

ARTICLE 1313
Promontory Overlay District

1313.01 Purpose; Relation to Base Zoning.

1313.04 Promontory Overlay District.

1313.01 Purpose; Relation to Base Zoning.

- (a) The purpose of the Promontory Overlay District is to achieve specific land design goals and regulate the uses of land within certain areas of the Town where special circumstances justify the modification of base zoning district provisions.
- (b) Except as modified by this Article 1313, the provisions of the applicable base zoning district shall apply to all areas within the Promontory Overlay District. If the provisions conflict, the applicable Promontory Overlay District provisions shall prevail.
- (c) Whenever an overlay district is established, any petition by a landowner to change the base zoning district shall not be construed to be a petition to change the overlay district unless expressly stated in the petition.

1313.04 Promontory Overlay District.

- (a) Creation of the Promontory Overlay District.
 - (1) Recital. The Promontory, at the end of East Ridge Street overlooking the confluence of the Potomac and Shenandoah Rivers, is recognized as a unique land area visible from National Historic Park land in Maryland and Virginia, large sections of Harpers Ferry historic neighborhoods and the Potomac River Bridge. The Promontory has historically enjoyed a Viewshed encompassing the Blue Ridge Gap, the highlands along the Potomac River, and the Lower Town peninsula, and has been the site of a renowned hotel since 1888. The boundaries of this Overlay District are shown on the official Zoning Map of Harpers Ferry located in Town Hall and shall be a single boundary enclosing one area of contiguous properties including the rights-of-way owned by the Corporation of Harpers Ferry.
 - (2) Parcels within the Overlay. The Zoning Map is hereby amended to create and establish the Promontory Overlay District, including the following Lots or Parcels in District 5 as they existed on the effective date of this ordinance: Map 2, Parcels 34.1, 44, 44.1, 45, 46, 47, 48, 49, 50, 51, 52, 52.1, 53, 54, 54.1; and Map 3, Parcels 1, 2, 3, 4, 52. The Promontory Overlay District also includes the fullwidth of the rights-of-way of Ridge Street, Columbia Street and Lancaster Street adjacent to any or all of the parcels described herein, except that portion of Ridge Street west of the full width of its intersection with Columbia Street.
 - (3) Operability.
 - A. No Structure within the Promontory Overlay District may be constructed, reconstructed, altered, enlarged, diminished, demolished or relocated in any manner described in Section 1313.04 unless an application with plans has been reviewed and approved by the Board of Zoning Appeals in accordance with Section 1313.04, the Historic District Standards and Guidelines (Appendix A of Part 13 – Project and Zoning Code), and all other relevant provisions of the Codified Ordinances of Harpers Ferry.
 - B. Before making any decision on such application, the Board of Zoning Appeals will invite and obtain recommendations thereon from the Historic Landmarks Commission. Any

