SPECIAL CALLED MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
OF THE CITY OF GLUCKSTADT, MISSISSIPPI

Thursday, March 19, 2026 at 3:00 PM

Agenda

This notice and agenda of the Special Called Meeting of the Architectural Review Committee is hereby given by the undersigned. Said meeting shall be held on Thursday, March 19, 2026, at 3:00 PM in the Board Room at City Hall, located at 343 Distribution Drive, Gluckstadt, MS 39110.

The business to be brought before the meeting shall be limited to the following:

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 for Regular Meeting on 3/17/26
4. **New Business**
5. **Old Business**
   - A) Continued Discussion of Architectural Standards, Types and Styles
6. **Public Comment**
7. **Next Meeting**
   - A) Regular Meeting April 21, 2026, at 3:00 pm City Hall
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 March 17, at 3:00 PM

Minutes

The business of this meeting with Committee Members Kayce Saik, Melanie Greer 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 giving the Pledge of Allegiance.
3. Consideration of Minutes:
   Melanie Greer made the motion to approve the minutes of the Special Call March 5, 2026, meeting as presented. Lee Sahler seconded the motion with all members voting "AYE" the motion carried.
4. **New Business**
   A) Consideration of Exterior Color Scheme for Renovation-Gluckstadt Management LLC, 110 Weisenberger Road
      i. Bridgforth Rutledge was present representing Gluckstadt Management LLC.
      ii. The board recommended approval of paint color scheme with a choice of two (2) paint colors as acceptable, alabaster or dover white.
      iii. Melaine Greer made the motion to approve; the motion was seconded by Lee Sahler with all members voting "AYE" passing the motion.
      iv. The board also recommended painting the roof to soften the existing blue roof with a neutral color which will be presented to the board for approval of color choice.
      v. Lee Sahler recommended the addition of an awning(s) to balance the front of the building structure.
      vi. These were recommendations only and no action was taken.
   B) Consideration of Architectural Design and Landscaping-Martin Group Gluckstadt Office Park, 104 Office Park Drive
      i. Sam Martin was present representing Martin Group.
      ii. The board recommended revising the landscaping to remove shrubs to allow parallel parking in the front of the building and adding shrubs against the building or revising the parking plan in order to have room for the planned trees/shrubs as per the submitted landscape plans.
      iii. Lee Sahler made the motion to approve the design contingent on meeting the standards for the parking and landscape requirements with modifications presented before the next Planning and Zoning

board meeting. Melanie Greer seconded the motion members voting "AYE" passing the motion.

C) Consideration of Architectural Design and Landscaping -Taco Bell 1021 Gluckstadt Road
   i. Taco Bell representatives were present via TEAMs call.
   ii. The board requested more options for the color scheme or exterior materials (combination of brick & hardy) to be more cohesive with the existing buildings and structures in this area.
   iii. The board was satisfied with the landscaping plan.
   iv. Melanie Greer made the motion to table until Taco Bell can present updated exterior designs and color schemes for the board at the Special Call meeting on Thursday, March 19, 2026; the motion was seconded by Lee Sahler with all members voting "AYE" passing the motion.

D) Consideration of Architectural Desing and Landscaping -Sahler Baseball Facility Stout Road
   i. Lee Sahler was present representing this project.
   ii. Due to Lee Sahler being a Commissioner on the ARC board, he did not participate in the vote for this project.
   iii. Kayce Saik made the motion to approve design contingent on confirming a two-color scheme with all brick exterior, or a combination of brick and hardy exterior as well as adding additional landscaping at the building frontage. The motion was seconded by Melanie Greer with all members voting "AYE" passing the motion.

5. **Old Business**
   No discussion
6. **Public Comment**
   No members of the public signed up to address the board.

7. **Next Meeting** – Special Call meeting March 19, 2026, at 3:00 pm 343 Distribution Drive, Gluckstadt, MS 39110.
8. **Adjourn**
   Melanie Greer made a motion to adjourn; the motion was seconded by Lee Sahler with all members voting "AYE" the motion passed.

