A building which possesses the architectural and design characteristics sought by these regulations and guidelines.
15. **Courtyard**: An open area, usually flat, outside a building and is framed and somewhat enclosed by walls.
16. **Double Hung Door**: An entryway consisting of two doors hung in the same frame and operating together to provide wide access to a space.
17. **Drive**: A roadway, whether public or private, which provides direct access to properties or provides for internal circulation within a property or development site. Drives may be most commonly utilized to access parking area or provide internal circulation within parking lots.
18. **Dwelling**: A building, or portion thereof, which is designed for human habitation.
19. **Façade**: An exterior side or face of a building, usually the front (face).
20. **Fenestration**: The arrangement of windows and doors across the façade of a building.
21. **Finish Material**: Refers to the material applied as the final permanent layer of the exterior of a building or structure. Examples of finish material include brick, stone, stucco, metal sheeting, roofing materials, wood planks or panels, cementitious planks or siding, and other similar durable materials.
22. **Front Yard**: The area of land between the front wall of a building and the street right-of-way.
23. **Frontage**: Property on one side of a street measured along the line of the street, or in the case of a corner lot or "through lot," the property on each street measured along the lines of both streets.
24. **Glazing**: Refers to glass sections in a building façade.

25. **Hardscape**: Refers to the nonorganic elements associated with landscape design. Examples include sidewalks, patios, walls, fencing, railings, and the like.
26. **Human Scale**: The proportions of a building's components (steps, doorways, railings, work surfaces, seating, shelves, fixtures, ceiling height, etc.) in relation to the human body. Human Scale also applies in the same fashion to site design elements such as street widths, building setbacks, walking distances, sidewalk widths, etc. See also Pedestrian Scale.
27. **Jack Arch**: A flat or straight arch placed across an opening to support the structure above it.
28. **Landscape Ordinance:** The *Amended Landscape Ordinance*) adopted by the City of Gluckstadt on September 15, 2025, and any subsequent amendment thereto.
29. **Landscaping***:* Any improvement or vegetation including, but not limited to: shrubbery, trees, plantings, walls, courtyards, fences, planters, gates, street furniture, exterior lighting, and site improvements, including but not limited to, subsurface alterations, site re-grading, fill deposition, and paving.
30. **Loggia**: The room or recess created along the facade of a building where the colonnade and roof create a covered porch or walkway.
31. **Lot, Corner**: A lot or parcel of land which is adjacent to intersecting streets, where said lot or parcel has frontage on each street.
32. **Lot, Through:** A lot or parcel of land, other than a corner lot, which has frontage upon two non-intersecting streets. A through lot is also known as a double frontage lot.
33. **Motif**: A decorative design or pattern.
34. **Nonconformities**: Any building, structure, or parts thereof existing prior to the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not substantially comply with the requirements of this Ordinance.
35. **Overhang**: A major portion of a structure, such as an entire floor, that extends beyond or overhangs the floor below. Overhangs serve both functional and aesthetic purposes, providing shade, protection from the elements, and visual interest.
36. **Parapet**: That portion of an exterior wall extended above the level of a roof to provide screening of the roof or roof mounted equipment.
37. **Parking Space:** A space available for the parking of one motor vehicle conforming to the typical parking lot standards as prescribed by the zoning regulations for the City of Gluckstadt.
38. **Patio**: A paved, often unroofed, outdoor area adjoining a building, typically used for dining, lounging, or recreation. Usually constructed at ground level.
39. **Pedestrian Bulb-out:** An extension of curb line which serves to extend the sidewalk into the street or parking lane, reducing the travel distance for pedestrians to cross the street. Also known as a curb extension or bump out.
40. **Pedestrian Pass-Through**: A dedicated walkway formed into a row of buildings to provide convenient public access for foot traffic to pass from the building frontage to the rear of buildings. The passageway may or may not be open to the air.
41. **Pedestrianism**: The practice of walking or encouraging the use of space by pedestrians.
42. **Pedestrian Scale**: Architectural and building sites which are dimensioned and arranged in proportion to the scale of the human body, human perceptions, and walking speed, rather than that of automobiles. See also Human Scale.
43. **Pediment**: A triangular space created by a front facing gable roof.
44. **Pilaster**: A rectangular column which projects or protrudes from a wall.
45. **Planning Commission**: The Planning Commission as appointed by the Mayor and Board of Aldermen for the City of Gluckstadt.
46. **Projection**: A component or feature of a building, such as a bay window, which extends beyond the main wall plane.
47. **Public View**: Refers to an object being visible to the general public, using the naked human eye, from a vantage point upon public property (i.e. streets/roads/highways, sidewalks, paths, parks, etc.) or upon areas that are commonly accessible to the public (private parking lots, drive aisles, and similar).
48. **Punched Opening**: A single window or door opening framed into a building's exterior wall, resembling a hole "punched" into the structure. This is in contrast to multiple windows adjoining each other to

form a ribbon of glass in the building wall. Punched openings provide a sturdier appearance.

49. **Rear Yard**: The open space on a lot extending across the full width of the property, located between the rear wall of the main building and the rear property line.
50. **Recessed Colonnade**: See Colonnade.
51. **Screening**: The method by which a view of one site from another adjacent site is shielded, concealed, or hidden.
52. **Service Kiosk**: A standalone, interactive terminal that enables users to independently communicate or perform tasks as part of a drive-through service.
53. **Service Window**: An opening in a wall fitted with a window, drawer, speaker, viewable screen or other features for conducting business transactions at a drive-through facility.
54. **Side Yard**: The area of land located on either side of a building, positioned between the side property line and the structure, spanning from the front yard to the rear yard.
55. **Street Corridor**: A designated strip of land comprising a street or roadway and its immediately adjacent surroundings which fall into a pedestrian's field of view, acting as a linear connector for vehicles, pedestrians, cyclists, and transit.
56. **Street Right-of-Way Line**: The legal property boundary line delineating the street right-of-way and the abutting property.
57. **Street Side Yard**: The side yard on a corner lot that runs parallel to a public street rather than facing an adjoining property. It extends from the front yard to the rear yard, adjacent to the public right-of-way.
58. **Trabeated (arch)**: A simple construction method using a lintel, header, or architrave as the horizontal member supported at its ends by two vertical columns, pillars, or posts.
59. **Tudor Arch**: An arch having a slightly pointed center and a low elliptical shape and being wider than tall by more than a factor of 2.

H. Use of Illustrations

These regulations and guidelines utilize representative illustrations in the form of photographs, drawings, or images to aid in conveying the meaning of regulatory and guiding language. Some images may include multiple buildings or varying conditions and it shall not be inferred that all aspects of the image appropriately or inappropriately represent the requirements of these regulations and guidelines.

II. Design Standards

A. Standards Applicable to All Design Districts

1. Dumpsters and Waste Disposal Containers

i. All dumpsters and waste disposal containers shall be screened from sight by an enclosure at least six inches taller than the tallest point on the dumpster or container(s). In no case shall said enclosure exceed eight feet in height or have fewer than three sides.

ii. The enclosure shall be constructed of an opaque material similar to and permissible to that of the principal building. Additionally, the design of the enclosure shall be complimentary to the building it serves.

iii. Chain link fencing shall not be utilized for dumpster and waste disposal enclosures.

iv. Enclosures shall be fitted with a gate(s) in order to fully screen the dumpsters and waste disposal containers from view. The design and construction of the gate(s) shall be complimentary to the enclosure.

v. Enclosures shall be of sufficient size to accommodate dumpsters and waste disposal containers together with any anticipated overflow of waste material or equipment utilized in the day-to-day operations of the building served. The accumulation of waste, discarded items or equipment outside the enclosure shall be prohibited.

vi. Dumpster and waste container enclosures shall be in the rear yard behind the building they serve. For a corner or through lot condition, enclosures shall be at a location on the lot which provides the highest degree of screening from the streets.

Above: A dumpster enclosure fails to sufficiently screen the dumpster. Photo source: https://www.illinoisfencing.com/dumpster-enclosures

Below: A dumpster enclosure has become overrun with waste and debris from retail operations.
Neither condition is acceptable within the City of Gluckstadt.

Above: A dumpster enclosure completely conceals its contents and is architecturally complimentary to the site. Photo source: https://choiceenclosures.com/article/modular-dumpster-enclosures/
Below: A dumpster enclosure constructed of the same materials as its parent building.
Both photos represent acceptable conditions.

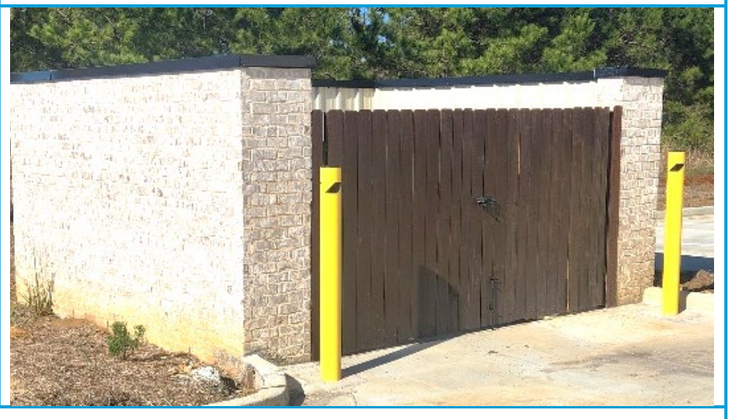


Figure 1. Examples of acceptable and unacceptable dumpster enclosures.

2. Mechanical and Utility Equipment Screening
   i. For the purposes of this section mechanical and utility equipment shall include any heating, ventilation and air conditioning equipment, gas meters, electrical transformers, meters, valves, access ladders, and similar components, and any other equipment which may be stored temporarily or permanently outside the building, such as carts, racks, janitorial items, storage containers, and the like.
   ii. Mechanical and utility equipment shall be located in an inconspicuous area relative to the building served and shall be screened from public view.
   iii. Ground mounted mechanical and utility equipment shall be screened from public view by an opaque wall or fence of similar material and design as that of the principal building. Landscaping may be utilized for screening purposes provided the species and density of plantings will satisfy the intent of this section.
   iv. All sides (360 degrees) of roof mounted mechanical and utility equipment shall be screened from public view. Screening shall be accomplished with material which is harmonious with the design of the supporting building. Roof parapets are a preferred method of screening.
   v. Any mechanical and utility equipment for which screening is impractical shall be incorporated into the design and color scheme of the building as much as possible to mask the prominence of said equipment.

Figure 2. Above left: HVAC equipment is prominently visible from the public street on this building along with the loading and storage area. **Above right:** This shopping center was constructed with little regard for the open view to HVAC and utility equipment on the back of the building. These conditions are not desirable within the City of Gluckstadt.
Photo source: Google Earth street view

Figure 3: Mature landscaping properly placed would have substantially screen the view from the street into this loading area.
Photo source: Google Earth street view

3. Loading Areas

   In addition to the provisions concerning overhead doors specified in the various design districts, loading areas shall conform to the following requirements.
   i. Loading areas, where necessary, shall be located in the back of or behind the primary building and screened from street view to the extent practical.
   ii. Loading bays and overhead doors necessary for shipping, receiving and loading purposes, shall not be oriented toward a street.
   iii. The City of Gluckstadt may require enhanced landscaping requirements to provide additional screening for loading areas, as determined on a case-by-case basis.

4. Finish Material Placement and Composition

Unless otherwise specified differently within the Design Districts established by these regulations and guidelines, the following requirements shall apply in all design districts.

i. When multiple building wall materials are utilized, said materials may be combined on each facade only horizontally, with the heavier material below the lighter. When utilized for accent purposes differing materials may be combined vertically.
ii. A minimum of twenty-five (25) percent of the combined area of all building facades of a structure shall have an exterior finish of brick, stucco, hardy plank, and/or natural or artificial stone. Other exterior finish material may be approved by the Architectural Review Committee.
iii. Except for brick, stucco, hardy plank, and/or natural or artificial stone, no single building facade shall have more than seventy-five (75) percent of one type of exterior finish.
iv. For the purpose of this section, the area of the building facade shall not include area devoted to windows, entrance doors, garage doors, or roof areas.
v. No more than three (3) buildings within 300 feet of each other shall consist of the same building facade.
vi. All openings, including porches, galleries, arcades, and windows, with the exception of storefronts, shall be square or vertical in proportion.
vii. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
viii. Openings below the second story shall not exceed 80% of the total wall area on the front facade and 50% of the wall area on all other facades, with each façade being calculated independently.
ix. Doors and windows that operate as sliders are prohibited along frontages.

B. Design Standards Applicable to the Village Design District

1. Building and Parking Disposition

i. It shall be considered desirable design practice that buildings within this design district be built to the front lot line such that building façades form a pedestrian scale street corridor. See Figures 4 and 5.

ii. Parking shall be provided on the street, either parallel or nose-in. Any additional parking required may be provided behind buildings. The intent is to place emphasis on pedestrianism, scale, and architecture of the built environment without the interruption and distraction of parking areas filled with automobiles. See Figures 4 and 5.

iii. Where on-site parking areas must adjoin street frontages, landscaping and/or fencing shall be provided to maintain the visual street corridor. See Figure 7 for the impact of an interrupted street corridor and Figure 8 for a better treatment of parking areas adjoining the street.

iv. Buildings should be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place. See Figure 6.

Figure 4. This image illustrates building and parking placement. Notice the buildings are built to the sidewalk and parking is on-street or rear loaded. Image courtesy of Google Earth.