- 1 recommendation by the Historic Landmarks Commission to the
2 Board of Zoning Appeals will not be binding on either the
3 applicant, the Town or the Board of Zoning Appeals.
- 4 (4) Concept Design review. Before an applicant for any Conditional
5 Use in the Promontory Overlay District may make an application to
6 the Board of Zoning Appeals therefor, the applicant must submit
7 to the Planning Commission a Concept Design for review and input
8 thereon.
- 9 A. The following elements must be addressed in the Concept
10 Design:
- 11 1. Concept Design Plan. The Concept Design Plan must
12 provide basic information such as the overall size
13 and scope of the project and the objectives the
14 applicant expects to accomplish.
- 15 2. Model. The applicant must provide a simple physical
16 scale model or a 3D digital model of the Concept Plan
17 for the Promontory Overlay District and an area
18 encompassing 400 feet on all sides.
- 19 3. Historic Resources Plan. The applicant must also
20 submit a Historic Resources Plan. The applicant is
21 encouraged to consult the Historic Landmarks
22 Commission regarding the Historic Resources Plan
23 before its submission of a Concept Design Plan.
- 24 B. Review process. The Planning Commission will review the
25 submitted materials and may require a public hearing within
26 30 days of its submission. Within 60 days of a public
27 hearing, if any, but no later than 90 days after submission
28 of such materials, the Planning Commission must give the
29 applicant a statement whether the proposal, if constructed,
30 would likely conform with the Comprehensive Plan and the
31 objectives of the Promontory Overlay District.
- 32 C. Not binding. Discussions, statements or opinions of any
33 member of the Planning Commission or the Planning
34 Commission itself, written or otherwise, about the Concept
35 Design Plan or the Historic Resources Plan made during the
36 review or after it is completed are not binding on the
37 Board of Zoning Appeals, the Corporation of Harpers Ferry,
38 or any division or body thereof.
- 39 (5) Conflict with the underlying district. The provisions of Section
40 1313.04 are to be interpreted and enforced to harmonize with, and
41 not as a substitution for, the provisions of the Zoning Ordinance
42 establishing and creating the underlying districts or
43 classifications for the same Lots and Parcels in the Promontory
44 Overlay District. To the extent there is a direct conflict
45 between the provisions of Section 1313.04 and other provisions of
46 the Zoning Ordinance, then the provisions of Section 1313.04
47 prevail.
- 48 (6) Severability. If any provision of Section 1313.04 or the
49 application thereof to any person or circumstance is held
50 invalid, then the invalidity should not affect other provisions
51 or applications of Section 1313.04 that can be given effect
52 without the invalid provision or application. To this end, the
53 provisions of Section 1313.04 are severable.
- 54 (b) Objectives of the Promontory Overlay District. The objectives of the
55 Promontory Overlay District are to:
- 56 (1) Provide for building, land use, and site design appropriate to
57 the Promontory and its buildings, including preservation of
58 historic resources, woodlands and Viewsheds;

- 1 (2) Provide for a notable and economically viable hotel and for other
2 tourist accommodations on designated contiguous parcels to
3 preserve and enhance historic resources in the Promontory Overlay
4 District while limiting commercial activities within the
5 underlying Residential District of the Promontory Overlay
6 District to the same or similar commercial activities permitted
7 in the Residential District;
- 8 (3) Provide for architectural compatibility with the existing
9 historic structures in the Promontory Overlay District and the
10 larger community, thus integrating the overlay properties into
11 the fabric of the surrounding neighborhoods as a transition and a
12 buffer to a hotel on the Promontory;
- 13 (4) Emphasize appropriate design and context sensitivity in Concept
14 Design Planning and building design that can adapt this historic
15 site to modern standards and ensure preservation of the site for
16 future generations;
- 17 (5) Ensure accessibility to public land within existing paved and
18 unpaved rights-of-way (e.g., paper streets) within the Promontory
19 Overlay District, including access to observation areas;
- 20 (6) Provide for increased Lower Town customer base, employment
21 opportunities for local residents, new Town residents and
22 increased overall revenue for the Town;
- 23 (7) Encourage sustainable design principles throughout the District
24 for all properties, in accordance with Leadership in Energy and
25 Environmental Design (LEED) certifications, whenever feasible;
26 and
- 27 (8) Preserve, provide and maintain views from the Promontory toward
28 the confluence of the Potomac and Shenandoah Rivers.
- 29 (c) Permitted Uses in the Promontory Overlay District. Except as Section
30 1313.04(a)(3) provides, if an owner of any Lot, Parcel, Structure, or
31 Historic Structure within the Promontory Overlay District wishes to
32 pursue any use already permitted in the zoning district under the
33 Zoning Ordinance as of the effective date of this ordinance, then such
34 use or uses are Permitted Uses, so long as the use or uses are neither
35 an Enlargement nor a Non-Conforming Use that has been determined to be
36 an Abandonment.
- 37 (d) Conditional Uses within the Promontory Overlay District in which the
38 Hilltop House Hotel is preserved. If an owner of any Lot, Parcel,
39 Structure, or Historic Structure within the Promontory Overlay District
40 wishes to pursue a use within the Promontory Overlay District that
41 would retain and preserve the Hilltop House Hotel in the National
42 Register of Historic Places while also modifying, altering or adding on
43 to any Historic Structure within the Promontory Overlay District or
44 modifying or altering any Exterior Architectural Feature of any
45 Historic Structure within the Promontory Overlay District, then, upon
46 application to the Board of Zoning Appeals, the Conditional Uses in the
47 Promontory Overlay District, subject to the restrictions or conditions
48 in Section 1313.04(f), are:
- 49 (1) For any Lot, Parcel, Structure, or Historic Structure located in
50 a Commercial district:
- 51 A. Hotel;
- 52 B. One or more Restaurants with an aggregate seating capacity
53 of no more than 340 people, serving hotel guests and the
54 general public;
- 55 C. Recreational Facilities such as an indoor spa, pool,
56 fitness areas and recreational rooms serving hotel guests
57 only;
- 58 D. Social or business functions serving hotel guests; and

