

**TOWN OF LYMAN
ANNUAL TOWN MEETING WARRANT**

**TO SHIRLEY HARRISON, RESIDENT IN THE TOWN OF LYMAN, COUNTY OF YORK,
AND THE STATE OF MAINE.**

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Lyman, qualified to vote in Town affairs, to meet at the Lyman Town Hall on Tuesday, June 8th, 2021, at 8:00 a.m. then and there to act on Articles numbered 1 through 8. The election of Moderator will take place at 7:50 a.m.

ARTICLE 1: To choose a Moderator to preside at said meeting.

ARTICLE 2: To choose, by secret ballot:
Two (2) Selectmen / Overseer of the Poor 3 Year term:
Two (2) Budget Committee Members 3 Year term:
One (1) RSU #57 School Board Director 3 Year term:

ARTICLE 3: Shall a Charter Commission be established for the purpose of revising the Municipal Charter?

ARTICLE 4: To choose, by secret ballot, six (6) persons to serve on the Charter Commission if approved under Article 3 above. (By State Law, three (3) other members must be appointed by the Selectmen.)

ARTICLE 5: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 15, Section C – Land Use Standards – Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland be enacted? (Note: Affecting the regulation of docks on right of ways.) (A copy of the proposed amendment is posted together with this warrant and hereby incorporated into this warrant by reference. Copies of the text of the amendment are available from the Town Clerk's Office.)

ARTICLE 6: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 17 – Definitions be enacted? (Note: Defining "dock".) (A copy of the proposed amendment is posted together with this warrant and hereby incorporated into this warrant by reference. Copies of the text of the amendment are available from the Town Clerk's Office.)

ARTICLE 7: Shall an amendment to the Town of Lyman Zoning Ordinance Article 10 – General Town Wide Regulations be enacted? (Note: Establishing Commercial Design Standards.) (A copy of the proposed amendment is posted together with this warrant and hereby incorporated into this warrant by reference. Copies of the text of the amendment are available from the Town Clerk's Office.)

ARTICLE 8: Do you favor the Town looking into purchasing the Cousens School property?
This is a straw vote and not legally binding.

The Selectmen hereby give notice that the Registrar of Voters will be in session at the Lyman Town Hall the day of said meeting, June 8th, 2021, from 8:00 a.m. until the closing of the polls for the purpose of correcting the list of voters. The polls will open at 8:00 a.m. and close at 8:00 p.m.

After the closing of the polls, the meeting will be recessed until 6:00 p.m., June 11th, 2021 at the Lyman Elementary School in said Town, at which time the remainder of the warrant will be acted upon.

ARTICLE 9: To see if the Town will vote to appropriate from 2020-2021 Personnel Budget an amount not to exceed \$30,000 for the Fiscal Year 2020-2021 budget deficit for Professional Services.

Selectmen's Vote: 5-0-0 Budget Committee: No Vote

ARTICLE 10: To see if the Town will vote to appropriate from a donation an amount not to exceed \$1,500 for the Fiscal Year 2020-2021 budget deficit for Mowing.

Selectmen's Vote: 5-0-0 Budget Committee: No Vote

ARTICLE 11: To see if the Town will vote to appropriate from Surplus an amount not to exceed \$15,000 for the Fiscal Year 2020-2021 budget deficit for General Operating.

Selectmen's Vote: 5-0-0 Budget Committee: No Vote

ARTICLE 12: To see if the Town will vote to appropriate from Surplus an amount not to exceed \$37,000 for the Fiscal Year 2020-2021 budget deficit for Solid Waste.

Selectmen's Vote: 5-0-0 Budget Committee: No Vote

ARTICLE 13: To see what sum the Town will vote to raise from Taxes for Wages, Salaries, Taxes, and Stipends for Personnel.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$499,288	\$614,746	\$655,828

Selectmen's Vote: 5-0-0 Budget Committee Vote: 4-2-0

ARTICLE 14: To see if the Town will vote to appropriate from Surplus the sum of \$180,420 for the Operating Account.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$106,325	\$180,420	\$180,420

Selectmen's Vote: 4-0-0 Budget Committee Vote: 6-0-0

ARTICLE 15: To see if the Town will vote to appropriate from Surplus the sum of \$8,000.00 for the Contingency Account.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$8,000	\$8,000	\$8,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 5-0-0