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

_____
KAYCE SAIK, Chairman

_____
MELANIE GREER, Vice Chairman

B. Design Guidelines Applicable to the Village Zone

1. Building and Parking Disposition

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

ii. Parking shall be provided on the street, either parallel or nose-in. Any required additional parking 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 X.X and X.X.

iii. Where on-site parking areas must adjoin street frontages, landscaping and/or fencing shall be provided to maintain the visual street corridor. See Figures X.X and X.X.

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

Image courtesy of Google Earth

Figure X.X. This image illustrates building and parking placement. Notice the buildings are built to the sidewalk and parking is on-street.

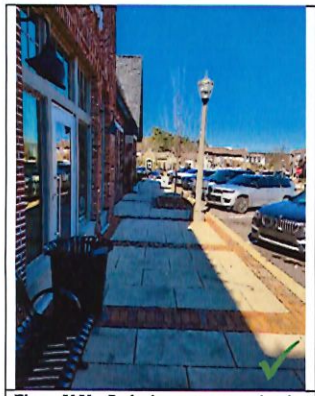


Figure X.X. Parked cars serve as a barrier between sidewalk pedestsrians and passing cars, making window shopping and walking more inviting.

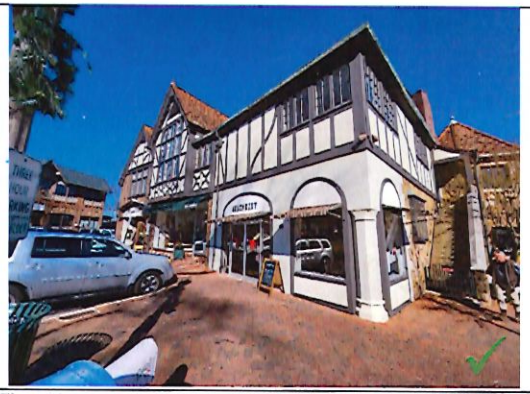


Figure X.X.

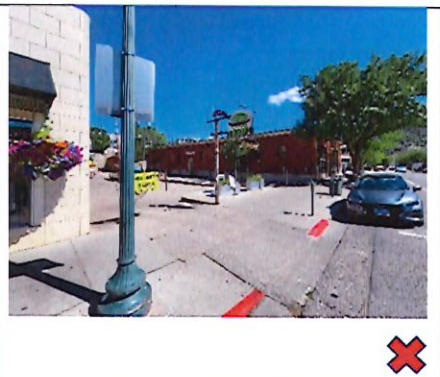


Figure X.X. The open parking area creates a void in the street corridor, an uninviting attribute for pedestrians.

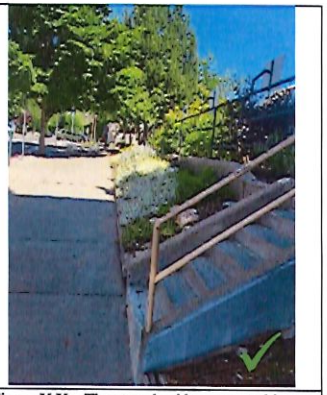


Figure X.X. The steps lead kup to a parking area, but the visual corridor is maintained by the landscaping, and is more plesant to view than cars.

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 feet, more or less, for buildings less than 20,000 square feet, and forty 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 XX. 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 XX

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

   ii. Functional storefronts. Buildings within this design shall have functional storefronts with an operational entry door for each façade plane as required in Section (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, variations in the roof line or parapet wall, awnings, balconies, and building wall recesses. See Figures XXXXX Through the uses of these elements, buildings shall be broken into distinct components, while maintaining the architectural theme similar to surrounding, conforming 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. 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 XX. Store fronts distinctly seperated with differing building materials, colors, patterns, parapet and roof design, and entryway treatment.

v. Pedestrian pass-throughs shall be provided approximately mid-block or mid building where, at the mid-point 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 XX.