- 1 E. A gift and sundries shop for hotel guests.
- 2 (2) For any existing Lot, Parcel, Structure, or Historic Structure in
- 3 Block E with a frontage on Washington Street and within a
- 4 Residential District (which includes and is limited to
- 5 District 5, Map 2, Lots 48, 49, 50, 52, 53 and 54):
- 6 A. Long-Term Rental;
- 7 B. Short-Term Rental; and
- 8 C. Businesses substantially similar to Home-Based Businesses
- 9 permitted in a Residential District, so long as the
- 10 businesses are under the day-to-day management of the hotel
- 11 operator.
- 12 (3) Conditional uses in the Promontory Overlay District under Section
- 13 1313.04(d) are subject to the following additional restrictions
- 14 or conditions:
- 15 A. A hotel must have the same building footprint as that of
- 16 the Hilltop House Hotel as of the effective date of Section
- 17 1313.04 of the Zoning Ordinance.
- 18 B. A Single-Family Dwelling used for Long-term Rental or
- 19 Short-Term Rental must:
- 20 1. Retain those Exterior Architectural Features that
- 21 conform to the Historic District Standards and
- 22 Guidelines;
- 23 2. Include (i) no more than four guest bedrooms; (ii) no
- 24 more than eight guests at one time; and (iii) no more
- 25 than three guests in a bedroom;
- 26 3. Remain in such a condition that the future use
- 27 thereof by a person other than the operator of the
- 28 hotel would not violate this Zoning Ordinance as it
- 29 exists on the effective date of Section 1313.04 of
- 30 this Zoning Ordinance; and
- 31 4. Maintain one Off-Street Parking space for each
- 32 occupied guest bedroom in one or more Restricted
- 33 Accessory Parking Lots.
- 34 C. Notwithstanding subsection 1313.04(d) (3) (B) (2), Single-
- 35 Family Dwellings in the Promontory Overlay District under
- 36 the day-to-day management or the hotel operator may not
- 37 include or offer more than 20 guest bedrooms in the
- 38 aggregate.
- 39 (4) Conditional Uses in the Promontory Overlay District under Section
- 40 1313.04(d) (1) may be subject to reasonable additional
- 41 restrictions or conditions imposed by the Board of Zoning Appeals
- 42 so long as they are ancillary to the restrictions or conditions
- 43 in Section 1313.04(d) (3).
- 44 (5) Restricted Accessory Parking Lots.
- 45 A. Any Restricted Accessory Parking Lot or Lots for Long-Term
- 46 Rental and Short-Term Rental use:
- 47 1. Must contain no fewer than two Parking Spaces for
- 48 each Single Family Dwelling;
- 49 2. Must be confined to a Restricted Accessory Parking
- 50 Lot or Lots within 120 feet of the southern edge of
- 51 the East Ridge Street right-of-way within Map 2,
- 52 Block E; and
- 53 3. May be within the Side Setbacks of these Contiguous
- 54 Lots in Block E and cross internal Lot Lines.
- 55 B. Any Restricted Accessory Parking Lot or Lots east of
- 56 Columbia Street within the Promontory Overlay District must
- 57 contain a number of Parking Spaces, including Compact
- 58 Parking Spaces and Handicapped Parking Spaces, equal to a

1 number derived by calculating (i) a minimum ratio of 1.35
2 Parking Spaces per hotel guest room and (ii) a minimum
3 ratio of 0.25 spaces per restaurant seat, but may not, in
4 the aggregate, exceed 150 Parking Spaces.