ARTICLE 16: To see if the Town will vote to appropriate from Surplus the sum of \$84,010 for Professional Services for the Town.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$56,338	\$174,010	\$84,010

Selectmen's Vote: 5-0-0

Budget Committee Vote: 5-0-0

ARTICLE 17: To see if the Town will vote to appropriate from Surplus the sum of \$17,500 for the maintenance and repair of Town buildings.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$14,000	\$17,500	\$17,500

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 18: To see if the Town will vote to raise from Taxes the sum of \$15,492 for Animal Welfare.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$15,037	\$15,492	\$15,492

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 19: To see if the Town will vote to appropriate from Surplus the sum of \$9,500 for the Cemetery Committee for basic operation and tree removal.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$7,200	\$9,500	\$9,500

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 20: To see if the Town will vote to appropriate from Surplus the sum of \$188,335 for all insurance carried by the Town, including property and casualty insurance, liability insurance, employee's health insurance, worker's compensation insurance, unemployment insurance and public official's liability insurance.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$164,791	\$188,335	\$188,335

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 21: To see if the Town will vote to raise from Taxes \$4,000 for Tax Maps.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$4,000	\$4,000	\$4,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 22: To see if the Town will vote to appropriate from Surplus the sum of \$15,000 to be deposited into the existing non-lapsing reserve account known as Capital Improvement.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$15,000	\$15,000	\$15,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 23: To see if the Town will vote to appropriate from Surplus the sum of \$15,000 to be deposited into the existing non-lapsing reserve account known as Computer.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$5,000	\$15,000	\$15,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 24: To see if the Town will vote to appropriate from Surplus the sum of \$10,000 to be deposited into the existing non-lapsing reserve account known as the Town Hall.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$5,000	\$10,000	\$10,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 25: To see if the Town will vote to appropriate from Surplus the sum of \$21,668 to be deposited into the existing non-lapsing reserve account known as the Revaluation Account.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$5,000	\$21,668	\$21,668

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 26: To see if the Town will vote to raise from Taxes the sum of \$8,000 to be deposited into a non-lapsing reserve account known as GMFR Building Reserve.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$14,000	\$8,000	\$8,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 4-1-0

ARTICLE 27: To see if the Town will vote to raise and appropriate from Taxes the sum of \$16,000 to be deposited into a non-lapsing reserve account known as GMFR Facility, Systems & Equipment Reserve Account.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$0	\$16,000	\$16,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 28: To see if the Town will vote to raise and appropriate the sum of \$50,000 to be deposited into a non-lapsing reserve account known as GMFR Vehicle Reserve.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$40,000	\$50,000	\$50,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 29: To see if the Town will vote to raise from Taxes the sum of \$162,542.19 for the Town of Lyman's share of the Goodwins Mills Fire Rescue Department operating costs, aid sum to be paid to the Treasurer of the Goodwins Mills Fire Rescue pursuant to the Interlocal Agreement between the Town of Lyman and the Town of Dayton. Any unused amounts will be carried forward. To be effective, the Town of Dayton must also vote to appropriate its share of such costs.

Total Operating cost \$228,675.00 Lyman Share (71.08 %) \$ 162,542.19

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$160,579	\$162,542.19	\$162,542.19

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 30: To see if the Town will vote to raise from Taxes the sum of \$372,704.82 for the Town of Lyman's share of the Goodwins Mills Fire Rescue Department full-time and part-time personnel costs said sum to be paid to the Treasurer of the Goodwins Mills Fire Rescue pursuant to the Interlocal Agreement between the Town of Lyman and the Town of Dayton. Any unused amounts will be carried forward. To be effective, the Town of Dayton must also vote to appropriate its share of such costs.