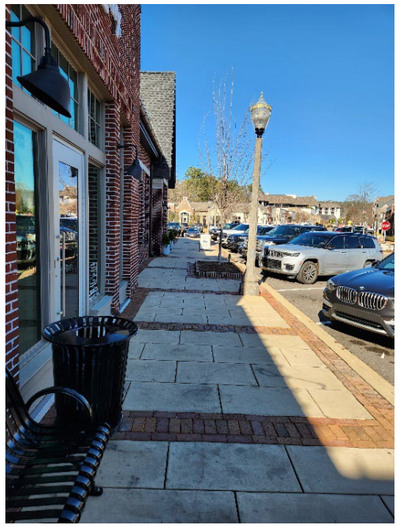


Figure 5. Parked cars serve as a barrier between sidewalk pedestrians and passing cars, making window shopping and walking more inviting.

Figure 6. At two stories in height, and positioned at the sidewalk, this building is inviting. Awnings lower the percieved ceiling height, sandwich board signage entices customers, large glazed windows allow a view inside, and the architecture is unique.

Figure 7. The open parking area creates a void in the street corridor, an uninviting attribute for pedestrians.

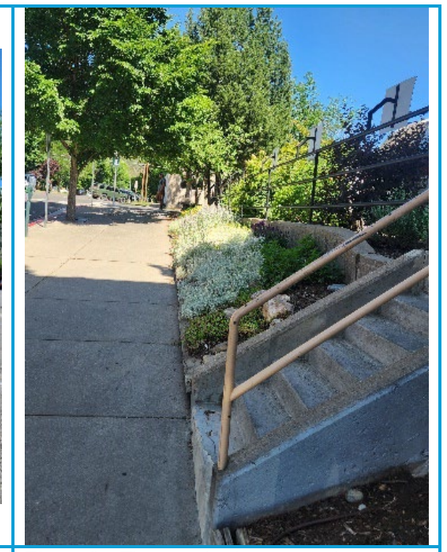


Figure 8. The steps lead up to a parking area, but the visual corridor is maintained by the landscaping, and is more pleasant to view than cars.

2. Building Configuration
   i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. See Figure 9. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts. See Figure 10.

   ii. Functional storefronts. Buildings within this design shall have functional storefronts with an operational entry door for each façade plane as required in Section II(B)(2)(i).

   iii. In addition to façade articulations, the mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters,

Figure 9. Articulations in the wall plane shall be no less than 16 inches.

variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. See Figure 10. Through the use of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding compliant buildings. The purpose in breaking the building mass is to create visual interest and reduce the perceived building scale to a pedestrian level.

iv. Where multiple continuous storefronts are contained in the same building, design variation should be provided from storefront to storefront to avoid monotony. Variation may be achieved in the design of entry ways, glazing, awnings, parapet treatment or roof type (i.e. flat with parapet versus pitched), and vertical and horizontal articulation, color, or other design details.

Figure 10. Store fronts distinctly separated with differing building materials, colors, patterns, parapet and roof design, and entryway treatment.

Figure 11. Pedestrian pass-through travel distance illustrated at left. Image at right demonstrates a pass-through in Ridgeland, Mississippi.

v. Pedestrian pass-throughs shall be provided approximately mid-block or mid-building where, at the midpoint of a block or building, a pedestrian would otherwise be required to walk in excess of 150 feet in order to access conveniences behind buildings such as parking. See illustrations in Figure 11.

3. Architectural Style Permitted

i. Buildings constructed in the Village Design District shall conform to the specified architectural styles as indicated in Table 1.
ii. Franchise architecture is strongly discouraged in the Village Design District. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations and guidelines. Identifying franchise features may be incorporated in minor façade details and signage.

4. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.
ii. Each building and/or shopfront shall conform to the permitted architectural styles yet contain individuality in design.
iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors may be installed in a street facing wall of a building provided the following criteria are met:
   a) The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
   b) The door must be an integral part of customer experience and serve the purpose of extending the indoor space to the outdoors, or vice versa. An example includes the use of roll-up or overhead doors in a restaurant to provide a sense of outdoor dining. See Figure 12.
   c) When in its closed position, the bottom edge of the door must be at least twenty-four (24) inches above the interior finished floor level immediately adjacent to the wall opening. The bottom edge of a roll-up or overhead door may close to the floor level if the door provides direct access to an adjacent patio or courtyard which is physically delineated from other outdoor areas by a permanent barrier and utilized as an integral part of retail or service space.
   d) The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
   e) Door panel framework shall be finished with a color which is complimentary to the color scheme of the façade in which the door is located.
   f) There shall be no bollards installed protecting the door opening.
iv. Finish material requirements:
   a) Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Architectural Review Committee.
   b) Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
   c) Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.
   d) Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, wood, or stucco. Other suitable material may be utilized if approved by the Architectural Review Committee.

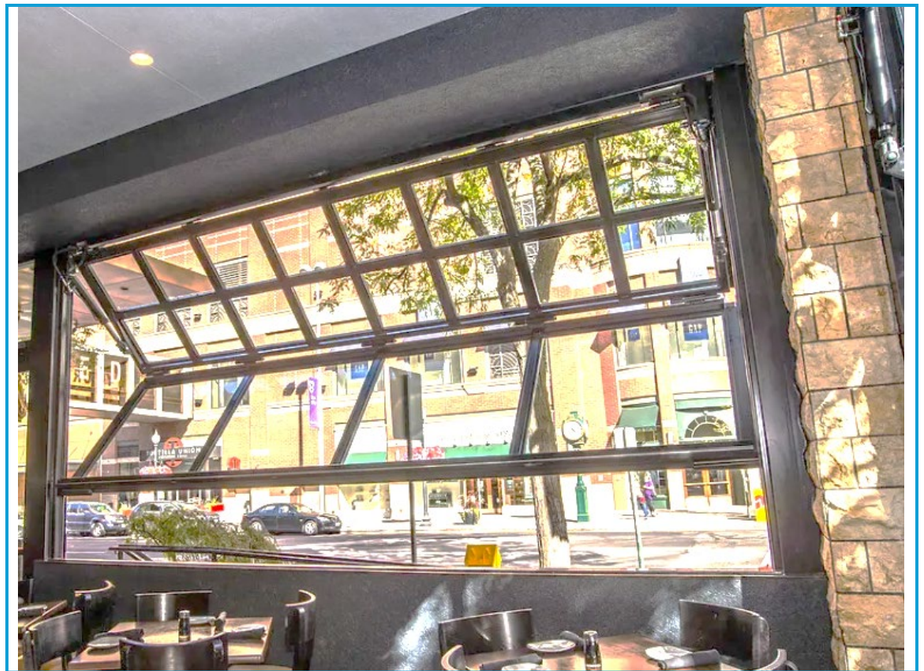


Figure 12. An overhead door incorporated into a restaurant..

5. Roof Requirements

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.

ii. Where a roof is flat or minimally pitched such that the finish material will not be seen from public view, any roof covering material meeting the requirements of the applicable building code may be utilized.

iii. Where a pitched roof is provided, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare, or other feature the pitch of such feature may be less than 12:12, or where the architectural types described in Section III require a different pitch.

iv. For pitched roofs, finished material may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.

v. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend around all sides of the building which are visible from, or front upon, any street, alley, or drive.

vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.

vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.

viii. Any permitted canopy associated with drive-through or drive under facilities such as those utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building.

Figure 13. Various roof and parapet treatments consistent with the desired architecture in Gluckstadt.

6. Drive-through facilities

i. Drive-through facilities are contrary to the pedestrian-oriented purposes of the Village Design District and therefore are strongly discouraged. Drive-through facilities, although convenient for the consumer, discourage pedestrian activity and entice automobile dependance. In the event a drive-through facility is requested, the same must conform to the following requirements:

a) Drive-through facilities shall be located in the rear of the building.

b) Only one traffic lane shall be allowed to accommodate the drive-through and its related queue space.

c) Drive-through service windows shall be integrated into building facade, and there shall be no menu board, speaker, or service kiosk separate and apart from the service window.

d) Traffic shall not enter the drive-through queue directly from the primary street which serves the building. The purpose of this provision is to prevent traffic from backing up in the queue and blocking travel lanes. Traffic exiting the drive-through may exit directly onto the primary street.

7. Mixed Use Development

i. Where a distinct horizontal change in use patterns occurs, in the Village Design District, the architectural character shall change respectively.

ii. Where nonresidential buildings face residential buildings, the nonresidential buildings shall take on an architectural style which is more consistent with the residential buildings in terms of roof type, scale, use, and setback from the street frontage.

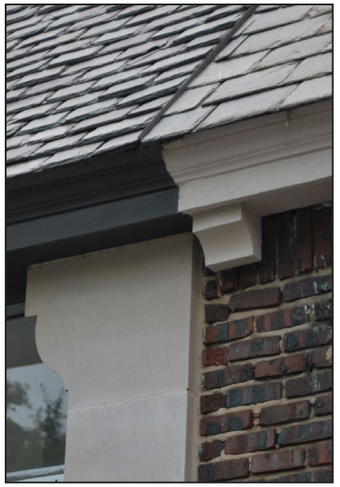


Figure 14. Examples of desireable design features for the village design district. Graphics from Lane Parke PUD master plan, 9/23/2019, p. 55.

C. Design Standards Applicable to the Neighborhood Commercial Design District

1. Site Design

i. To the extent possible, a development shall be cohesively planned to take into account the full extent of the subject parcel together with adjacent parcels which are zoned or anticipated for neighborhood commercial uses even though such parcels may not be part of a development application. Such master planning facilitates efficient internal circulation, the efficient delivery of services, and favorable site arrangement and design considerations.

ii. Buildings are to be clustered together on the site and designed such that future development may be as clustered as possible with existing development to encourage pedestrianism.

iii. Parking areas are to be connected to building clusters with well defined pedestrian ways.

2. Building and Parking Disposition

i. It shall be considered desirable design practice that buildings within this design district be built near to the street with an allowance of two rows of parking with an associated drive aisle between the street and building frontage. Any additional parking required shall be oriented at the back or side of buildings.

ii. Where parking areas must adjoin street frontages, landscaping, berms, and/or fencing shall be provided to screen the unsightliness of parking areas by screening the same to a height of 42 inches above the adjacent parking lot grade. A combination of methods may be utilized to accomplish the intended purpose of the screening. No screening shall be required where the same would be located along the frontage of a building and would unreasonably obscure the building from public view insofar as the public's ability to view shopfronts, easily determine the specific tenants or uses within the building, or erode the perception of human scale of the building.

iii. Buildings shall be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place.

Figure 15. Two rows of parking front these buildings along Highland Colony Parkway. Photo courtesy of Google Earth.

3. Building Configuration

i. Buildings within this design district shall be reasonably in proportion with nearby residential uses or anticipated nearby residential uses.

ii. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. See Figure 9. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts. See Figure 10.

iii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is that of creating visual interest and reducing the perceived building scale to a pedestrian level.

iv. Pedestrian pass-throughs shall be provided approximately mid-block or mid-building where, at the midpoint of a block or building, a pedestrian would otherwise be required to walk in excess of 150 feet in order to access conveniences behind buildings such as parking. See illustration in Figure 11.

v. Division of Single Use Buildings - Where a building will be in excess of 30,000 square feet or have a street facing façade of more than 150 feet in length, then the façade articulation required under Section II(C)(3)(ii) shall include distinct architectural design elements that serve to divide the building façade into pedestrian scale proportions, break the monotony of large façade planes, and create visual interest.

4. Conformance to Architectural Guidelines

i. Buildings constructed in the Neighborhood Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.
ii. Franchise architecture is permitted in the Neighborhood Commercial Design District but should be minimized. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations.

5. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.
ii. Each building and/or shopfront shall conform to the desired architectural theme yet contain individuality in design.
iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors may be installed in a street facing wall of a building provided the following criteria are met:
   a) The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
   b) The door must be an integral part of customer experience and serve the purpose of extending the indoor space to the outdoors, or vice versa. An example includes the use of roll-up or overhead doors in a restaurant to provide a sense of outdoor dining. See Figure 12.
   c) When in its closed position, the bottom edge of the door must be at least twenty-four (24) inches above the interior finished floor level immediately adjacent to the wall opening. The bottom edge of a roll-up or overhead door may close to the floor level if the door provides direct access to a patio or courtyard which is physically delineated from other outdoor areas by a permanent barrier and utilized as an integral part of retail or service space.
   d) The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
   e) Door panel framework shall be finished with a color which is complimentary to the color scheme of the façade in which the door is located.
   f) There shall be no bollards installed protecting the door opening.

6. Finish material requirements:

i. Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Architectural Review Committee.
ii. Metal siding as field material is prohibited unless utilized as roofing material on a building roof or awning, or as an accent material, or unless otherwise approved by the Architectural Review Committee.
iii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Architectural Review Committee.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.

7. Roof Systems/design
   i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.
   ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.
   iii. Where a pitched roof is utilized, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare, or other feature the pitch of such feature may be less than 12:12, or where the architectural types described in Section III require a different pitch.
   iv. For pitched roofs, finished material may include standing seam metal, clay tiles, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.
   v. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend around the three most prominent sides of the building which are visible from, or front upon, any street, alley, or drive. The fourth side of the building shall have a parapet which may be in the form of a screening material designed to allow the passage of water and air, but also to serve as a visual barrier to roof elements when viewed from the ground level. Any such parapet screening material shall be of a color that is consistent with the building.
   vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.
   vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.
   viii. Any canopy associated with drive-through or drive under facilities such as that utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building.

8. Cumulative Design Standards Permitted

   Any design provision contained in the Village Design District may be applied within the Neighborhood Commercial Design District.

Figure 16. Various roof and parapet treatments consistent with the desired architecture in Gluckstadt.