Figure XX. Pedestrian pass-through

3. Conformance to Architectural Guidelines
   i. Buildings constructed in the Village Design Zone shall conform to the specifications for mercantile buildings, XXX building, XXX buildings, or XXX buildings pursuant to Section XXX.
   ii. What if an odd building is proposed? What guidelines
   iii. Franchise architecture is strongly discouraged in the Village Design Zone. Building design and appearance shall be unique to its surroundings and consistent with the purposes of these regulations. 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 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 the front wall of a building provided the following criteria are met:
      1. The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
      2. 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.
      3. 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.
      4. The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
      5. 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.
      6. There shall be no bollards installed protecting the door opening.
   iv. Finish material requirements:
      1. 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.
      2. Metal siding is prohibited unless utilized as roofing material on a building roof or awning.
      3. 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.
      4. 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.


Source: https://www.continentaldoorco.com/about-us/industries-served/breweries-restaurants/
Figure XX. An overhead door incorporated into a restaurant.

Design Standards

Village Zone

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.
   iv. For pitched roofs, finished material may include 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, ally 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 contain a roof system of consistent design to that of its parent building.

6. Drive through facilities
   i. Drive through facilities are contrary to the pedestrian oriented purposes of the Village Design Zone 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:
      1. Drive through facilities shall be located in the rear of the building.
      2. Service windows shall be integrated into the building.
      3. Traffic shall not enter the drive through queue directly from the primary street serving the building. The purpose of this provision is to avoid traffic from backing up in the queue and blocking traffic. Traffic existing the drive through may exit directly to the primary street.
7. Mixed Use Development
   i. Where a distinct horizontal change in use patterns occur in the Village Design Zone 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.

C. Design Guidelines Applicable to the Neighborhood Commercial Design Zone

1. Site Design
   i. To the extent possible, a development shall be cohesively planned taking 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 zone 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 zone and thereby contributing to the sense of place.

3. Building Configuration

   i. Buildings within this design zone shall reasonably be 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 feet, more or less, for buildings less than 20,000 square feet, and forty 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 XX. 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 XX

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, conforming 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 mid-point 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 XX.

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, then the façade articulation required under Section (3)(ii) shall include the creating the appearance of storefronts.

4. Conformance to Architectural Guidelines
   i. Buildings constructed in the Neighborhood Commercial Design Zone shall conform to the specifications for mercantile buildings, XXX building, XXX buildings, or XXX buildings pursuant to Section XXX.
   ii. What if an odd building is proposed? What guidelines/ procedure?
   iii. Franchise architecture is permitted in the Neighborhood Commercial Design Zone 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 the front wall of a building provided the following criteria are met:
      1. The door is not intended to be utilized for janitorial, maintenance, shipping or delivery purposes.
      2. 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.
      3. 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.
      4. The door shall not be panelized with opaque material. Glass or other transparent material shall be utilized as door panels.
      5. 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.
      6. There shall be no bollards installed protecting the door opening.
   iv. Finish material requirements:
      1. 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.
      2. 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.
      3. 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.
      4. 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.

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.
   iv. For pitched roofs, finished material may include 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, ally 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 contain a roof system of consistent design to that of its parent building.

D. Standards Applicable to the Highway Commercial Design Zone

1. Site Design
   i. To the extent possible, a development shall be cohesively planned taking 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 zone is expected to be of larger scale, as the customer base for uses within this design zone are drawn 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 to likewise provide pedestrian connections to adjacent existing or planned public pedestrian ways.
   iv. Outdoor display areas storage versus products offered for sale

2. Building and Parking Disposition
   i. Buildings within this design zone 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 X.xx.

   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 zone and thereby contributing to the sense of place. Where developments are of such significance that buildings and/or tenant spaces can not reasonably be divided into pedestrian scale spaces, architectural design and elements shall be utilized to divide the building façade into pedestrian scale segments.