Total Personnel	\$700,345.56	Lyman Share (71.08%)	\$497,805.62
FY GMFR 2020 Surplus	-\$ 76,000.00	Lyman Share (71.08%)	-\$ 54,020.80
Ambulance Revenue	<u>-\$100,000.00</u>	Lyman Share (71.08%)	<u>-\$ 71,080.00</u>
	\$524,345.56		\$372,704.82

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$316,153.00	\$372,704.82	\$372,704.82

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 31: To see if the Town will vote to appropriate from Surplus the sum of \$10,000 to be deposited into the existing non-lapsing reserve account known as Fire Hydrant Reserve Fund.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$0	\$10,000	\$10,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 4-1-0

ARTICLE 32: To see if the Town will vote to appropriate from Surplus the sum of \$75,567, appropriate from Excise the sum of \$252,250, and raise from Taxes the sum of \$423,783 for a total of \$757,600 for the Roads Budget including general road construction, general road repair/maintenance, general road resurfacing, purchase, installation, and maintenance of street signs, and streetlights electricity .

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$569,500	\$757,600	\$757,600

Selectmen's Vote: 4-0-0

Budget Committee Vote: 5-0-1

ARTICLE 33: To see if the Town will vote to appropriate from Excise the sum of \$467,750 for the Plowing Budget including snow removal and sanding roads, and further authorize the Selectmen, on behalf of the Town, to negotiate and enter into a contract for the snow removal and sanding roads.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$466,700	\$467,750	\$467,750

Selectmen's Vote: 4-0-0

Budget Committee Vote: 5-0-1

ARTICLE 34: To see if the Town will vote to raise from Taxes the sum of \$120,942 for the Community Library.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$115,273	\$120,942	\$120,942

Selectmen's Vote: 5-0-0

Budget Committee Vote: 5-0-1

ARTICLE 35: To see if the Town will vote to raise from Taxes the sum of \$292,031 and appropriate from Transfer Station Revenue account the sum of \$20,000.00 for a total of \$312,031 for the Solid Waste Program, and, further authorize the Selectmen, on behalf of the Town, to negotiate and enter into a contract for the disposal of the solid waste in the Town of Lyman.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$190,800	\$312,031	\$312,031

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 36: To see if the Town will vote to raise from Taxes the sum of \$2,500.00 for the General Assistance Program.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$2,500	\$2,500	\$2,500

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 37: To see if the Town will vote to raise and appropriate from Taxes the sum of \$1,086 for Social Services, The LifeFlight Foundation.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$0	\$1,086	\$1,086

Selectmen's Vote: 3-1-0

Budget Committee Vote: 6-0-0

ARTICLE 38: To see if the Town will vote to appropriate from Surplus the sum of \$10,000 to be deposited into a non-lapsing reserve account to be known as Kennebunk Pond Reserve.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$0	\$10,000	\$10,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 39: To see if the Town will vote to appropriate from Surplus the sum of \$5,000 to be deposited into a non-lapsing reserve account to be known as Resident Disaster Relief Reserve.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$0	\$5,000	\$5,000

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 40: To see if the Town will vote to raise from Taxes the sum of \$69,650 for the use of Bunganut Lake Park.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$44,200	\$69,650	\$69,650

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 41: To see if the Town will vote to raise from Taxes the sum of \$24,300 for use by the Parks and Recreation Committee.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$22,170	\$24,300	\$24,300

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 42: To see if the Town will vote to raise from Taxes the sum of \$28,059 for the purpose of mowing and maintaining Town grounds.

Current Year Appropriation	Selectmen's Recommendation	Budget Committee Recommendation
\$20,500	\$28,059	\$28,059

Selectmen's Vote: 4-0-0

Budget Committee Vote: 6-0-0

ARTICLE 43: To see if the Town will vote to authorize the Board of Selectmen to transfer available funds, such as State Funds and Excise Tax in the amount of \$720,000; Surplus in the amount of \$650,000, and any other funds which might be used to reduce the tax commitment.

Selectmen's Vote: 4-0-0

Budget Committee: No Vote

ARTICLE 44: To see if the Town will vote to transfer \$50,154.35 from the South Waterboro Rd Reserve Account into the Roads Budget and close the South Waterboro Rd Reserve Account.

Selectmen's Vote: 4-0-0

Budget Committee: No Vote

ARTICLE 45: To see if the Town will vote to authorize funding at last year's (2020-2021) level for all departments whose new appropriation is not approved by this year's referendum vote, until such time that any new funding must be authorized before the next tax commitment.

Selectmen's Vote: 4-0-0

Budget Committee: No Vote

ARTICLE 46: To see if the Town will vote to increase the property tax levy limit established for Lyman by State Law in the event the municipal budget approved for fiscal year 2021-2022 will result in a tax commitment that is greater than the property tax levy limit.