D. Design Standards Applicable to the Highway Commercial Design District

1. Site Design

i. To the extent possible, a development shall be cohesively planned to take into account the full extent of the subject parcel together with adjacent parcels which are zoned or anticipated for highway commercial uses even though such parcels may not be part of a development application. Such master planning facilitates efficient internal circulation, the efficient delivery of services, and favorable site arrangement and design considerations. Development within this design district is expected to be of larger scale, as the customer base for uses within this design district are drawn primarily from the traveling public.

ii. Buildings are to be clustered together on the site and designed such that future development may be as clustered as possible with existing development, to aid in pedestrian circulation and facilitate shared parking to the extent possible.

iii. Parking areas are to be connected to building clusters with well-defined pedestrian ways. Development sites are likewise to provide pedestrian connections to adjacent existing or planned public pedestrian ways.

iv. It is permissible in this design district to display outdoors only items which are offered for retail sale or rent subject to the following provisions:

a) Outdoor display areas must be set apart from parking areas and pedestrian areas and delineated with fencing and landscaping.

b) Outdoor display areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

c) Outdoor display areas shall be located in an interior side yard or rear yard.

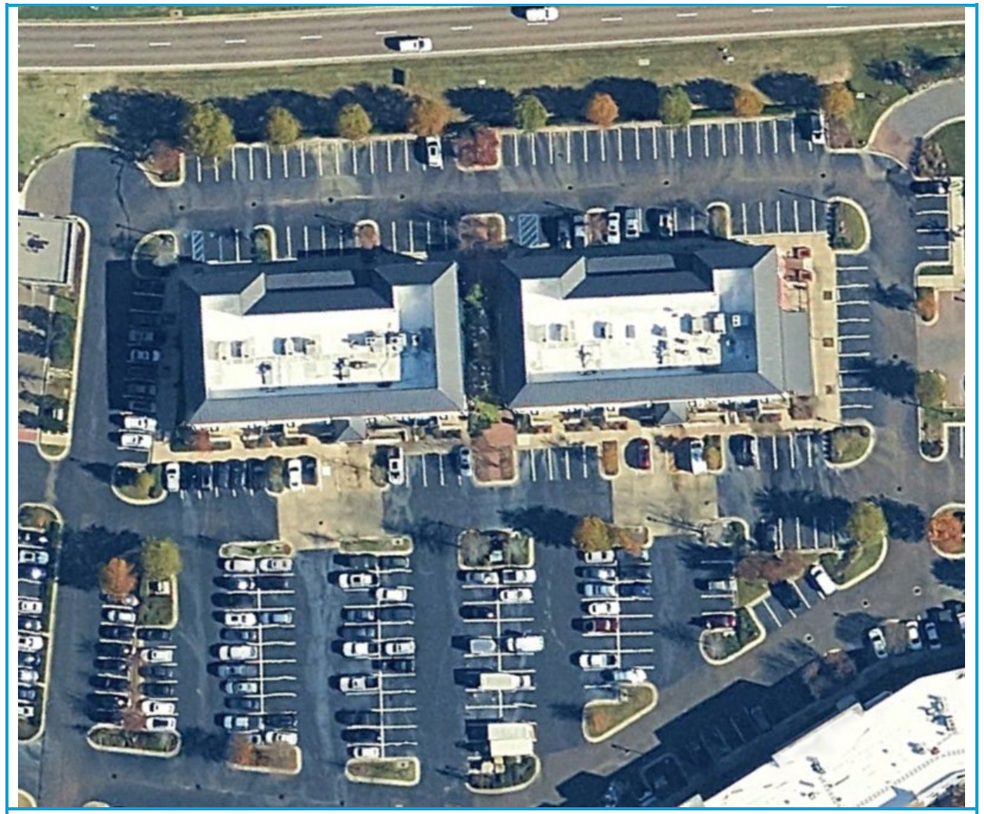


Figure 17. Two rows of parking front these buildings along Highland Colony Parkway, with additional parking behind the building. Photo courtesy of Google Earth.

2. Building and Parking Disposition

i. Buildings within this design district shall be built as near to the street as reasonably possible. It is preferable that no more than two rows of parking with an associated drive aisle be located between the street and building frontage. Any additional parking required may be oriented at the back or side of buildings. See Figure 17.

ii. Where parking areas must adjoin street frontages, landscaping, berms, and/or fencing shall be provided to reduce the unsightliness of parking areas by screening the same to a height of 42 inches above the adjacent parking lot grade. A combination of methods may be utilized to accomplish the intended purpose of the screening. No screening shall be required where the same would be located along the frontage of a building and would unreasonably obscure the building from public view insofar as the public's ability to view shopfronts or easily determine the specific tenants or uses within the building.

iii. Buildings shall be sized and proportioned (massing) at a pedestrian scale, giving consideration to human senses, perception and experience within this design district and thereby contributing to the sense of place. Where developments are of such significance that buildings and/or tenant spaces cannot reasonably be divided into pedestrian scale spaces, architectural design and elements shall be utilized to divide the building façade into pedestrian scale segments.

3. Building Configuration

i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. In the alternative, façade interruptions shall be provided at dimensions consistent with accepted mathematical ratios utilized in building design and proportion. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be in proportion to the scale of the building and of such dimension to produce substantial shadow lines and create visual interest. See Figures 18 and 19. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, patterns, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts where multiple store fronts exist. See Figure 19.

ii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is to create visual interest and reduce the perceived building scale to a pedestrian level.

Figure 18. Building articulation must be of such depth to produce substantial shadow line. Articulation depth and effect are influenced by building setback.

Figure 19. Differing shopfronts are uniquely distinguished by façade variations and details. The pictured building exhibits substantial articulation at each storefront.

4. Architectural Styles Permitted

i. Buildings constructed in the Highway Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.

ii. Franchise architecture is permitted in the Highway Commercial Design District but should not dominate the architecture of the building. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations.

5. Building Façade Requirements

i. Exterior finish materials shall vary in type, form, arrangement, and color.

ii. Each building and/or shopfront shall conform to the desired architectural theme yet contain individuality in design.

iii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors installed in the front wall of a building is strongly discouraged. When installed, roll-up or overhead doors shall be of a color and design which compliments the main structure.

iv. Finish material requirements:

a) Wall field material shall consist of brick, painted brick, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Architectural Review Committee.

b) Metal siding as field material is prohibited unless utilized as roofing material on a building roof or awning, or as an accent material, or unless otherwise approved by the Architectural Review Committee.

c) Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Architectural Review Committee.

d) Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street facing façade. CMU's, if utilized on any other façade, shall not remain unfinished.

Figure 20: Buildings demonstrating acceptable characterisics within Gluckstadt.

6. Roof Systems/design

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.

ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.

iii. Where a pitched roof is utilized, a pitch of no less than 12:12 shall be utilized except, where a roof is accented with a bell, flare or other feature the pitch of such feature may be less than 12:12, or where the architectural types described in Section III require a different pitch.

iv. For pitched roofs, finished material may include standing seam metal, clay tiles, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.

v. A parapet shall be required to conceal roofs which are flat or minimally pitched together with roof mounted equipment. The parapet shall extend around the three most prominent sides of the building which are visible from, or front upon, any street, alley, or drive. The fourth side of the building shall have a parapet which may be in the form of a screening material designed to allow the passage of water and air, but also to serve as a visual barrier to roof elements when viewed from the ground level. Any such parapet screening material shall be of a color that is consistent with the building.

vi. The parapet shall be integrated into the design of the building frontage and shall contribute to the ornamentation and articulation of the building.

vii. Buildings and/or lease spaces occupying corner lots, corner positions or endcaps shall have a pitched roof and decorative gable ends facing the street frontage. The purpose of this architectural requirement is to reflect Gluckstadt's German heritage and provide greater visual interest in building design.

viii. Any canopy associated with drive-through or drive under facilities such as that utilized in banks, pharmacies, fueling stations and the like, shall consist of vertical supports and roof system of consistent design to that of its parent building. See Figure 21.

7. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District or the Neighborhood Design District may be applied within the Highway Commercial Design District.

Figure 21. Top left, top right, and lower left are acceptable roof configurations. Lower right: Drive-through canopy and vertical supports designd consistently with its parent building.

E. Design Standards Applicable to the Service Commercial Design District

1. Site Design

   i. There shall be no specific site design specifications for this district. This provision, however, shall not relieve the applicant from complying with all other regulations governing the development of property within the City of Gluckstadt, Mississippi.

   ii. It is permissible in this design district to store or display items outdoors subject to the following provisions:

      a) Items stored outdoors but not offered for immediate sale or rent:
         - Shall be stored in an interior side yard or rear yard.
         - Shall be enclosed in a fence and screened with landscaping.
         - Storage areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

      b) Items displayed outdoors and offered for immediate sale or rent:
         - Outdoor display areas must be set apart from parking areas and pedestrian areas and delineated with fencing and landscaping.
         - Outdoor display areas shall not encroach upon any parking areas, drive aisles, fire lanes, or sidewalks.

2. Building and Parking Disposition

   None

3. Building Configuration

   i. Long, uninterrupted façade planes and/or blank walls along all street frontages are undesirable and shall be avoided. Exterior wall planes which face the street shall contain articulations in depth and direction. The maximum permitted length of an uninterrupted façade plane shall be thirty (30) feet, more or less, for buildings less than 20,000 square feet, and forty (40) feet, more or less, for buildings twenty thousand (20,000) square feet or more. In the alternative, façade interruptions shall be provided at dimensions consistent with accepted mathematical ratios utilized in building design and proportion. Façade interruptions shall occur at an interval respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Articulations shall be of such dimension to produce substantial shadow lines and create visual interest, but in no case shall an articulation in the wall plane be less than sixteen (16) inches. Articulations too shall be sized respective of standard masonry building units to avoid odd dimensions and patterns resulting from cut material. Furthermore, differing colors, materials, patterns, and textures, when used in concert with one another, may be considered interruptions for buildings of this scale. Building plane interruptions should also occur to separate store fronts where multiple store fronts exist.

   ii. The mass of a building shall be interrupted through the use of architectural elements. Such elements include, but are not limited to, windows and doors, columns and archways, pilasters, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, compliant buildings. The purpose in breaking the building mass is that of creating visual interest and reducing the perceived building scale to a pedestrian level.

4. Architectural Styles Permitted

   i. Buildings constructed in the Service Commercial Design District shall conform to the specified architectural styles as indicated in Table 1.

   ii. Franchise architecture is permitted in the Service Commercial Design District.

5. Building Façade Requirements

   i. Exterior finish materials shall vary in type, form, arrangement, and color.

   ii. Roll-up or overhead doors, when necessary, shall be installed first on the rear wall of the building. If rear wall installation is not possible, such doors may be installed in a non-street facing side wall. Roll-up or overhead doors installed in the front wall of a building is strongly discouraged.

iii. Finish material requirements:
   a) Wall field material: Any exterior wall facing a street shall consist of brick, painted brick, split face concrete masonry units, stone, stone veneer, or stucco. Other suitable material may be utilized if approved by the Architectural Review Committee. Any other exterior wall may consist of the above listed items and metal siding; however, yellow metal siding shall not be permitted.
   b) Where the finish material of a street-facing façade will differ from the finish material of other facades of the same building, the street facing façade material shall be incorporated into a return which wraps around to the non-street facing facades. Such wrap around shall extend for a length equivalent to 25% of the length of the side of the building onto which the return is attached.
   c) Trim elements, and architectural accent features, are required and shall be of brick, cast stone or masonry, stone veneer, wood, metal. Other suitable material may be utilized if approved by the Architectural Review Committee.

iv. Color choice
   a) Wall field material shall be of a complimentary color to the primary color of the street facing façade material. Sharp color differences are to be avoided so that the lower quality material (side façade) visually blends with the higher quality material (street façade).
   b) Contrasting colors may be utilized for accent purposes on minor building elements such as gutter downspouts, facia trim, awnings, and similar features.

6. Roof Systems/design

i. Roof assemblies may be flat with parapet treatment, pitched, or a combination thereof.
ii. A roof which is flat or minimally pitched such that the finish material will not be seen from public view, may be finished with any material meeting the requirements of the applicable building code.
iii. A parapet shall be required to conceal roofs which are flat or minimally sloped together with roof mounted equipment. The parapet shall extend along any street side frontage of the building.
iv. The parapet shall be integrated into the design of the building along any street facing frontage and shall contribute to the ornamentation and articulation of the building. Where a non-street facing frontage is highly visible from a street or drive a parapet may be required.

7. Cumulative Design Standards Permitted

Any design provision contained in the Village Design District, the Neighborhood Design District, and the Highway Commercial Design District may be applied within the Service Commercial Design District.

Figure 22. Acceptable roof systems, façade, and finish material within the Service Commercial Design District.

F. Design Standards Applicable to the Industrial Design District

1. Site Design

i. Development sites shall take into account the impact of the proposed use upon adjacent land uses and the traveling public. To that end, efforts should be made to locate less attractive or potential nuisance aspects of the development as far away from neighboring, less intensive uses and the street as possible.

ii. Loading areas should not be located on the street side of the building and preferably should be located at the rear of the building.

iii. Where careful placement of loading areas or other unsightly elements cannot provide substantial screening from the street, fencing, berms, and landscaping or a combination thereof shall be utilized to minimize the visual impact of such loading areas or other unsightly elements.

iv. Building frontages should be as close to the street as possible for site functionality and in accordance with the required front yard setback.

2. Building Mass

i. Monolithic building facades should be avoided, and if unavoidable, street facing facades should be articulated at approximately every 30 feet to create visual interest and reduce the perceived scale of the building. Articulation frequency may be varied depending on the building scale and setback from the street. The following architectural treatments are permissible:

a) Vertical and horizontal wall articulation may include indentations and/or projections, reveal patterns, changes in finish materials, columns, and recessed areas to create shadows and depth on the wall surfaces.

b) Fenestration may be utilized to break up wall planes and provide visual relief.

c) Creative paint or finish patterns and score lines which serve to tastefully break up the monolithic nature of the façade.

d) Detailing such as horizontal banding, columns, arches, or other vertical elements.

e) Enhanced landscaping.