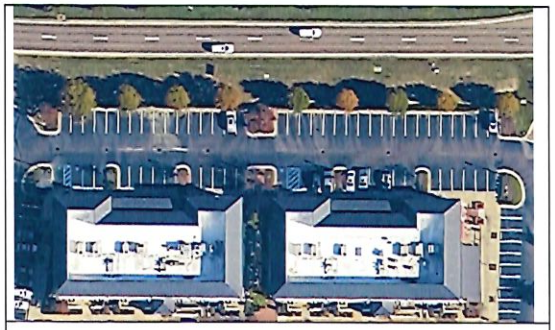


Figure X.xx.

PLACEHOLDER
Need a pic of a big building with architectural divisions

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 feet, more or less, for buildings less than 20,000 square feet, and forty 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. See Figure XX. 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 XX

Figure X.xx. Building articulation of such depth to produce substantial shadow line.

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, conforming buildings. The purpose in breaking the building mass is that of creating visual interest and reducing the perceived building scale to a pedestrian level.

Figure X.xx. Differing shopfronts are uniquely distinguished by façade variations and details.

4. Conformance to Architectural Guidelines
   i. Buildings constructed in the Neighborhood Commercial Design Zone shall conform to the specifications for mercantile buildings, XXX building, XXX buildings, or XXX buildings pursuant to Section XXX.
   ii. What if an odd building is proposed? What guidelines/ procedure?
   iii. Franchise architecture is permitted in the Highway Commercial Design Zone 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.
iv. Finish material requirements:
    1. 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.
    2. 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.
    3. 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.
    4. 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 X.xx.

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.
iv. For pitched roofs, finished material may include 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, ally 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 contain a roof system of consistent design to that of its parent building. See Figure X.xx.

Figure X.xx. Left three photos: Differing acceptable roof treatments. Right: Drive through canopy design consistent with its parent building.

7. Cumulative Design Provision Application

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

E. Standards Applicable to the Service Commercial Design Zone

1. Site Design
   i. There shall be no specific site design specifications for this zone. 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. Siting of outdoor storage versus items offered for sale

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 feet, more or less, for buildings less than 20,000 square feet, and forty 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. See Figure XX. 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 XX

   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, conforming 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. Building Façade Requirements
   i. Exterior finish materials shall vary in type, form, arrangement and color.
   ii. Finish material requirements:
      1. 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. Yellow metal?
      2. Where the finish material of a street-facing façade will differ from other building facades, 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.
      3. 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.
   iii. Color choice

1. 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).
2. Contrasting colors may be utilized for accent purposes on minor building elements such as gutter downspouts, facia trim, awnings, and similar features.

5. 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 frontage and shall contribute to the ornamentation and articulation of the building.

Figure X.xx. Left three photos: Differing acceptable roof treatments. Right: Drive through canopy design consistent with its parent building.

6. Cumulative Design Provision Application

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.

F. Standards Applicable to the Industrial Design Zone
   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 uses and the street as possible.
         1. Loading areas shall not be located on the street side of the building and preferably shall be located at the rear of the building.
         2. Where placement of loading areas can not provide substantial screening from the street, fencing, berms, and landscaping or a combination thereof shall be utilized to minimize the visual impact of loading areas.
      ii. Building frontages should be as close to the street as possible for site functionality and in accordance with the front yard setback.

Sample Photo	Sample Photo	Sample Photo

   2. Building Mass
      i. Monolithic building facades should be avoided, and if unavoidable, such should be mitigated with
         1. Enhanced landscaping.
         2. Creative paint or finish patterns which serve to tastefully break up the monolithic nature of a façade.
         3. What else?
      ii. Where a use in this zone will contain offices or other uses internal to the primary building which do not require the same ceiling height as that necessary for the primary function of the building, then the space housing such lesser uses should be designed with a lower ceiling height and arranged on the street side frontage to reduce the visual mass of the building.

   3. Exterior Finish Materials

Newly constructed buildings within this design zone shall conform to the following finish material standards:

A. 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.
B. Building exterior wall finishes shall be comprised of any combination of at least two (2) of the following materials:
   i. Brick
   ii. Natural Stone
   iii. Glass
   iv. Masonry stucco
   v. Hardy Plank
   vi. Other comparable or superior material approved by the Committee.
   vii. 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.