Selectmen's Vote: 4-0-0

Budget Committee: No Vote

ARTICLE 47: To see if the Town will vote to take from the State of Maine Snowmobile Registration fee fund a sum of \$6.62 per registered snowmobile, said monies to be turned over to the Lyman Snowmobile Club for the purpose of maintaining their snowmobile trails to be open for use by the public at all times. These funds will be released after the Town is reimbursed for 2019-2020 registrations, as determined by the State of Maine.

ARTICLE 48: To see if the Town will vote to authorize the Tax Collector to accept any pre-payments of taxes not yet due or assessed. Any taxes paid above the amount finally assessed shall be repaid without interest upon request.

ARTICLE 49: To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at 3% for the fiscal year.

ARTICLE 50: To see if the Town will vote to appropriate \$50,000.00 from overlay to pay tax abatements and applicable interest granted during the 2022 year. Explanation: Even though 36 M.R.S.A. §710 authorizes assessors to raise overlay, the municipal officers have no authority to spend the amount of the overlay without an appropriation vote.

ARTICLE 51: To see if the Town will vote to set a date for taxes to become due and payable and to fix an interest rate of 6% for interest charged on taxes unpaid after this or 30 days after the bills are mailed out, whichever is later.

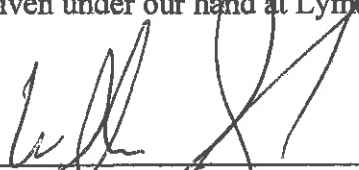
ARTICLE 52: To see if the Town will vote to authorize the Board of Selectmen to waive foreclosure of a tax lien mortgage and pursuant to State statute if (1) the taxpayer agrees in writing to pay outstanding balance within (1) year; and (2) no such waiver has been granted by the Town or Board of Selectmen within the past three (3) years.

ARTICLE 53: To see if the Town will vote to authorize the Board of Selectmen to waive foreclosure of a tax lien mortgage pursuant to State statute on such terms as may be determined by the Board of Selectmen to be in the Town's best interest.

ARTICLE 54: To see if the Town will authorize the Board of Selectmen to sell any tax-acquired property and to issue a quit claim deed for the same. Sale to be by sealed bids or public auction if to other than the owner of record at the time of foreclosure, and no Selectman during the term of his or her office may acquire from the Town any interest in real estate acquired by the Town on account of nonpayment of taxes unless the owner of record at the time of foreclosure was the Selectman or the son, daughter, spouse, or parent of the Selectman. Except that the Municipal Officers shall use the special sale process required by 36 M.R.S §943-C for qualifying homestead property if they choose to sell it to anyone other than the former owner(s).

ARTICLE 55: To see if the Town will vote to authorize the Selectmen to accept and expend State and Federal Grant funds received during the fiscal year.

Given under our hand at Lyman, Maine this 17th day of May, A.D., 2021.



William Single; Chair



Ralph Blackington; Vice Chair

John Tibbetts

Thomas A. Guillemette



David Alves

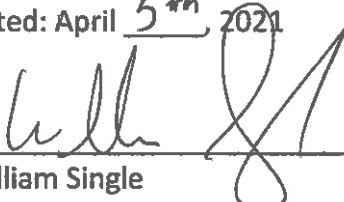
Municipal Officers' Certification of
Official Text of a Proposed Ordinance Amendment
[(30-A M.R.S. §3002(2))]

To the Town Clerk of the Town of Lyman:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Town of Lyman Shoreland Zoning Ordinance" which is to be presented to the voters for their consideration on June 8, 2021.

Pursuant to 30-A M.R.S. § 3002(2), you will retain a copy of the complete text of the ordinance amendment as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 5th, 2021




William Single



Ralph Blackington



John Tibbetts



Thomas Guillemette



David Alves

Town Selectmen, Town of Lyman, Maine

ARTICLE 5: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 15, Section C - *Land Use Standards – Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland* be enacted? (Note: Affecting the regulation of docks on right of ways.) (A copy of the proposed amendment is posted together with this Warrant and hereby incorporated into this Warrant by reference. Copies of the text of the proposed amendment are available from the Town Clerk's Office.)