Figure 23. An industrial building articulated and given interest with fenestration, offsets in the facade and roof line, and color and material variation. Image from https://www.synergybuilds.com/featured-projects/mitchell-industrial-buildings

ii. Where a building in the industrial design district will be situated on a street corner, the Architectural Review Committee may, in its discretion, lessen the requirements for the façade facing the street of a lesser functional classification, or if the façade will be secondary to a primary façade. In exercising its discretion, the Architectural Review Committee shall give consideration to the aesthetic impact of the frontage in question to the traveling public and current or anticipated land uses opposite the frontage in question (across the street).

iii. Architectural elements utilized to accomplish articulation shall be integrated into the building design and not appear a mere appendage to the building.

iv. Building entrance should be treated as a significant focal point and should include overhead features such as awnings, canopies, or similar to better accomplish pedestrian scale. Entrances should be well defined using architectural elements. Building projections, recesses, glazing, and roof treatments are acceptable methods to define an entryway.

v. Building elements which are less imposing in terms of mass and scale, such as office space, that perhaps only require a single story in height, shall be oriented toward the street. Such orientation will serve to reduce the perceived scale of large buildings.

3. Exterior Finish Materials

Newly constructed buildings within this design district shall consist of the following finish material standards:

i. Unadorned pre-stressed upright concrete panels, unfinished concrete block, metal siding (such as galvanized or unfinished steel, galvalume, or unfinished aluminum), and pole-type building materials are not permitted as primary exterior building materials.
ii. Street facing exterior wall finishes shall be comprised of any combination of at least two (2) of the following materials:
   a) Brick
   b) Natural Stone
   c) Glass
   d) Masonry Stucco
   e) Hardy Plank
   f) Precast textured concrete panels
   g) Other comparable or superior materials approved by the Architectural Review Committee.
iii. Accent materials shall be used for cornices, sills, bases, lintels, banding, and decorative accent trims and shall consist of materials comparable in grade and quality to the primary exterior materials.
iv. Metal sheeting or panels may be utilized as accent features.
v. Generous use of glass as a finish material is encouraged in order to avail the benefits of natural light. A clerestory window arrangement is encouraged for larger buildings.
vi. When non street facing facades of any new building will be constructed with different material and finish than the street facing façade, such material and a finish is subject to approval by the Architectural Review Committee.

4. Roof Systems and Design

i. Roof assemblies may be flat or pitched.
ii. A parapet shall be incorporated into the roof at the building entrance to enhance the significance of the entrance. The parapet shall be integrated into the design of the building and shall contribute to the ornamentation and articulation of the building.
iii. Roof mounted HVAC and other equipment shall be screened from street view by a parapet or other suitable screening approved by the Architectural Review Committee.

5. Industrial Equipment

Figure 24. Distinct treatment of primary entrance and use of clerestory window. Image from https://www.nucorbuildingsgroup.com/industrial-manufacturing-building-solutions/

Figure 25. Step down, or single story portion of industrial building highlighted in blue, reduces the mass of the building. Image from https://www.naiop.org/research-and-publications/best-practices-in-data-center-development/

The City of Gluckstadt recognizes that some industrial buildings involve exposed industrial systems equipment on the exterior of the building. This exposed equipment should be architecturally integrated into the building design to the extent reasonably possible.

6. Architectural Styles Permitted
   i. Buildings constructed in the Industrial Design District shall conform to the specified architectural styles as indicated in Table 1.
   ii. Franchise architecture is permitted in the Industrial Design District.

7. Cumulative Design Standards Permitted

   Any design provision contained in the Village Design District, the Neighborhood Design District, the Highway Commercial Design District, and the Service Commercial Design District may be applied within the Industrial Design District.

III. Architectural Types

In addition to the representative photographs and other specifications included in these regulations and guidelines, the following descriptions and characteristics further identify the architecture desired for certain defined locations within the City of Gluckstadt [1].

A. Southern Mercantile Buildings

1. General Description

Southern Mercantile buildings provide architectural interest and variation with simple expressive forms together with sometimes intricate and interesting textural detail. This architectural style is commonly found across the nation in small town, downtown main street settings.

Southern Mercantile buildings should be designed to meet the practical needs for building occupants and building purpose. Such buildings may range in size from single storefront one-story shops to 2 to 3 story buildings lending to a vertical mix of uses including residential space above the ground level floor, or office or general purpose space. Shopfronts are characterized by large, glazed openings and wide doors to maximize the view of goods for sale to pedestrians. Mercantile buildings contain creativity in their brickwork and trim to create visual interest, distinction, and beauty.

Southern Mercantile buildings should include prominent identifying features, keyed to Figure 26, including but not limited to:

i. Predominance of masonry utilized in wall construction.
ii. Ornamental parapet features with flat roof.
iii. Single windows with a vertical rectangular arrangement above the first floor (punched openings), if a multistory building, with a higher degree of glazing on the first floor.
iv. Brick and masonry detailing in the form of corbeling, banding, arches, or decorative motifs.
v. Large glazed storefront at street level.

Figure 26. Southern Mercantile building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 61.

[1] The architectural types utilized are borrowed heavily from the development plan for the Lane Parke community in Mountain Brook, Alabama. The Lane Parke development plan was prepared by Evson, Inc., Daniel Corporation, Goodwyn, Mills and Cawood, Inc, and Historical Concepts.

2. Suitable exterior finish materials

   Suitable exterior finish materials are specified for each Design District and are contained hereinabove.

3. Storefront Treatment

   i. Entry doors should be centered in the shopfront and contain at least 50% glazed area. It is desirable that entry doors be double hung.
   ii. Windows and entry doors shall be recessed at least four inches from the wall plane in which they are mounted. Entryways may be recessed further behind the plane of the shopfront windows.
   iii. Storefronts shall contain a glazed area of at least 50% to showcase goods and merchandise.
   iv. Storefront door and window encasements shall be adorned with molding details to create interest.

4. Awnings and other Accent Features

   Shopfronts should be adorned with an awning if a single story structure, or an awning or balcony if a multi-story structure, in order to protect patrons from the elements, provide architectural interest, and to aid in breaking up the building façade.

   i. Awnings shall be designed to such shape, scale and color palette to serve as a visual enhancement to the building.
   ii. Awnings may be constructed of durable fabric, metal, vinyl, fiberglass, or wood. Awnings shall be maintained free from fading, ripping, tattering edges, and the like.
   iii. Awnings may be oriented in a flat, sloped, sweeping, or rounded position.

5. Signage

   Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within this architectural type, the façade surfaces that lack detail and ornamentation are enriched by large bold lettering, as are the large spaces above entryways (see Figure 27). The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

   i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
   ii. Signage may be affixed to the front façade plane.
   iii. Signage may be affixed to a side façade plane at the building corner.

Figure 27. Examples of acceptable storefront treatment.

Figure 28. Examples of acceptable storefront treatment.

iv. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at a right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
v. Signage may also be provided on awnings located over entry ways.
vi. Storefront signage typically may be six (6) feet to eight (8) feet by two (2) feet in size. The sign dimensions must be appropriately proportioned to the scale of the building or shopfront.
vii. Other signage arrangements may be appropriate depending on the building configuration.
viii. Cabinet style signage and internally lit signage are not permitted.
ix. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

6. Suitable Design Districts for Mercantile Buildings

Southern Mercantile building architecture may be utilized in the design districts as specified in Table 1.

Figure 29. Examples of southern mercantile signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 94.

B. Village Mid-Century Buildings

1. General Description

Village Mid-Century buildings provide lesser architectural ornamentation compared to Southern Mercantile Buildings but are to be aesthetically pleasing in proportions and simplicity. This architectural style is more horizontal in nature and designed to accommodate uses which require more space such as grocery stores, markets, and restaurants where larger openings are desirable to engage customers.

Village Mid-Century buildings should include prominent identifying features, keyed to Figure 30:

1) Large, punched openings in masonry walls.
2) Surface articulation to be present, yet simple and minimal.
3) Majority of architectural design elements to have a horizontal proportion.
4) Metal, multi-pane windows with awning openings.
5) Parapet with stepped or sloped simple coping design.

Figure 30. Village Mid-Century building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 77.

2. General Design Considerations

i. Village Mid-Century buildings should be symmetrically designed to create visual balance. Likewise, such buildings may be divided into any number of smaller bays provided that balance and symmetry is maintained, and the divisions are in proportion to the dimensions of the building and are appropriately related to the function of the building.

ii. Buildings of this type are to have a solid appearance, one exhibiting strength and sturdiness. Doors, windows, or other openings should be no closer than 24 inches to the corner of the building.

iii. With respect to simplicity, buildings of this type should display reduced visual depth in the design of the wall surfaces. Openings should not be recessed in excess of 8 inches of the wall plane, and protrusions should not project more than 6 inches from the wall plane.

iv. Despite the simplicity of Village Mid-Century buildings, maintaining human scale is a necessity in design. To this end, greater attention to building design features is required to ensure a sense of human scale is achieved.

v. In the absence of other façade details, the parapet should receive considerable architectural detail. Coping of a contrasting color and material highlights the building's skyline. Vertical steps in the coping add architectural interest to building corners, and patterned motif draw attention to the center of the building, signage or other elements like window bays.

vi. Patterned motifs should be achieved with accent or contrasting color bricks, or varying bond patterns to emphasize the architectural elements and the horizontal plane. Care should be given such that motifs are not overly decorative and out of character with this style.

3. Suitable Exterior Finish Materials.

New construction or renovations to existing Village Mid-Century buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, or metal.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roofing material, when utilized on a pitched roof such that the finish material will be seen from public view, may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.
vi. Roofing material, when utilized on a flat roof or minimally pitched roof such that the finish material will not be seen from public view, may include any material meeting the requirements of the applicable building code.

Figure 31 Example of a Village Mid-Century building. Simple yet attractive design with large, glazed frontage.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within this architectural type, the façade surfaces that lack detail and ornamentation are enriched by the application of signage over entryways or upon the parapet surface. As such, a single sign may span across more than a single bay. The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Signage affixed to the façade plane is permitted.
iii. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at a right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
iv. Signage may also be provided on awnings located over entry ways.
v. Storefront signage typically may be six (6) feet to eight (8) feet by two (2) feet in size. The sign dimensions must be appropriately proportioned to the scale of the building or shopfront.
vi. Wall mounted signage may be in a horizontal or vertical position, provided such position is appropriate with building features.
vii. Cabinet style signage and internally lit signage are not permitted.
viii. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

5. Suitable Design Districts for Village Mid-Century Buildings

Village Mid-Century building architecture may be utilized in the design districts as specified in Table 1.

Figure 32. Examples of village mid century signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 95.

C. Southern Classic Buildings

1. General Description

Southern Classic buildings embody characteristics from Federal, Georgian, and Classical Revival styles inspired by English and Colonial precedent. This style shares the core characteristics of the classical tradition, but with subtle differences from similar Southern styles. Many public buildings, including educational campuses, and stately homes, reflect the Southern Classic style.

The dominant feature of these buildings is the simple and symmetrical massing embellished by more refined classical ornamentation. Roof forms are typically gabled or hipped with slopes no greater than 6:12. Brick and/or stone masonry constitutes the construction material of choice with the higher style examples using cast stone for their ornamentation. The entryways and doors are often intricately detailed to bring a pedestrian scale to some of the larger structures.

Southern Classic buildings should include prominent identifying features, keyed to Figure 33:

1) The volume of the building is accentuated with the addition of porches, smaller wings, and/or recessed colonnades.
2) Doors and windows maintain a symmetrical arrangement.
3) Classical detailing is provided at entryways, windows, cornices and walls.
4) Main structure to have a roof pitch of 6:12 or less with shallower roof pitches (3 to 5:12) for gables, smaller wings, and porches.

Figure 33. Southern Classic building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 77.

2. General Design Considerations

i. Southern Classic buildings should prominently display bilateral symmetrically with each side substantially matching the other.
ii. The organization, or proportion, of a Southern Classic building is based upon and generated from proportions which can be found in nature and many historic structures. The classical canons of Tuscan, Doric, Ionic, and Corinthian proportions can be applied to appropriately size cornices, columns, openings, pedestals, and bases. Typical ratios include 1:1, 1:2, 1:3, 2:3, 3:5, 1:1.618 (the Golden Section).
iii. Southern Classic buildings should be constructed of lasting materials such as brick, stone, or stucco. Buildings that are more commercial in nature may have wood trim, and buildings more residential in nature may be constructed of primarily wood. Openings should be recessed into masonry walls at a minimum of 2”.
iv. A Southern Classic building may be a stand-alone monument or integrated into a group of buildings. Its large-scale elements such as porticoes can be experienced from a distant urban scale and its small-scale elements such as moldings to relate to the smaller human scale. However, all sizes of details require the use of appropriate proportions to compose an aesthetically pleasing and successful building.
v. Building entries are the most articulated elements on the façade, displaying ornamental embellishments and architectural features. The entry should be centered in the symmetrical facade. Specifically on public buildings, there is often a large loggia or arcade that serves as a gathering place. These arcades feature an odd number of bays, with the entry occupying the central bay. Retail buildings may have a flat expression of an arcade filled with glass as their storefront windows. Storefronts can also take the form of large trabeated openings with an articulation of small pilasters and moldings around the glass within the large masonry opening.

vi. Windows shall be vertical in proportion but may be ganged to create a horizontal appearance. Windows may have a half-round or elliptical head. Windows should be operable with double-hung or casements preferred. Standard minimum window size shall be 2'-8" in width and 5'-0" in height. Window head heights should align at each story of the building. Dormers, where appropriate, should be constructed of wood and not masonry as the main body of the structure. Small accent windows in non-rectangular shapes are allowed for accents such as in the pediment of a facade. Windows should be

vii. articulated as punched openings with inset wood trim. The masonry opening may be articulated as a round, elliptical, or jack arch. Shutters may be used but must be sized appropriately to the opening and have functioning hardware and hinges.