5 C. Different parking ratios other than those set forth in
6 Section 1313.04(d)(5)(B) may be used upon application to
7 the Board of Zoning Appeals based upon a study using
8 accepted industry methods or standards.

9 (e) Conditional Uses within the Promontory Overlay District in which the
10 Hilltop House Hotel is not preserved. If an owner of any Historic
11 Structure within the Promontory Overlay District wishes to pursue a use
12 within the Promontory Overlay District that would de-list the Hilltop
13 House Hotel from the National Register of Historic Places, then, upon
14 application to the Board of Zoning Appeals, the Conditional Uses in the
15 Promontory Overlay District, subject to the restrictions or conditions
16 in Section 1311.04(f), are:

17 (1) For parcels located in a Commercial district in which the
18 aggregate footprint or footprints of the building or buildings in
19 which any or all of such uses would be located is not more than
20 fifty percent (50%) greater than the aggregate footprint of the
21 Hilltop House Hotel as it existed on the effective date of
22 Section 1313.04:

- 23 A. Hotel;
- 24 B. One or more Restaurants with an aggregate seating capacity
25 of no more than 340 people, serving hotel guests and the
26 general public;
- 27 C. Recreational Facilities such as an indoor spa, pool,
28 fitness areas and recreational rooms serving hotel guests
29 only;
- 30 D. Social or business functions serving hotel guests; and
- 31 E. Gift and sundries shop for hotel guests.

32 (2) For Single-Family Dwellings or parcels located in a Residential
33 district east of Columbia Street under Hotel management:

- 34 A. Offices and Retail Sales Establishments or other similar
35 non-residential uses, including (i) Recreational Facilities
36 such as an indoor spa, pool, fitness areas and recreational
37 rooms serving hotel guests only; (ii) social or business
38 functions serving hotel guests; and (iii) gift and sundries
39 shop for hotel guests, related ordinarily to the ancillary
40 operations of the hotel, so long as:

41 1. The Exterior Architecture Features as a Single Family
42 Dwelling are maintained and all such uses remain
43 under the day-to-day management of the hotel as
44 evidenced by a formal document assigning management
45 responsibilities to the hotel managers or by hotel
46 ownership of the property; and

47 2. Each Single Family Dwelling, and the parcel on which
48 each such Single Family Dwelling is located, remain
49 in such a condition that the future use thereof by a
50 person other than the operator of the hotel would not
51 violate this Zoning Ordinance as it exists on the
52 effective date of Section 1313.04 of the Zoning
53 Ordinance.

- 54 B. Long-Term Rental.
- 55 C. Short-Term Rental.
- 56 D. Businesses substantially similar to Home-Based Businesses
57 permitted in a Residential District, so long as the

1 businesses are under the day-to-day management of the hotel
2 operator.

3 E. Restricted Accessory Parking Lot or Lots east of Columbia
4 Street in a Residential District within the Promontory
5 Overlay District may include surface (at-grade) parking,
6 one level of above-grade parking located over a level of
7 surface grade parking, provided that all parking of the
8 above-grade level shall be confined to the northern 60 feet
9 of the parking structure below it, and up to two levels of
10 subsurface parking on Block E shown on the S. Howell Brown
11 sale map of 1869 that are under day-to-day hotel
12 management; provided, however, that all parking is confined
13 to the northern 120 feet of Map 2, Block E, along the
14 southern edge of the East Ridge Street right-of-way; and
15 further provided that if such parking is located on a Lot
16 on which a Single Family Dwelling is located, each such
17 Single Family Dwelling remains in such a condition that the
18 future use thereof by a person other than the operator of
19 the hotel would not violate the Zoning Ordinance as it
20 exists on the effective date of Section 1313.04 of the
21 Zoning Ordinance.

22 (3) For Single-Family Dwellings or parcels located in a Residential
23 district east of Columbia Street not under Hotel management, all
24 Conditional Residential Uses set forth in Section
25 1313.04(e) (2) (A) and no others.