**Proposed Amendment to the Town of Lyman Shoreland Zoning Ordinance Article 15, Section C
– *Land Use Standards - Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending
Over or Below the Normal High-Water Line of a Water Body or Within a Wetland* – (Note:
Affecting the regulation of docks on right of ways.)**

The owner of an easement or right-of-way leading to or touching upon a water body does not have the right by implication to construct a dock on the easement or right-of-way or use the easement or right-of-way to facilitate the construction of a dock on the water body if the instrument granting or reserving the easement or right-of-way does not expressly include the right to construct a dock on the easement or right-of-way or the right to use the easement or right-of-way to facilitate the construction of a dock on the water body.

Municipal Officers' Certification of
Official Text of a Proposed Ordinance Amendment
[[30-A M.R.S. §3002(2)]]

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Dated: April ^{5th}, 2021



William Single



Ralph Blackington



John Tibbetts



Thomas Guillemette



David Alves

Town Selectmen, Town of Lyman, Maine

ARTICLE 6: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Article 17 - *Definitions* be enacted? (Note: Defining "dock.") (A copy of the proposed amendment is posted together with this Warrant and hereby incorporated into this Warrant by reference. Copies of the text of the proposed amendment are available from the Town Clerk's Office.)

Proposed Amendment to the Town of Lyman Shoreland Zoning Ordinance Article 17 –
Definitions – (Note: Defining “dock”.)

“Dock” means a platform used for access to a water body or to secure, protect and provide access to a boat. The platform may extend from a shore over the water body or may be a floating platform attached to a mooring. The term “dock” includes a boat lift. The term “dock” does not include a swim float or raft.

Municipal Officers' Certification of
Official Text of a Proposed Ordinance Amendment
[(30-A M.R.S. §3002(2))]

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We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance amendment entitled "Town of Lyman Zoning Ordinance" which is to be presented to the voters for their consideration on June 8, 2021.

Pursuant to 30-A M.R.S. § 3002(2), you will retain a copy of the complete text of the ordinance amendment as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: April 8th, 2021



William Single



Ralph Blackington



John Tibbetts

Thomas A. Guillemette



David Alves

Town Selectmen, Town of Lyman, Maine

ARTICLE 7: Shall an amendment to the Town of Lyman Zoning Ordinance Article 10 - *General Town Wide Regulations* be enacted? (Note: Establishing Commercial Design Standards.) (A copy of the proposed amendment is posted together with this Warrant and hereby incorporated into this Warrant by reference. Copies of the text of the proposed amendment are available from the Town Clerk's Office.)

Proposed Amendment to the Town of Lyman Zoning Ordinance Article 10 – *General Town Wide Regulations* – (Note: Establishing Commercial Design Standards.)

Commercial Design Standards

A. Purpose. To protect, enhance and perpetuate the town’s historic, cultural, and architectural heritage and to enhance the town’s appearance to residents and visitors and to serve as a support and stimulus to business and industry. Construction of a new building or structure or addition to an existing structure shall be of such design, form, proportion, mass, configuration, building material, texture, and location on a lot as to conform with the following guidelines as deemed practicable by the Planning Board.

- (1) Applicability.** These design standards apply to all new commercial buildings, structures, and modifications to existing structures in the Town of Lyman which require Site Plan approval per the Lyman Zoning Ordinance.

B. Standards

- (1)** Proposed buildings, improvements and additions shall not be stylized to the point that the buildings or improvements are more an advertisement than an architecture form.
- (2)** Facades shall be articulated every fifty (50) feet using varied designs, rooflines, materials, and heights. The front façade shall be designed to look like more than one building entrance when the façade is proposed to be greater than 50 feet in width.
- (3)** The relationship of the width of the building to the height of the front elevation shall be visually compatible with nearby, buildings, structures, and open spaces.
- (4)** The roof shape of a building shall be visually compatible with that of buildings to which it is visually related. When no clear pattern exists, a roof pitch of 5/12 or steeper shall be used, or the building should be designed so as to appear to have a pitched roof. The design of the roofline, facade or parapet wall shall screen any air conditioning or other utilities placed on the roof on three (3) sides most visible to the public.
- (5)** Where mechanical equipment such as HVAC and trash receptacles are located at ground level, appropriate vegetative screening or privacy fencing shall be used to hide the equipment while spaced to allow for routine maintenance.