3. Suitable exterior finish materials.

New construction or renovations to existing Southern Classic buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, wood, and metal.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roof surfaces shall be pitched and may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.

Figure 34. Example of a Southern Classic building integrated with other shopfronts of differing architectural style.

Figure 35 Examples of Southern Classic architectural style. Graphic from Lane Parke PUD master plan, 9/23/2019, pp. 69-74.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. Within the Southern Classic type, signage is less significant compared to other architectural types. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Signage shall be in the form of plaques mounted to the building surface or lettering incorporated into an awning.
iii. Signage shall generally be three (3) feet to four (4) feet by six (6) inches to twelve (12) inches and fitted within a horizontal decorative band on the building front wall surface.
iv. Cabinet style signage and internally lit signage are not permitted.
v. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

5. Suitable Design Districts for Southern Classic Buildings

Southern Classic building architecture may be utilized in the design districts as specified in Table 1.

Figure 36. Examples of Southern Classic signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 95.

D. Village Romantic Buildings

1. General Description

   The Village Romantic architectural originates from the traditional European village and its values expressed in quality, natural building materials and a rich variety of simple massed forms. Characterizing this style are steeply pitched roofs, typically 11:12 to 20:12. Front facing gables are very common and encouraged individually or in groups. Wall finishes are masonry or stucco with half-timbering, stucco, shingle, or siding as upper story surfacing of gable infill, often beginning over the window head trim. Windows are grouped vertically and horizontally to create larger glazed openings, with the upper sash of all windows being divided into smaller panes over a single pane lower sash. Turrets, arches, bays, brackets, dormers, and chimneys all embellish and add character to Village Romantic structures.

   Village Romantic buildings should include prominent identifying features, keyed to Figure 37, including but not limited to:

   1) Roof pitch of 11:12 to 20:12.
   2) Quaint, attractive massing in an asymmetrical form.
   3) Second level or architectural elements project from main wall plane.
   4) Ground level masonry wall finish.
   5) Polygonal turrets or towers at inside corners.
   6) Half timbered wall surface treatment.

Figure 37. Village Romantic building features. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 51.

2. General Design Considerations
   i. Village Romantic buildings are without bilateral symmetry, although grouped building elements may be symmetrical. The lack of bilateral symmetry is not to produce a random or ununified building but instead to contribute to unique harmony.
   ii. The organization, or proportion, of this building type is based upon simplistic proportional ratios, if any at all, or a simple test of what is pleasing to the eye. When utilized, key proportional relationships to consider are 1:2, 1:3, 2:3, and 3:5. The overall goal of the style should be an appearance of modest, durable charm.
   iii. Village Romantic buildings should be constructed of natural materials such as brick, stone, or wood. Natural variation in masonry products serve to create subtle shades and shadows, adding texture to the wall finish. Openings should be considerably recessed to create bold shadow lines. Trim elements should project from the wall surface to unify grouped elements.
   iv. The scale of details is very important in this style to be appropriate to the building material being used. Stone and masonry details will be larger and simpler than those of details constructed in wood. Details are more prevalent in this style more so than any others because of the variety of architectural elements available; it is better to be reserved and get a few great details versus ambitious and design a lot of mediocre or incorrect ones. Monumental design elements to be viewed from afar are not typical due to the inherent modesty of the architectural style.
   v. Gable End Walls:
      a. Gable fronted end walls are common in this building type. The upper story of a gable fronted wall may display a differing finished material compared to the first story. Features such as half timbering or beveled siding on upper stories of gabled walls serve to add architectural interest. Half timbering resembles structural support and therefore should be sized not less than 5 inches in width.

      b. If wood is used in upper gables the roof structure will project out from the wall by a minimum of 6”; if masonry is used, a slight parapet will terminate the roof structure behind the wall and the parapet will be capped with masonry, often slightly contrasting in color and texture with the lower wall material.

c. Gable End Walls are also commonly grouped together in number which can create a very appealing rhythmic roofline. If grouped, gables should maintain the same material appearance while the fenestration may vary.

vi. Projections and overhangs

Projections and overhangs provide distinction in Village Romantic buildings. An overhang should always be accompanied by a change in material, from 'heavy' to 'light', that is, if brick, stone, or stucco is used on the ground level the upper story that is overhanging will be a lighter mix of materials, often seen as half-timbering (wood posts between stucco or brick infill). An overhang should not exceed 24 inches. Larger overhangs will often contain visual if not structural support provided underneath. A projection should contain the same finish material as the parent wall, unless the parent wall is masonry. Then, the projection should contain a lighter mix of materials.

vii. Arches

The Village Romantic building type commonly incorporates arches in the design. The Tudor Arch is a common design choice but elliptical and half-round arches are also acceptable. The trim around the arch should be brick, stone, stucco, or wood and will often be in a contrasting color from the wall which surrounds it. Arches repeated in a row as an ensemble make for very successful and useful arcades. Repetition of this element should occur in odd numbers only.

viii. Storefronts

a. Great attention must be given to storefront design. Accomplishing human scale proportions and creating a sense of welcome is of great importance. The storefront should be no taller than 12 feet, and the perceived ceiling height while standing at the storefront should be approximately 9 feet, accomplished with the use of awnings.

b. Storefront material should be wood construction, with heavier, articulated framing 6 inches to10 inches in width. Transom window sashes should be divided into multiple, vertically proportioned panes, while lower display windows should be large clear glass with a vertical orientation. Significant glazed area encourages pedestrianism.

ix. Dormers and Towers

Dormers are an important visual element given the steep roof pitches and resulting large visible roof surface areas. Although most often gabled in form, dormers may also have a flat, or shed type roof, or an eyebrow design. They can be located solely on the roof plane or be placed on the wall and provide a break in the eave line. Dormers are typically large, with windows grouped in numbers from 2-4. Dormers must be properly designed and placed in proportion to the roof area.

Towers are charming, solid, and mostly subtle design elements and should occur at inside corners (most common), or off the front building face (not centered), or as a growth off up from the wall plane (fully engaged). Towers can be circular, rectangular, or polygonal and should seek to maintain the main building mass eave line or act as a transition between differing eave heights. Materially, towers should be of masonry, brick, stone, or stucco with minimal punched openings to create a more solid appearance.

3. Suitable exterior finish materials.

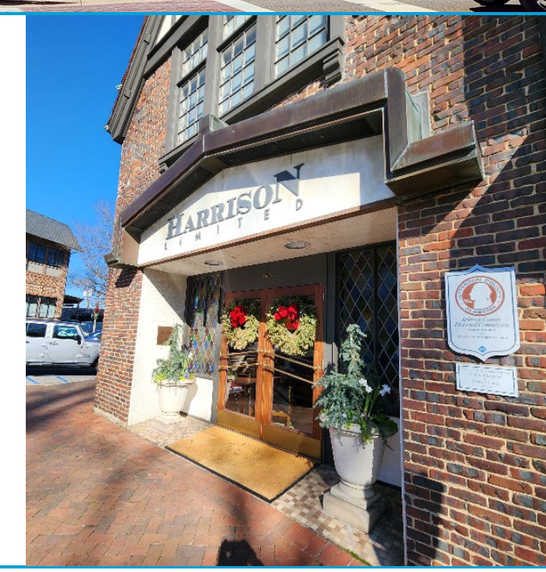


Figure 38. Top: A Village Romantic building with adorned gables to resemble half timbering, together with many other attributes of the style. Bottom: Storefront treatment incorporating an arch. The inset doorway and ceiling bring the space to a more human scale.

New construction or renovations to existing Village Romantic buildings may contain the following finish materials or a combination of the following finish materials:

i. Wall field material shall consist of brick, painted brick, cut or cast stone, or stucco.
ii. Trim elements, and architectural accent features, shall be of brick, cast stone or masonry, and wood.
iii. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
iv. Concrete masonry unit (CMU) blocks, regardless of type or finish, shall not be utilized on any front or street side façade or any façade utilized as an entryway to the building accessible by the general public (i.e. customers). CMU's, if utilized on any other façade, shall not remain unfinished.
v. Roof surfaces shall be pitched and may include standing seam metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.

4. Signage

Signage is an integral architectural component of the building and requires as much design consideration as any other element. The size, scale, and design appropriateness of signage will be considered on a shopfront-by-shopfront basis. Within this design district, signage must adhere to the following standards:

i. Signage is to be attached to the building given the absence of front yard space to accommodate a ground mounted sign.
ii. Projecting signs are permitted in the form of a plaque (message area) mounted in or suspended by a decorative bracket. Projecting signs shall be mounted to the front building plane at right angle and provide nine (9) feet of clearance from the bottom of the sign to the surface of the pedestrian way below.
iii. Signage may also be provided on wall surfaces and on awnings located over entry ways and etching or stenciling on storefront glass.
iv. Projecting sign shall generally be two (2) feet by three (3) feet in message area size.
v. Signage other than projecting or hanging signs shall have no precise dimensional specifications as such signage may vary in size in relation to building size and configuration.
vi. Cabinet style signage and internally lit signage are not permitted.
vii. Sandwich board type signage shall be permitted provided it is not allowed to remain on display outside of business hours, and it does not interfere with pedestrian flow.

Figure 39. A more modern building displaying Village Romantic characteristics: steep roof, arches, a tower, and contrasting coloration and building materials. Note the Village Mid-Century building to the right.

Figure 40. A Village Romantic building demonstrating steeply pitched roof, gable infill, lack of symmetry, arches, contrasting coloration, and an inviting storefront.

5. Suitable Design Districts for Village Romantic Buildings

Village Romantic building architecture may be utilized in design districts as specified in Table 1.

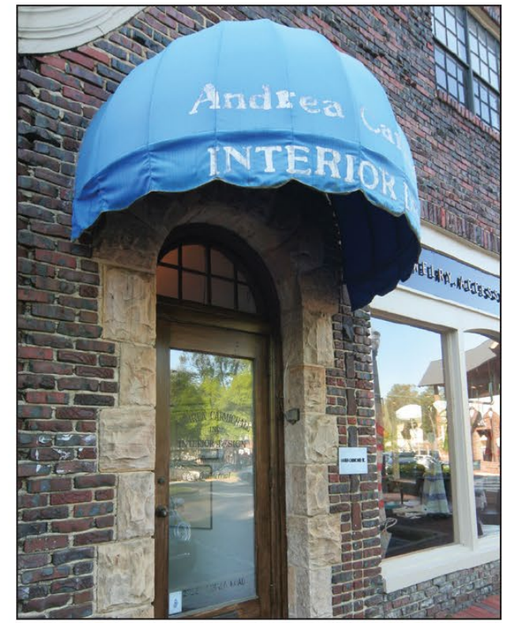


Figure 41. Examples of village romantic signage. Graphic from Lane Parke PUD master plan, 9/23/2019, p. 94.

Table 1. Architectural Types Permitted

The architectural type permitted or required within the various design districts in the City of Gluckstadt shall be as set forth below. As used in Table 1, the following meanings shall apply:

Permitted – A newly constructed or remodeled building within a specified design district may adhere to the indicated architectural type at the owner's discretion. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district.

Required – A newly constructed or remodeled building within a specified design district shall adhere to one, or a combination of, the indicated architectural types. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district.

Unspecified – There is no specific architectural type defined or specified. This provision, however, does not relieve the owner of complying with all other standards applicable to the specified design district. The absence of a specific architectural type does not exempt a development from adhering to the architectural requirements within the various design districts.

Location/ Design District	Architectural Type				
	Southern Mercantile	Village Mid-Century	Southern Classic	Village Romantic	Unspecified
Village Design District	Required	Required	Required	Required	Prohibited
Neighborhood Design District	Required	Required	Required	Required	Prohibited
Highway Commercial District	Permitted	Permitted	Permitted	Permitted	Permitted
Service Commercial District	Permitted	Permitted	Permitted	Permitted	Permitted
Industrial Design District	Permitted	Permitted	Permitted	Permitted	Permitted

IV. Landscape and Hardscape Requirements

A key element in establishing a visually appealing community with a discernable sense of place, and promoting pedestrianism and public safety, is that of well designed, durable landscaping and hardscape. The *Amended Landscape Ordinance* (hereinafter "Landscape Ordinance") adopted by the City of Gluckstadt on September 15, 2025, shall apply within the various design districts except as modified hereinafter.

A. Landscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts

1. Where buildings are constructed to the front lot line or to the sidewalk, such that no front yard exists, then no street protective yard shall be required as specified in Section V of the Landscape Ordinance. Where buildings are set back from the front lot line such that space exists for the street protective yard, said street protective yard shall be required as specified in Section V of the Landscape Ordinance provided said yard is compatible with the design and function of the building and site.
2. Sites with buildings constructed to the front lot line or to the sidewalk with on-street parking shall be landscaped along all street frontages as follows:
   i. At building corners, intersections and major interruptions in the street corridor and parking rows, pedestrian bulb-outs shall be provided. See Figure 42. Pedestrian bulb-outs shall be sized to provide generous space for root volume, allowing trees to reach maturity.
   ii. Pedestrian bulb-outs shall include the following plantings:
      a. Two (2) large canopy shade trees of indigenous species.
      b. Low growing ground cover.
      c. A double row of evergreen shrubs.
   iii. In addition to large canopy shade trees planted in the pedestrian bulb-outs, medium size shade trees shall be planted in the sidewalk, in planting islands or strips, between pedestrian bulb-outs at a rate of one per sixty (60) feet or fraction thereof.
3. For longer block frontages where parking rows are not interrupted by street intersections or other features, a pedestrian bulb-out shall be provided every one hundred twenty (120) feet.
4. Pedestrian bulb-outs provided pursuant to Section IV(A)(3), and sidewalk plantings provided pursuant to Section IV(A)(2)(iii), need not be distributed equidistant along the block frontage. Such features may be positioned along the block front in a manner that is most functional and beneficial to other features such as pedestrian crossings, viewable store fronts, outdoor seating areas, and similar considerations.
5. Foundational plantings and planting beds shall be required where the form and function of the building allow for such planting space without interruption of the street corridor. Foundational plantings shall be of an appropriate species and dimension to soften hard architectural lines and to accent building features.