26 (4) Conditional uses in the Promontory Overlay District under Section
27 1313.04(e) are subject to the following additional restrictions
28 or conditions:

29 A. A Single-Family Dwelling used for Long-Term Rental or
30 Short-Term Rental must:

- 31 1. Retain those Exterior Architectural Features that
32 conform to the Historic District Standards and
33 Guidelines;
- 34 2. Include (i) no more than four guest bedrooms; (ii) no
35 more than eight guests at one time; and (iii) no more
36 than three guests in a bedroom;
- 37 3. Remain in such a condition that the future use
38 thereof by a person other than the operator of the
39 hotel would not violate this Zoning Ordinance as it
40 exists on the effective date of Section 1313.04 of
41 this Zoning Ordinance; and
- 42 4. Maintain one Off-Street Parking space for each
43 occupied guest bedroom in one or more Restricted
44 Accessory Parking Lots.

45 B. Notwithstanding subsection 1313.04(e) (4) (A) (2), Single-
46 Family Dwellings in the Promontory Overlay District under
47 the day-to-day management or the hotel operator may not
48 include or offer more than 20 guest bedrooms in the
49 aggregate.

50 (f) Standards for Conditional Uses in the Promontory Overlay District. The
51 following standards apply to the Promontory Overlay District:

52 (1) Determination of mitigation. Before issuing any Conditional Use
53 permit, the Board of Zoning Appeals shall determine that the uses
54 pursued and for which a Conditional Use Permit would be issued,
55 including restrictions or conditions thereto, will mitigate
56 adverse effects on Permitted Uses in the Promontory Overlay
57 District and on Lots or Parcels Abutting the Promontory Overlay
58 District.

- 1 (2) Parking. Restricted Accessory Parking Lot or Lots east of
2 Columbia Street within the Promontory Overlay District must
3 contain a number of Parking Spaces, including Compact Parking
4 Spaces and Handicapped Parking Spaces, equal to a number derived
5 by calculating a minimum ratio of 1.35 Parking Spaces per hotel
6 guest room; provided, however, that a different parking ratio
7 other than that set forth in Section 1313.04(d) (5) (B) may be used
8 upon application to the Board of Zoning Appeals based up a study
9 using accepted industry methods or standards.
- 10 (3) Hotel height. The Maximum Building Height of any Hotel or other
11 Structure shall not exceed:
- 12 A. 35 feet above the average road grade level of that portion
13 of East Ridge Street between Columbia Street and Lancaster
14 Street as of the effective date of this ordinance within a
15 Setback of 50 feet from the nearest edge of the Columbia
16 Street Right-of-Way; and
- 17 B. For any footprint of a Hotel building other than within a
18 Setback of 50 feet from the nearest edge of the Columbia
19 Street Right-of-Way, 55 feet above the average road grade
20 level of that portion of East Ridge Street between Columbia
21 Street and Lancaster Street as of the effective date of
22 this ordinance; provided, however, notwithstanding the
23 foregoing to the contrary, the Maximum Building Height of
24 any Hotel or other Structure:
- 25 1. May not exceed the capacities of existing fire and
26 water services; and
- 27 2. May not include for purposes of this subsection the
28 height of a signature tower or other historic
29 features, provided its mass and scale are maintained
30 in accordance with the Historic District Standards
31 and Guidelines, subject to the approval of the Board
32 of Zoning Appeals.
- 33 (4) Open Space. Accounting for the footprints of all Structures,
34 existing or to be constructed under a Conditional Use Permit
35 within this Overlay District, there must remain no less than
36 40 percent of Open Space in the Overlay District excluding any
37 public Right-of-Way or land under public ownership.
- 38 (5) Water conservation measures. All Landscaping should be drought
39 tolerant, or served with a drip system or rainwater collection
40 system until established.
- 41 (6) Traffic flow and access, pedestrian flow and access. All
42 traffic, including deliveries, buses and guests, to and from the
43 Hotel complex, including any ancillary uses in Residences, must
44 be directed onto Columbia Street. Street design and signing must
45 be undertaken in a manner such that Hotel guest vehicles, any
46 public clientele vehicles and service vehicles are not required
47 nor allowed to traverse East Ridge Street west of Columbia
48 Street. An application to the Board of Zoning Appeals must
49 include the following:
- 50 A. A study using accepted industry standards and methods is
51 required to be submitted to the Board of Zoning Appeals to
52 determine any effects and best management of Hotel traffic
53 upon the remaining road system of Harpers Ferry and
54 Bolivar, as well as the entrances and exits for U.S. Route
55 340. The principal aim of the study must address that peak
56 traffic loads for Hotel operations will not place a
57 significant burden on these communities; and

1 B. An overall pedestrian circulation plan, including general
2 public and visitors, including provisions for any
3 improvements and facilities to safely accommodate
4 pedestrian flow.

