



## 14/41 COMMON DESIGN STANDARDS

- Highways 14 and 41 are considered the front of the C3 lots
- Approved site plan with elevations is required prior to permits being issued
  - C3 & C4: Plans must include design details outlining how the site will be completed
  - C3 & C4: Garbage bins and storage areas/containers must be enclosed with an approved architectural material
  - C3 & C4: Lot must be adequately lit
- Set-backs:
  - C3: 30' set-back from property line on front and back and 10' on sides
  - C4: 30' set-back from property line on front and 10' set-back on back and sides (as per land use bylaw except for 30' rear setback on C3)
- Approved architectural plan is required prior to permits being issued
  - C3 & C4: Building fronts to have design features with esthetic finishes and use major cladding materials (stone, brick, stucco or an approved material) (Reference may be made on an individual basis to building design based on Stettler's Commercial Site and Building Design Guidelines)
  - C3: Buildings under 10,000ft<sup>2</sup> not to have metal siding
  - C3: Buildings over 10,000ft<sup>2</sup> may have metal siding on the side and back but must use a minimum of two cladding materials or other architectural features
  - C3 & C4: The painting of buildings or signs is not permitted - pre-finished only
- Approved landscape plan is required prior to permits being issued
  - C3: No gravel
  - C4: No gravel in front or sides of building
  - C3 & C4: Landscape may be grass rock, shrubs, trees, etc. to make the site aesthetically appealing
  - C3 & C4: Curb to be used to separate parking areas from landscape areas
- C4 corner lots: street side to have same architectural and landscaping standards as front
- Fencing:
  - C3: Must use architectural fencing as approved by the Development Authority
  - C4: The use of chain link fencing will be limited
    - None in the front
    - Can be used in the back from the back corner of the building to the side yard to the rear
    - Exception is corner lots where architectural fencing is required on flankage