The image on the left demonstrates the following desirable landscaping and hardscape attributes:

1. Pedestrian bulb-outs are provided at intersections and mid-block, breaking the on-street parking into segments.
2. Each pedestrian bulb-out contains two shade trees and additional plantings and are spaced to break up rows of parking spaces.
3. Landscaped areas and foundational plantings are created at building endcaps to add additional interest and character to the development.
4. Shade trees are planted in the sidewalk in spaces between pedestrian bulb-outs.
5. Public walkways and bulb-outs consist of contrasting materials producing squares, rectangles, and other geometric designs.

Figure 42. Aerial view of desirable Village Design District landscaping.

6. For parking areas located at the side or behind building frontages, landscaping and any requisite screening shall be provided as required by the Landscape Ordinance.
7. In the Neighborhood Commercial Design District where two rows of parking with a drive aisle are provided along the building frontage, the parking row closest to the street shall be landscaped as required by the Landscape Ordinance.
8. The developer shall provide a plan for the safe and healthy maintenance of landscaping and landscaped areas. Any plant material which is dead or dying shall be promptly replaced.

B. Hardscaping Provisions Applicable to the Village AND Neighborhood Commercial Design Districts

1. Sidewalks shall be provided to accommodate safe, pleasant, and convenient pedestrian movement from store front to store front, from block to block, between groups of buildings, and access to parking areas. Handicap accessibility shall be required.
2. Sidewalks shall be provided at a pedestrian friendly width, taking into account the expected volume of foot traffic, the nature of adjoining shopfronts and uses (i.e. the propensity for crowds to gather), and the necessity to provide adequate space for landscape plantings. No sidewalk shall be less than five (5) feet of clear, unobstructed passageway width. Sidewalk dining is permissible provided sufficient width is provided to avoid impeding the flow of pedestrian traffic.
3. Sidewalks shall be constructed of patterned concrete, and with masonry units utilized to create breaks, patterns, and contrasting accent borders. Accents may consist of variations in color, material, and texture. The pattern of the concrete may be herringbone, running bond, or any other pattern deemed appropriate by the Architectural Review Committee.
4. Sidewalks may deviate in construction material, pattern, and accent where doing so would complement the architecture of the adjoining building or provide needed interruption in lengthy spans of repetitive patterns. Any such deviations are subject to approval of the Architectural Review Committee.
5. Pedestrian bulb-outs shall contain materials consistent with the adjoining sidewalks.
6. Figure 43 provides examples of acceptable hardscape. The Architectural Review Committee may, in its discretion, lessen the hardscape requirements where a sidewalk does not form an integral part of the architectural experience of the development, is located such that its use may be minimal, or if the hardscape creates an oddity in design continuity which is not likely to be overcome by development or redevelopment.

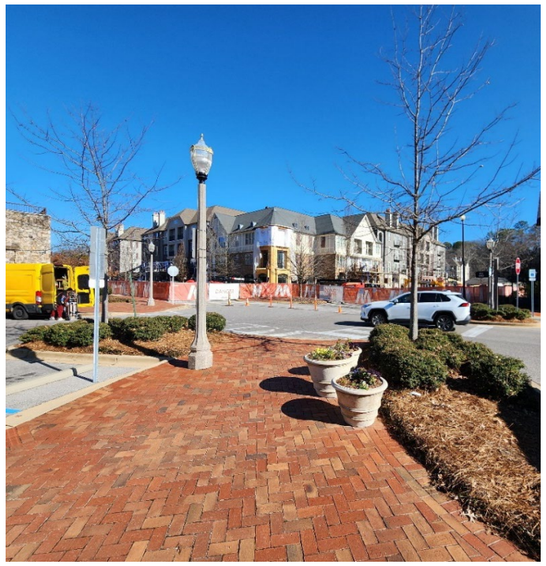
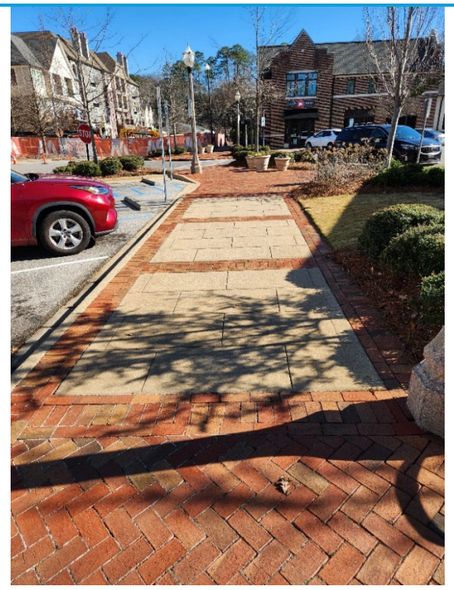



Figure 43. Examples of acceptable hardscape design.

Landscaping and Hardscaping

C. Landscaping Provisions Applicable to the Highway Commercial, Service Commercial AND Industrial Design Districts

1. There shall be no additional landscaping requirements beyond the requirements of the Landscape Ordinance.

D. Hardscape Provisions Applicable to the Highway Commercial, Service Commercial, AND Industrial Design Districts

1. There shall be no specific design parameters for hardscape features within the aforesaid design districts. However, the absence of such parameters shall not relieve the developer from incorporating well designed hardscape features into the development where appropriate.

E. Railings, Walls, Patios, and Other Outdoor Spaces

The following provisions shall apply in all design districts.

1. Steps, ramps, and walkways serving as an approach to the ground level building entry or outdoor feature shall be designed and constructed of quality masonry or concrete materials consistent with, and complimentary to, the design of the building and the adjoining public sidewalk. Patios and other outdoor spaces shall be similarly designed and constructed.
2. Vertical edges over six (6) inches tall such as retaining walls, accent walls, fire pits, visible edges of steps and similar features shall not consist of exposed gray concrete. A surfacing of brick, stone, or other material consistent with the design of the building shall be utilized to face and conceal these edges.
3. Railings, where provided, shall be of such design and of such ornamentation to complement the related building and its architectural features.

V. Miscellaneous Design Elements

The following design elements are considered to be important and impactful with respect to the quality of the built environment and the pedestrian experience, and to that end, shall be subject to review and approval by the Architectural Review Committee.

A. Utility Placement

Within the Village Design District, Neighborhood Design District, and Highway Commercial Design District, best design practice requires that utility lines be located underground rather than overhead. The presence of utility poles together with electrical transformers, multiple strands of wire and cabling, and guy wires along street frontages is unsightly and significantly detracts from the pedestrian experience and the high quality built environment sought through the application of these regulations. See Figure 44.

Figure 44. Utility infrastructure in the left image clearly clutter the street corridor. The same street corridor, on the right, has much more visual appeal without the utility infrastructure. Image generated by AI.

B. Public Art

Public art is considered a community asset for many reasons including establishing sense of place, adding color and interest to the built environment, and reflecting community culture and history. Public art also creates interest and encourages pedestrianism and may occur in many forms (ex. murals painted on buildings, painted or wrapped utility equipment, decoratively designed public furniture, publicly accessible musical instruments, sculptures, and numerous other forms). Public art shall be permissible in any design zone subject to review and approval by the Architectural Review Committee. In reviewing proposed public art, the Architectural Review Committee shall take into account the following, nonexhaustive list of considerations:

1. The location and scale of the artistic display, including its visibility and accessibility to the public.
2. The background research supporting the artistic work and its relation to the history or culture of the community, if any.
3. The artist selected to create the artwork and samples of prior work.

4. The durability of the paint or other materials utilized in creating the work of art.
5. The presence of legally obscene material.
6. Artwork which is affixed to a building, or is placed upon a building site, and reflects a product sold or service offered within the building or building site, may be deemed an advertisement and subject to the sign regulations of the City of Gluckstadt. As such, the proposed artwork may not be utilized as a proxy for signage that otherwise is not permitted by ordinance.

Figure 45. Various examples of public art.

C. Exterior Lighting Standards

The following provisions shall apply in all design districts.

1. Exterior lighting fixtures shall be consistent with and complimentary to the design of the building or space served and shall be integrated into the building or as part of the landscaped area, wherever the lighting is proposed.
2. Wall mounted lighting fixtures shall be directed downward and avoid glare. Up lighting and accent lighting may be acceptable provided it is of low intensity and does not create glare onto adjacent properties.

Miscellaneous Design Elements

3. No lighting shall be flashing, blinking, fluttering, strobe, or in any way changing in intensity or color.
4. Where pole mounted lighting is provided, such as along streets and in parking areas, the lighting structure shall not be more than twenty (20) feet high in pedestrian oriented areas and thirty (30) feet high in other areas.
5. Street lighting fixtures shall be uniform throughout the development and shall be designed in accordance with the character of the proposed development. Figure 46 indicates a sampling of street light fixtures and their appropriateness based on neighborhood character. Fixtures on the left of the image are more recognizable as lying along higher traffic flow highways which are not conducive to pedestrianism. Fixtures on the right of the image are shorter, more decorative and add character to an area and, therefore, are more pedestrian oriented. The color scale and labeling generally indicates the appropriate style fixture for the respective design district.
6. Luminaries shall be shielded or otherwise have the ability to "cut off" and limit the direction and extent to which light is emitted from the fixture.
7. The light emitting source of any light fixture shall not be visible from the off-the-subject property. Spotlights, floodlights, and unshielded wall packs are not permitted.
8. The minimum brightness of street lighting and lighting for pedestrian areas shall be 1.5 foot candles. Accent lighting upon building facades, landscaping, or other features may be of a differing brightness.
9. Within the Village Design District, Neighborhood Design District, and Highway Commercial Design District, exterior lighting temperature shall be 2,500 to 3,500 Kelvin. There shall be no temperature requirement for exterior lighting in the Service Commercial Design District or Industrial Design District. See Figure 47.

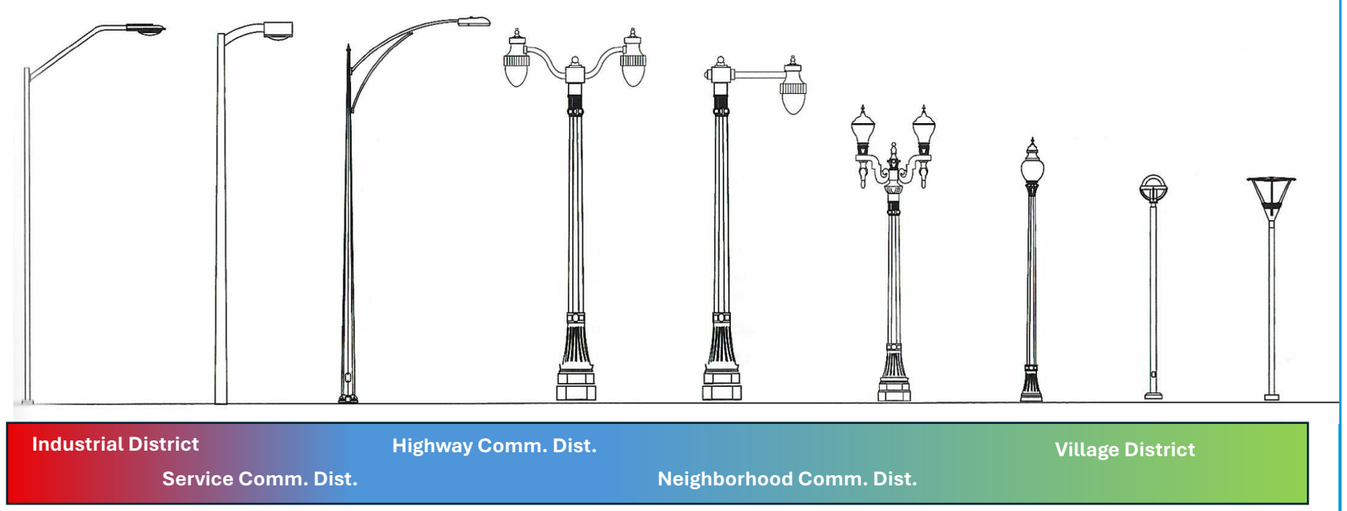


Figure 46. Street lighting fixture continuum. Image adapted from *Planning and Urban Design Standards*, 2006, American Planning Association, p. 497.