5 (7) Hotel Parking. No bus parking, standing or idling may be allowed
6 anywhere in the Promontory Overlay District other than to load or
7 unload persons. Use of any additional Off-Street Parking for
8 guests and for workers provided outside of this Overlay District
9 must be identified in the application and is subject to approval.

10 (8) Signs. All signs must be part of an approved sign plan and must
11 be coordinated in design while individually complying with
12 Article 1316, except that a small number of signs, possibly on
13 public property, may be included in the plan to ensure traffic is
14 routed correctly to the entrance of the hotel via Columbia
15 Street. Consideration should be given to a hotel address
16 corresponding to the intersection of Columbia and Washington
17 Streets as a means to assure navigation systems will route the
18 traffic to that specific location.

19 (9) Water and sewage infrastructure. Any increase in required public
20 water or sewage infrastructure capacity above the historical use
21 levels of the existing Hotel while in operation is to be made
22 available with the cost of the additional infrastructure
23 capacity, including plant capacity and distribution lines, as
24 required, borne by the applicant, including credit for the
25 Capital Capacity Fee, in accordance with Article 905 of the
26 Codified Ordinances of Harpers Ferry.

27 (g) Supplementary Design Standards for the Promontory Overlay District.

28 (1) Scope. The following Site and Architectural Design standards
29 apply to all new nonresidential Structures, including without
30 limitation a Hotel and Structures accessory to a Hotel or the
31 redevelopment of any existing Hotel and Structures accessory to a
32 Hotel within the Promontory Overlay District. These standards
33 emphasize appropriate design and context sensitivity in Concept
34 Design Planning and building design, with a goal towards adapting
35 this historic site to modern standards to ensure preservation of
36 the site for future generations. The Supplementary Design
37 Standards are in addition to the Historic District Standards and
38 Guidelines in Appendix A of this Part 13 Project and Zoning Code,
39 which also apply to all construction, reconstruction, alteration,
40 enlargement, demolition and relocation of Structures within the
41 Promontory Overlay District.

42 (2) Architecture and Building Design Features. The architectural
43 design, materials and colors of any new Hotel and Structures
44 accessory to a Hotel and other Buildings or Structures, including
45 additions and alterations thereto, shall be compatible with the
46 overall appearance, history and cultural heritage of contributing
47 structures in the Historic District.

48 A. New Hotel Buildings may be either traditional in their
49 architectural character or be a contemporary expression of
50 traditional styles and forms, respecting the scale,
51 proportion, character and materials of Contributing
52 Resources in the Historic District.

53 B. Desired roofing materials include slate (either natural or
54 man-made), shingle (either wood or architectural asphalt)
55 and metal formed to resemble standing seams. Roof color
56 must be within the range of colors found on Contributing
57 Resources in the Historic District. While pitched roofs