C. A minimum of twenty (20) percent of the facade facing the public right-of-way shall be glass.
D. Any new building shall be constructed so that all exterior sides shall be surfaced equivalent to the front of the building

4. Roof standards
5.
6. Architectural style

G. Adadfg

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 X.xx:, including but not limited to:

1. Predominance of masonry utilized in wall construction.
2. Ornamental parapet features with flat roof.
3. 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.
4. Brick and masonry detailing in the form of corbeling, banding, arches, or decorative motifs.
5. Large glazed storefront at street level.

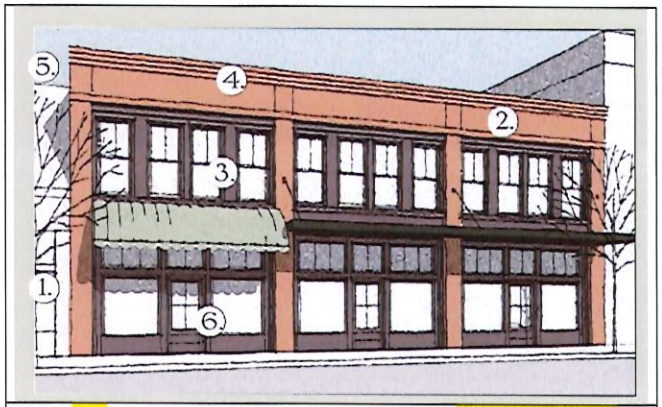


Figure X.xx. Southern Mercantile building features. Graphic from Lane park

[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.

Architectural Types

Southern Mercantile

2. Suitable exterior finish materials

   Suitable exterior finish materials are specified for each Design Zone 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. Suitable Design Zones for Mercantile Buildings

   Southern Mercantile building architecture may be utilized in the design zones as specified in Table X.XX.

Architectural Types

Village Mid Century

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 X.xx:

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.

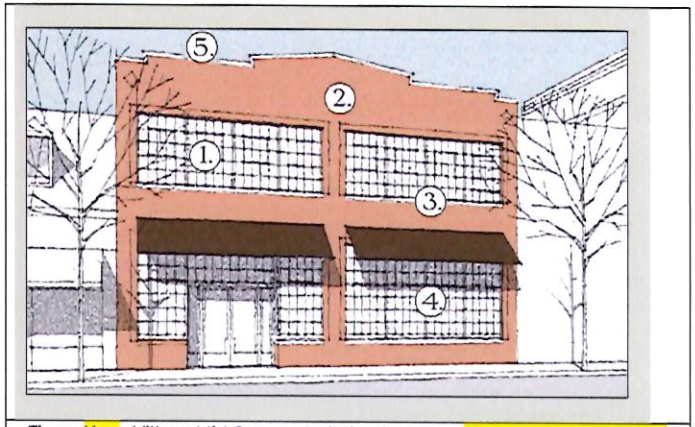


Figure X.xx. Village Mid Century building features. Graphic from Lane park

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.

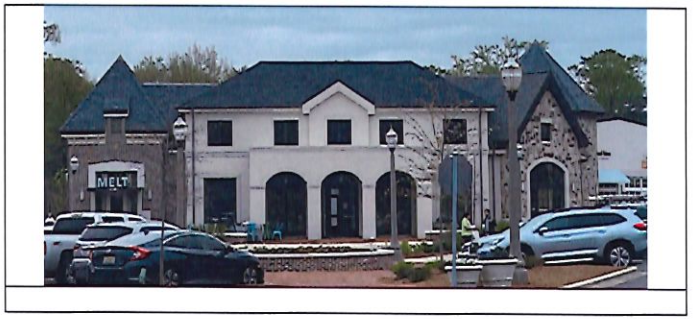
3. Suitable exterior finish materials.

Architectural Types

Village Mid Century

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 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.