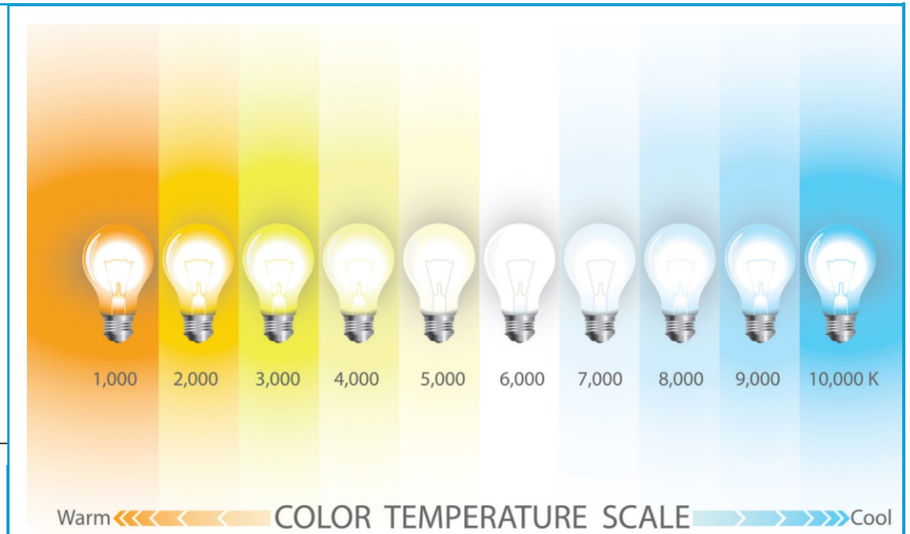


Figure 47. Lighting color temperature scale. Image taken from *https://www.prolighting.com/blog/2020/06/16/choosing-the-right-color-temperature-for-your-home/?srsltid=AfmBOop5gnn_k2Bj-hJAsjYozNpiDxPZFVVxaxeU7wHUY9vXgvni5J5J*

VI. Nonconformities

A nonconformity is any land, lot, building, structure, or parts thereof, existing before the enactment of this Ordinance, which subsequent to the enactment of this Ordinance or amendment thereto, does not substantially comply with the requirements herein. It is the intent of this Ordinance to permit nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Ordinance that nonconformities shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other structures or making modifications which fail to meet the requirements of this Ordinance.

A. Termination of Nonconformities

A nonconformity shall terminate and not be resumed upon any of the following events:

1. The nonconformity is modified such that it satisfies the substantial compliance standard set forth in Section VII(E)(2).
2. The nonconformity is destroyed or damaged by more than 50 percent of the replacement cost at the time of destruction.
3. The nonconformity is voluntarily demolished or otherwise removed.

B. Modification of Nonconformities

From time to time a nonconformity may be modified by way of building additions, site renovations, façade updates, remodels, and similar efforts. Any such modifications are subject to this Ordinance and thus must satisfy the requirement of this Ordinance. A building or site modification shall be subject to the same application procedure as a new structure.

The strict application of this Ordinance to a proposed modification of a nonconformity creates a significant likelihood of architectural incompatibility, a condition generally deemed undesirable. Applicants shall seek to mitigate such undesirable conditions not by lessening the standards applied to the proposed modification, but by making enhancements to the existing nonconformity.

VII. Administration and Enforcement

It is the purpose of this Section to prescribe the legal devices and procedures for administering and enforcing this Ordinance and guidelines and to define the duties, powers, limitations, and scope of jurisdiction for the various persons and bodies which are tasked with the administration and enforcement of this Ordinance and guidelines.

A. Duties of the Zoning Administrator.

1. The Zoning Administrator shall be tasked with the responsibility of managing the receipt and processing of applications required herein, and to that end shall make application forms available to the public. The Zoning Administrator shall receive applications and any fee(s) associated therewith, review the adequacy of applications and notify applicants of any deficiencies which may be corrected by providing additional information. The Zoning Administrator shall set application deadlines, administrative review timeframes, and timeframes for the advance distribution of application materials to members of the Architectural Review Committee and Board of Aldermen. The Zoning Administrator may consult with other city department personnel or city advisors when reviewing the adequacy of applications and maintain records pertaining to each application and the outcome thereof, inspections or enforcement.

2. The Zoning Administrator shall be responsible for shepherding applications through the review process at the staff level, Architectural Review Committee level, and Mayor and Board of Aldermen level. No action or inaction by the Zoning Administrator shall be construed as being on behalf of the applicant. The Applicant is ultimately responsible for the progression of his/her application through the requisite processes required by this, and any other applicable ordinance of the City of Gluckstadt. The Zoning Administrator's role and responsibilities shall not be construed as acting as a representative of the applicant. The applicant, or his representative, shall be present at the meeting of the Architectural Review Committee and the Mayor and Board of Aldermen and shall present the application and related information in support thereof.

3. The Zoning Administrator shall appear before the Architectural Review Committee and the Mayor and Board of Aldermen to furnish information helpful to those bodies in carrying out their assigned functions.

4. The Zoning Administrator shall keep a log or index of administrative interpretations made regarding this ordinance to ensure the consistent administration is applied to all applications.

5. The Zoning Administrator shall conduct periodic inspections during construction and development to ensure the site and building(s) approved pursuant to these regulations and guidelines are in compliance therewith. If a violation is found, notice identifying the specific violation(s) is to be provided to the person(s) responsible for the violation together with a directive to accomplish corrective action. Notice to such violators shall be by registered or certified mail, or by email provided a read receipt is obtained by the Zoning Administrator.

6. The Zoning Administrator shall provide administrative interpretations as may be necessary, and from time to time recommend amendments to this ordinance as needed.

B. Duties of the Architectural Review Committee.

The Architectural Review Committee shall act as a recommending body to the Mayor and Board of Aldermen with respect to all applications for architectural review and other matters that may arise concerning this ordinance and guidelines. In the discharge of its duties, the Architectural Review Committee shall:

1. Review all applications submitted pursuant to the requirements of this ordinance and guidelines. The Architectural Review Committee shall have the authority to request additional information from the applicant provided such information is reasonably necessary to evaluate the conformance of the application with this ordinance and guidelines.
2. Make recommendations to the Mayor and Board of Aldermen regarding the approval, approval with conditions, or denial of applications for architectural review and approval. To this end, the Architectural Review Committee shall make a final determination on any application ~~no more than sixty (60) days following~~ by its next regularly scheduled meeting after the public meeting at which the application is first considered. This ~~sixty (60) day~~ time period may be extended at the request of, or with agreement of, the applicant.
3. Make recommendations to the Mayor and Board of Aldermen regarding necessary or beneficial amendments to this ordinance or its associated map.

4. To hear and decide any dispute that may arise with regard to administrative decisions or interpretations of this ordinance. Any party, including the Zoning Administrator, aggrieved by an administrative interpretation or decision of the Architectural Review Committee may appeal the same to the Mayor and Board of Aldermen within five (5) days following the Architectural Review Committee's decision. An appeal may be in the form of a written notice provided to the City Clerk, the Zoning Administrator, and the applicant.

C. Duties of the Mayor and Board of Aldermen.

The Mayor and Board of Aldermen shall have the final authority with regard to all matters involving this Ordinance. The duties of the Mayor and Board shall include, but not necessarily be limited to:

1. Receive recommendations from the Architectural Review Committee regarding applications and hear any additional information helpful in the determination of the application. The Mayor and Board of Aldermen shall either affirm the recommendation of the Architectural Review Committee, approve the application with conditions or modifications, or deny the application. The Mayor and Board of Aldermen may, with just cause, remand the application back to the Architectural Review Committee for further consideration.
2. Resolve challenges involving administrative interpretations of this ordinance.
3. Periodically amend this ordinance and related map as needed.

D. Application Procedure

Any person desiring to construct a new building, or make an addition or alteration to an existing building or existing site, and such building or site is subject to this ordinance pursuant to the scope set forth in Article I, Section B hereof, such person shall submit a written application to the Zoning Administrator for Architectural Review. An application for site plan review may be utilized for architectural review provided it contains the minimum information specified below.

An application for Architectural Review shall contain the following information:

1. The names, addresses, and contact information of the developer(s), the property-owner(s), and the designer(s) of the plan.
2. A legal description of the property proposed for development including its area in square feet.
3. Maps or drawings showing existing conditions including:
   i. Scale, date, north arrow, title of the project, and a vicinity map reflecting the location of the proposed project.
   ii. The property boundaries, dimensions, and total gross acreage and current zoning of the subject property including any existing or proposed easements.
   iii. The relationship of the project to the surrounding roads, including the width of rights-of-way and pavement for all adjacent roads.
   iv. The location and dimensions of all existing man-made features, such as roads, utilities, and structures on both the proposed development site and adjacent properties, along with an indication as to which features on the proposed development site are to be removed, if any.
   v. The location and dimensions of existing easements, watercourses, drains, utilities, water and sewer lines, and other important physical features on and adjoining the proposed development site.
   vi. The location and delineation of existing trees six (6) inches in diameter or larger, as measured three (3) feet above the ground, and information as to which trees will be removed, if any.
   vii. The location of the one hundred (100) year flood plain, where applicable.
   viii. Contours at vertical intervals of two (2) feet or less.
4. Maps, drawings or other information demonstrating proposed conditions:
   i. The "footprint," location, dimensions, and height of the proposed main and accessory buildings and structures, their relation one to another and to any existing structures to remain on the site. The distance from all proposed buildings and structures to the adjacent property lines shall be shown.
   ii. The proposed use of the land and buildings, by floor if multistory.
   iii. The existing or proposed finished floor mean sea level elevations of all structures together with contours for the subject property at vertical intervals of two (2) feet or less.
   iv. The internal circulation pattern for both vehicular and pedestrian traffic, including the location and dimensions of all existing and proposed streets, driveways, traffic aisles, and sidewalks, as well as the location, size, and number of parking spaces within off-street parking areas, as well as the identification and dimensions of service islands, service parking, and loading zones.

v. Should on-street parking be proposed, the plan shall indicate the location and dimensions of such parking, together with bulb-outs and any other proposed pedestrian crossing features.
vi. Total building floor area by the use intended for commercial and industrial projects.
vii. Landscaped areas and planting screens, open spaces, and buffer areas, including a planting key indicating the number and type (common name) of plantings, cross sectional details of any berm(s) proposed, and percentage of landscaping/open space areas and percentage of impervious surface areas to the total area of the site.
viii. Location, size, arrangement, and finish material of hardscape features.
ix. Location, size, and description of any other site amenities.
x. Size, location, materials, and orientation of all signs, including any proposed sign lighting and a rendering of the sign(s).
xi. Location, height, color, intensity, and type of all exterior lighting and fixtures.
xii. Location, area, and type of screening for all exterior trash collection, equipment storage, utility equipment, etc.
xiii. Architectural Elevations:
    1. Scaled architectural drawings showing all elevations of the proposed structures and other improvements, including signage, as they will appear upon completion of construction.
    2. If the exterior of an existing structure is to be changed, both the existing and proposed elevations of such structures shall be shown.
    3. If an addition to an existing structure is proposed, the elevation of the existing structure shall be shown together with that of the addition.
    4. The elevations shall also show all superstructures and equipment above the roof, projections from the wall of the structure, mechanical units, etc.
    5. A floor plan for all structures.
    6. Exterior materials to be used identified by type, location, texture, and color, with samples of each to be provided with the submitted plans.
    7. The location and type of screening for all mechanical units, utility services, and other features required to be screened.
    8. The applicant would be well served by providing scaled, dimensionally correct artist renderings of the proposed building(s) and other major features of the site.
xiv. Proposal for sanitary sewer, storm sewer, water, natural gas, and electrical services.

5. The proposed phasing of construction for the project, if applicable, including the approximate date when construction of each phase of the project is anticipated, the order in which the phases of the project will be built, and the minimum area and the approximate location of common open space and public improvements that will be required at each stage.
6. A drainage plan showing all existing and proposed storm drainage facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water flow rates from off-site and on-site sources.
7. Building lines and the location of all structures, existing and proposed.
8. Proposed enhancements to any nonconformity on the site.
9. Any application fee imposed by the City of Gluckstadt.
10. A narrative explaining any design deviations from the requirements of this ordinance, and an explanation of how the application satisfies the substantial compliance requirement set forth in Section VII(E)(2).

The Zoning Administrator is hereby authorized to require additional information from the applicant if such information is reasonably necessary to conduct a meaningful review of the application by the Architectural Review Committee and the Mayor and Board of Aldermen. Likewise, the Zoning Administrator is hereby authorized to waive certain application requirements if such information is not reasonably necessary to conduct a meaningful review of the application.

E. Disposition of Application

1. Upon receipt of an application for Architectural Review, the Zoning Administrator shall review the same and determine its completeness. If the application is found to be lacking, the Zoning Administrator shall notify the applicant of the deficiencies. When the application is found to be complete, the Zoning Administrator shall place it on the agenda for the next available meeting of the Architectural Review Committee. The applicant or his representative shall be present at the Architectural Review Committee meeting.

2. Hearing before the Architectural Review Committee.

The Architectural Review Committee shall hear and consider an application for Architectural Review, taking into account input from city staff and the applicant. No public hearing shall be required. The action of the Architectural Review Committee shall be in the form of a recommendation to the Mayor and Board of Aldermen, and such action shall include the basis therefore. The Architectural Review Committee shall have the authority to recommend reasonable conditions related to the proposed development, and to recommend approval contingent upon certain specified performance by the applicant. Likewise, the Architectural Review Committee shall have the authority to recommend denial of the application. The sufficiency or insufficiency of an application shall not be based upon personal preference, taste, or choice of architectural design.

The Architectural Review Committee shall apply a standard of substantial compliance when assessing each application. For this purpose, substantial compliance shall mean the application, including any modifications or conditions imposed, meets the essential requirements of this ordinance and satisfies the purposes of this ordinance and the Comprehensive Plan for the City of Gluckstadt despite the fact that it may not comply with all the technical requirements of this ordinance. The substantial compliance standard of review is imposed in order to engage the provision of Article I, Section D, affording the applicant a certain degree of freedom of design. When rendering its recommendation to the Mayor and Board of Aldermen, the Architectural Review Committee shall make findings, as follows:

i. Clearly delineate any recommended conditions or modifications imposed upon the project.
ii. If the recommendation is that of approval, the Architectural Review Committee shall make detailed findings as to how and why the application satisfies the substantial compliance standard imposed herein.
iii. If the recommendation is that of denial, the Architectural Review Committee shall make detailed findings as to how and why the application fails to satisfy the substantial compliance standard imposed herein.