- 1 and similar traditional styles are preferred, flat roofs
2 with articulated parapets and cornices are allowed.
- 3 C. Screening must be employed for large work area doors and
4 open bays. Screening may include but is not limited to
5 hedges, fencing and walls consistent with the Historic
6 District Standards and Guidelines.
- 7 D. Hotel Building Façades. Treatments to reduce the massing
8 effects of large Hotel structures include but are not
9 limited to the following:
- 10 1. Repeating window patterns at established intervals;
11 2. Providing balconies, arcades, porches or bay windows
12 at established intervals;
13 3. Changing the roofline with dormers, stepped roofs,
14 fasciae, articulated parapets, cornices, gables or
15 other roof elements;
16 4. Use of architectural detailing at the ground level;
17 or
18 5. Use of Façade Modulation to create intervals that
19 reflect and respect historic structures.
- 20 E. Multistory Buildings: Base and top treatments. The base
21 and top treatments of Structures greater than two stories
22 in height must have a clearly recognizable base, middle and
23 top. A clearly recognizable base may consist of but is not
24 limited to:
- 25 1. Thicker walls, ledges or sills;
26 2. Integrally textured materials such as natural stone
27 or other masonry;
28 3. Integrally colored and patterned materials such as
29 smooth finished stone or tile; or
30 4. Lighter or darker colored materials, mullions or
31 panels. A clearly recognizable top may consist of
32 but is not limited to:
- 33 i. Three-dimensional cornice treatments, other
34 than just colored stripes or bands, with
35 integrally textured materials such as natural
36 stone or other masonry or differently colored
37 materials;
38 ii. Sloping roof with overhangs and brackets; or
39 iii. Stepped parapets.
- 40 F. Architectural detail: Entrances, awnings. The following
41 guidelines apply to the architectural detail of Hotel
42 structures:
- 43 1. Customer entrances. Primary customer entrances shall
44 be clearly defined and highly visible, but in no case
45 shall such new features encroach upon public property
46 unless approved by Town Council following a Public
47 Hearing on the matter. Examples of such entrance
48 features include but are not limited to:
- 49 i. Awnings or porticos;
50 ii. Overhangs, recesses/projections;
51 iii. Arcades;
52 iv. Raised corniced parapets over the door;
53 v. Distinctive roof forms;
54 vi. Arches, outdoor patios;
55 vii. Display windows;
56 viii. Integral planters or wing walls that
57 incorporate landscaped areas and / or places
58 for sitting.

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2. Awnings.
 - i. Awning colors must be compatible with the overall color scheme of the façade from which any awning projects. Solid colors or subtle striped patterns are preferred.
 - ii. Awnings for rectangular openings must be simple shed shapes. Semicircular shaped awnings must be used for arches.
 - G. Building materials and colors. All construction, reconstruction, alteration and enlargement projects shall use high-quality materials and colors that are compatible with and reflect the character of Contributing Resources in the Historic District.
 1. Building materials.
 - i. Materials shall be used that have similar texture, dimension and appearance as are appropriate to the Town's historic character. Exterior materials shall be natural in appearance, with preference given to wood or wood-appearance siding, natural stone, stucco and brick of a shape, color and texture similar to that found elsewhere in Harpers Ferry.
 - ii. All buildings must be constructed or clad with materials that are durable and of a quality that will retain their appearance over time.
 - iii. Unprotected or unpreserved natural wood or wood paneling may not be used as a principal exterior wall material, but durable synthetic materials with the appearance of wood may be considered, as permitted by the Historic District Standards and Guidelines (Part 13 - Project and Zoning Code, Appendix A).
 - iv. Exterior building materials may not include the following:
 - Vinyl siding;
 - Concrete block;
 - Corrugated metal siding;
 - Precast concrete systems; or
 - Architectural stone veneers massed on any elevation.
 - v. In selecting exterior building materials, consideration shall be given to the appropriateness of the materials to the scale of building proposed.
 - vi. Gutters shall have a profile or configuration consistent with the building design.
 2. Building color.
 - i. Color schemes shall tie building elements together and shall be used to enhance the architectural form of a building.
 - ii. All building projections, including but not limited to flues and vents, shall match or complement in color the predominant color of the surface from which they project.
 - iii. Intense, bright or fluorescent colors are prohibited.
 - H. Hotel Site Amenities. Site amenities should contribute to the character of the Historic District. Any Hotel

1 construction, reconstruction, alteration and enlargement
2 shall incorporate three or more of the following separate
3 site amenities:

- 4 1. Patio or plaza with seating area;
- 5 2. Mini-parks, squares, or greens;
- 6 3. Transportation amenities, including bus stops and
7 bike racks, where appropriate;
- 8 4. Fountain or water feature;
- 9 5. Promenade;
- 10 6. Public art (e.g., sculpture, statue);
- 11 7. A taller Exterior Architectural Feature (e.g., a
12 tower, spire or interesting roof form); and
- 13 8. Other unique or distinctive Exterior Architectural
14 Feature.