4. Suitable Design Zones for Village Mid-Century Buildings
   Village Mid-Century building architecture may be utilized in the design zones as specified in Table X.XX.

C. Birmingham Classic Buildings

1. General Description

Birmingham 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 Birmingham 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.

Birmingham Classic buildings should include prominent identifying features, keyed to Figure X.xx:

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.

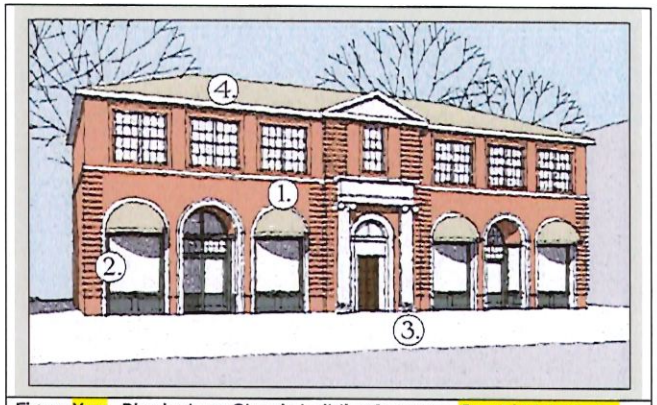


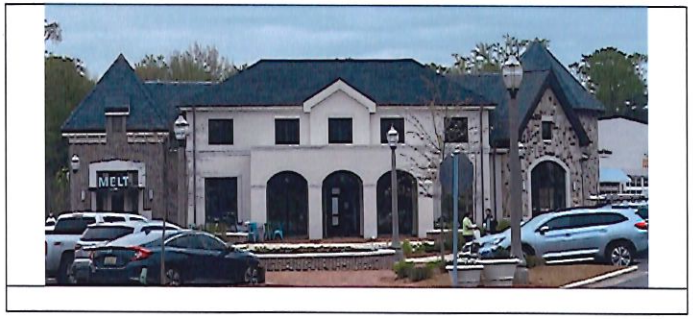
Figure X.xx. Birmingham Classic building features. Graphic from Lane park

2. General Design Considerations

i. Birmingham Classic buildings should prominently display bilateral symmetrically with each side substantially matching the other.
ii. The organization, or proportion, of a Birmingham 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. Birmingham 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 Birmingham 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 places. 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 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 Birmingham 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 metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.



4. Suitable Design Zones for Birmingham Classic Buildings
   Birmingham Classic building architecture may be utilized in the design zones as specified in Table X.XX.

Architectural Types

Village Romantic

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 X.xx, 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 X.xx. Village Romantic building features. Graphic from Lane park

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 are very important in this style to be appropriate to the building material being used. Stone and masonry details will be larger and more simple 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

1. 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.

2. 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.

Architectural Types

Village Romantic

3. 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

1. 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.
2. Storefront material should be of 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 property 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 of 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.

Architectural Types

Village Romantic

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 metal, clay tiles, slate, or composite architectural shingles. Other suitable material may be utilized if approved by the Architectural Review Committee.

4. Suitable Design Zones for Village Romantic Buildings
   Village Romantic building architecture may be utilized in the design zones as specified in Table X.XX.

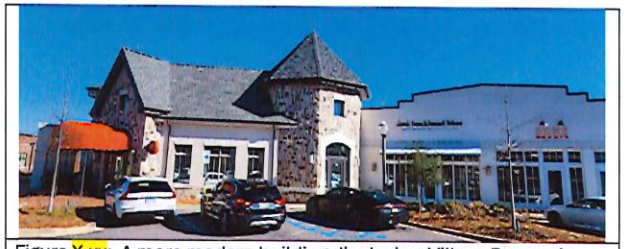


Figure X.xx: A more modern building displaying Village Romantic characteristics: steep roof, arches, a tower, and contrasting coloration and building materials.

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

Architectural Types

Table X.XX

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

Permitted – A newly constructed or remodeled building within a specified design zone 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 zone.

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

Unspecified – Means 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 zone.

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

What about blending architectural types?