3. Review and approval by the Mayor and Board of Aldermen.

   Following action by the Architectural Review Committee, the Zoning Administrator shall transmit the application for Architectural Review to the City Clerk for placement on the next available meeting of the Mayor and Board of Aldermen. The Zoning Administrator shall present the findings of the Architectural Review Committee to the Mayor and Board of Aldermen, and the applicant shall be present to offer any additional information. The Mayor and Board of Aldermen shall either affirm the recommendation of the Architectural Review Committee, approve the application with conditions or modifications, or deny the application. The Mayor and Bord of Aldermen may, with just cause, remand the application back to the Architectural Review Committee for further consideration.

4. Approved plan binding.

   An ~~approved~~ Architectural Review application, including the plans, drawings, elevations, renderings, and other materials associated with the application, becomes binding on the developer insofar as this ordinance is concerned once said application is approved by the Mayor and Board of Aldermen. The City of Gluckstadt will conduct periodic inspections and final inspections at the completion of the project with the expectation of full compliance with the approved plans. Failure to fully comply with the approved plans will be considered a violation of this ordinance and will prevent the City from providing a Certificate of Occupancy for the development, or any portion thereof.

5. Lapse of approval.

   Approval of an Architectural Review application shall lapse after the passage of six (6) months if no building or development permit for the subject property has been secured and work begun. The Mayor and Board of Aldermen may, in its discretion, extend this deadline upon good cause shown as to why the project has not begun development.

F. Modifications to approved plan.

After approval of an Architectural Review application, if the applicant determines there to be a need to modify the approved plan, he shall submit the requested modifications to the Zoning Administrator together with information necessary for the City of Gluckstadt to fully evaluate the proposed modification with respect to the initially approved plan. The Zoning Administration shall transmit the requested modification to the Architectural Review Committee for consideration at their next available meeting. The Architectural Review Committee shall determine whether the proposed modification serves to erode the previous finding of substantial compliance and if so, the request for modification shall be denied. If the proposed modification does not erode the previous finding of substantial compliance, the request for modification shall be approved. Further, if the Architectural Review Committee finds the proposed modification to be minor in nature, then the Architectural Review Committee approval is final and the application need not advance to the Mayor and Board of Aldermen for further action.

If the Architectural Review Committee denies a request for modification the applicant may, in the form of an appeal, request the matter be considered by the Mayor and Board of Aldermen.

G. Separability and validity

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

H. Conflicting provisions

In the event Ordinances or Codes or parts of Ordinances or Codes adopted heretofore by the City of Gluckstadt, Mississippi, are in conflict herewith or inconsistent with the provisions of this Ordinance, the conflict or inconsistency shall be resolved in favor of the provision which would more closely fulfill the purposes of this ordinance.

I. Violations and penalties

Violation of any provision of this ordinance shall be unlawful and shall be punishable by a fine of not more than $1,000, or by imprisonment for a period not exceeding 90 days, or by both such fine and imprisonment in the discretion of the court. Each violation shall constitute a separate offense.

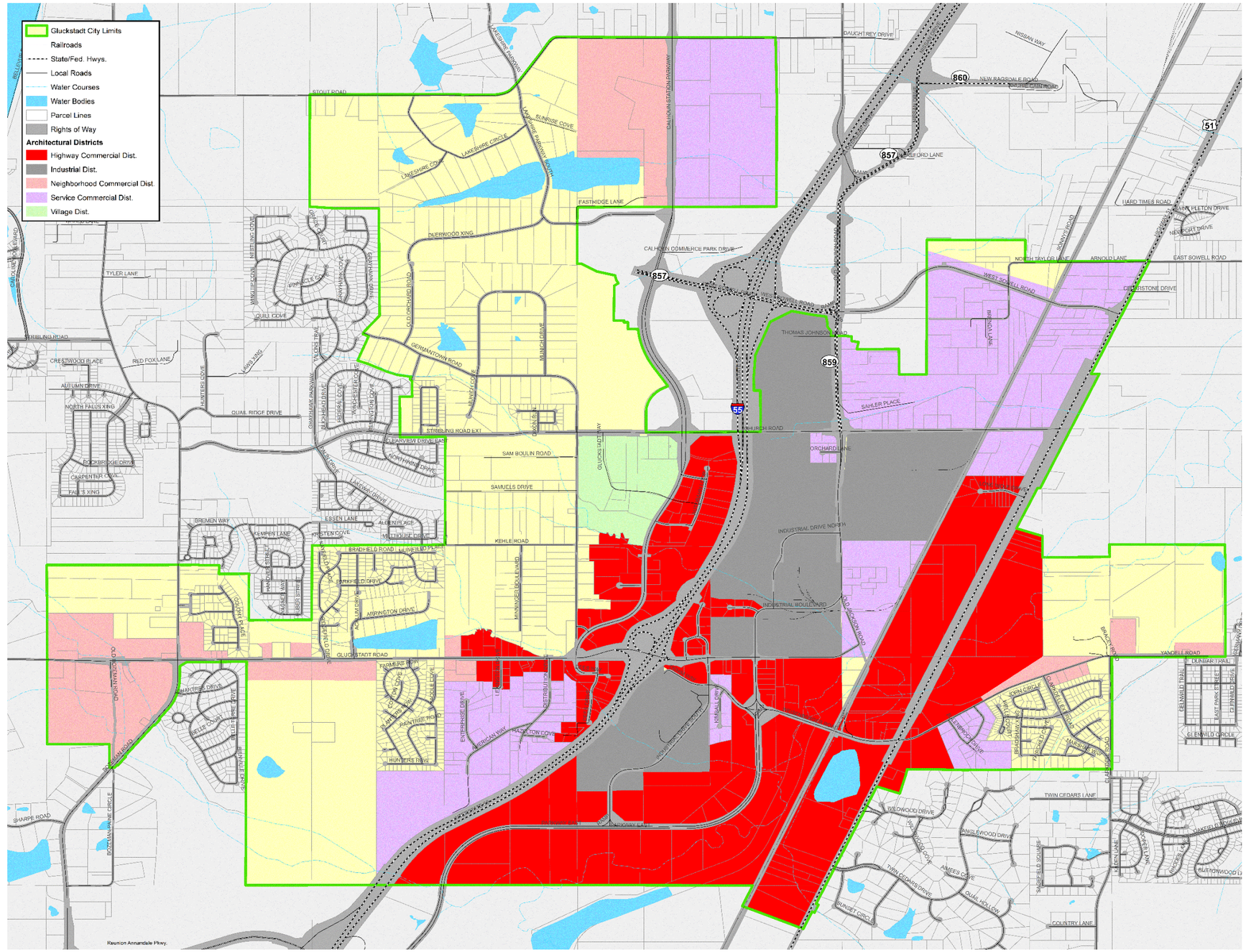
J. Effective date.

This ordinance shall become effective one month following its passage and publication pursuant to Miss. Code. Ann. 21-13-11.

This space left blank intentionally

Appendix A
Design District Map

Appendix A: Design Districts Map



Appendix B: Summary Matrix of Design Standards

The matrix below provides only summary data for the design standards applicable to the Village Design District, the Neighborhood Commercial Design District, the Highway Commercial Design District, and the Service Commercial Design District. Uses should reference the complete text of these regulations for full context of design requirements and various other standards applicable to a development application. The Industrial Design District is purposefully excluded from this matrix due to its substantially different architectural style compared to other design districts.

As used in this matrix, "R" = Required; "P" = Permitted; "X" = Prohibited; "-" = no specification.

Metric			Design District							
			Village	**Reference**	**Neighborhood Comm.**	**Reference**	**Highway Comm.**	**Reference**	**Service Comm.**	**Reference**
Building Placement			At front lot line	II(B)(1)(i)	Near front lot line	II(C)(2)(i)	Near front lot line	II(D)(2)(i)	-	
Parking	Disposition		On street and rear loaded	II(B)(1)(ii)	2 rows @ street side; Rear loaded		2 rows @ street side; Rear loaded	II(D)(2)(ii)	-	
	Screening @ St. Frontage		R	II(B)(1)(iii)	R	II(C)(2)(ii)	R		-	
Outdoor Display of Items			-		-		P; Items for sale or rent	II(D)(1)(iv)	P	II(E)(1)(ii)
Building Configuration	Articulation		R	II(B)(2)(i)	R	II(C)(3)(ii)	R	II(D)(3)(i)	R	II(E)(3)(i)
	Max. Façade Plane		1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf		1 per ±30' for bldg ≤ 20,000 sf	
			1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf		1 per ±40' for bldg > 20,000 sf	
	Articulation Depth		16" min.		16" min.		Substantial shadow lines		16" min.	
	Functional Storefront		1 per façade plane	II(B)(2)(ii)	-		-		-	
	Mass Interruptions		R; Using arch. elements	II(B)(2)(iii)	R; With arch. elements	II(C)(3)(iii)	R; With arch. elements	II(D)(3)(ii)	R; With arch. elements	II(E)(3)(ii)
	Variation in Storefronts		R	II(B)(2)(iv)	-		-		-	
	Pedestrian Pass Through		R; If travel dist >150'	II(B)(2)(v)	R; If travel dist >150'	II(C)(3)(iv)	-		-	
	Division of Single Use Bldg.		-		Break into pedstrn. scale	II(C)(3)(v)	Break into pedstrn. scale		Break into pedstrn.scale	II(E)(3)(i)
Franchise Architecture			P; Strongly discouraged; Façade, signage only	II(B)(3)(ii)	P; But minimize	II(C)(4)(ii)	P; Not dominate	II(D)(4)(ii)	P	II(E)(4)(ii)
Roll Up Doors	Allowance		P	II(B)(4)(iii)	P	II(C)(5)(iii)	P	II(D)(5)(iii)	P	II(E)(5)(ii)
	Location	Rear Wall	P, preferred		P, preferred		P, preferred		P, preferred	
		Non Street Side Wall	P		P		P		P	
		Street Side Wall	P; with conditions		P; with conditions		P; strongly discouraged		P; strongly discouraged	
	Closure		To within 24" of floor		To within 24" of floor		-		-	
	Finish		Transparent panels; framework to compliment building		Transparent panels; framework to compliment building		Color and framework to compliment building		-	
	Bollards		X		X		-		-	

Matrix continues on following page

Metric			Design District: Village	Reference	Neighborhood	Reference	Hwy. Comm.	Reference	Service Comm.	Reference
Building Finish Materials	Walls	Brick	P	II(B)(4)(iv)	P	II(C)(6)(i)	P	II(D)(5)(iv)	P; Street facing façade	II(E)(5)(iii)
		Painted Brick	P		P		P		P; Street facing façade	
		Stone	P		P		P		P; Street facing façade	
		Stone Veneer	P		P		P		P; Street facing façade	
		Stucco	P		P		P		P; Street facing façade	
		Split Face CMU	X, Street facing		X, Street facing		X		P; Street facing façade	
		Other if approved	P		P		P		P; Street facing façade	
	Non street facing façade		Finished CMU permitted		Finished CMU permitted	II(C)(6)(iv)	Finished CMU permitted		Street façade material required for 25% return	
	Metal Siding		Roof or awning only		Roof, awning or accent	II(C)(6)(ii)	Roof, awning or accent		P; Non street façade	
	Color Choice		-		-		-		Yellow metal prohibited	II(E)(5)(iv)
	Trim/Accent Features	Brick	P		P	II(C)(6)(iii)	P		P	II(E)(5)(iii)
		Cast Stone	P		P		P		P	
		Masonry	P		P		P		P	
		Wood	P		P		P		P	
		Stone Veneer	P		P		P		P	
		Stucco	P		P		-		-	
		Metal	-		P		P		P	
		Other if Approved	P		P		P		P	
Roof Requirements	Flat Roof		P	II(B)(5)(i)	P	II(C)(7)(i)	P	II(D)(6)(i)	P	II(E)(6)(i)
	Flat Roof Specs.	Parapet Streetside	R	II(B)(5)(v)	R	II(C)(7)(v)	R	II(D)(5)(v)	R	II(E)(6)(iii)
		Parapet Street View facade	R		R	II(C)(7)(v)	R		R	II(E)(6)(iv)
		Parapet side facades	R		P		P		-	
		Parapet rear façade	R		P		P		-	
		Screen at Rear Façade	-		R		R		-	
	Pitched Roof		P; 12:12 min	II(B)(5)(i) and (iii)	P; 12:12 min	II(C)(7)(i) and (iii)	P; 12:12 min	II(D)(5)(i) and (iii)	P	II(E)(6)(i)
	Combination Roof		P	II(B)(5)(i)	P	II(C)(7)(i)	P	II(D)(5)(i)	P	
	Pitched Roof Material	Standing Seam Metal	P	II(B)(5)(iv)	P	II(C)(7)(iv)	P	II(D)(5)(iv)	-	
		Clay Tiles	P		P		P		-	
		Slate	P		-		-		-	
		Comp. Arch. Shingles	P		P		P		-	
		Other as Approved	P		P		P		-	
	Decorative Gable Req.	Corner Lot Structure	R	II(B)(5)(vii)	R	II(C)(7)(vii)	R	II(D)(5)(vii)	-	
		Corner Position	R		R		R		-	
		Endcap Structure	R		R		R		-	

Matrix continues on following page

Appendix B
Design Matrix

Metric		Design District							
		Village	Reference	Neighborhood	Reference	Hwy. Comm.	Reference	Service Comm.	Reference
Drive-Through Facility	Allowance	P, but discouraged	II(B)(6)(i)	-		-		-	
	Permissible Location	Rear of building		-		-		-	
	Access Drive	1 lane only		-		-		-	
	Features	Service window only		-		-		-	
	Vehicular Access	Enter from secondary street		-		-		-	
		Exit onto primary street		-		-		-	