15 I. Mechanical / utility equipment screening. Mechanical and
16 utility equipment detracts from the character of an area.
17 Steps should be taken to mitigate the negative visual and
18 acoustic impacts of mechanical and utility equipment
19 systems on surrounding development. Height restrictions in
20 the Standards for Conditional Uses in the Promontory
21 Overlay District given in 1313.04(f)(3) do not apply to
22 mechanical and utility equipment screening, which is
23 limited to a height that screens visibility of the
24 equipment from a public way or public viewpoint in Harpers
25 Ferry.

- 26 1. All mechanical equipment and utilities must be either
27 screened from view or located so that such items are
28 not visible from public rights-of-way or adjoining
29 residential areas. Large trash receptacles,
30 dumpsters, utility meters, and above ground tanks,
31 etc., must be similarly screened.
- 32 2. Mechanical / utility screening must be an integral
33 part of the building structure.
- 34 3. Rooftop mechanical equipment (including elevator
35 equipment, HVAC equipment, etc.) must be concealed in
36 penthouse structures designed as an integral part of
37 the building or screened with parapet.

38 J. Fencing and walls. Fencing and walls shall be provided
39 that complement the design of the overall development and
40 surrounding properties.

- 41 1. Walls and fences must be constructed of high-quality
42 materials, such as brick, natural stone, protected or
43 treated wood, and / or ornamental metal compatible
44 with those materials used in the Hotel. Chain link
45 fencing is prohibited.
- 46 2. Fences must not interfere with visual integration of
47 District residences with Adjacent neighborhoods.

48 (3) Landscaping.

49 A. Landscaping Plan. For all Hotel construction,
50 reconstruction, alteration and enlargement in the
51 Promontory Overlay District, a Landscaping Plan will be
52 required and must be submitted to the Tree Committee by the
53 owner of such property or structure, or by the owner's
54 authorized agent, for review, and the Tree Committee shall
55 make a non-binding recommendation to the Board of Zoning
56 Appeals within 45 days of receipt of such a plan. The plan
57 must include adequate landscaped screening for mitigating
58 and buffering impacts of Columbia Street traffic on

- 1 Abutting and nearby residential properties to the west.
2 The plan must preserve large existing trees or replace them
3 with mature trees and be consistent with section 1104.06(a)
4 of the Codified Ordinances of Harpers Ferry and the Harpers
5 Ferry Tree Plan and Standards.
- 6 B. Parking Area. When leafed out at full maturity,
7 landscaping must:
8 1. Provide shade for any uncovered parking area as
9 approved by the Board of Zoning Appeals; and
10 2. Break up the expanse of any uncovered parking area as
11 viewed from adjoining properties or from higher
12 vantage points within Harpers Ferry, as approved by
13 the Board of Zoning Appeals.
- 14 (4) Lighting. These lighting requirements supplement and are in
15 addition to the general Outdoor Lighting Standards (Part 13 -
16 Project and Zoning Code, Appendix C).
- 17 A. Compatibility with surrounding area. The lighting plan
18 shall consist of recognizable, distinctive designs and
19 fixtures that are compatible with or complement surrounding
20 neighborhoods.
- 21 B. Lighting for security.
22 1. Interior and exterior lighting must be uniform to
23 allow for surveillance and avoid isolated areas.
24 2. Security lighting must be fully shielded and use a
25 decorative fixture.
- 26 C. Lighting for pedestrian areas. Pedestrian-level bollard
27 lighting, ground-mounted lighting or other low glare
28 controlled fixtures mounted on landscape walls shall be
29 used to light pedestrian walkways.
- 30 D. Decorative, historic-style light fixtures are required
31 within the District.
- 32 E. Light fixtures shall be no higher than other similar
33 fixtures in the Historic District. Surrounding land uses
34 will be considered when determining appropriate pole
35 height.
- 36 F. Parking lot light fixtures shall be located within
37 landscape areas or parking lot islands.
- 38 G. Lighting mounted on concrete bases is discouraged. If
39 concrete bases are necessary to protect the light fixture,
40 bases shall be decorative and not unfinished concrete.
- 41 H. Concrete bases shall be no more than two feet in height.
42 Concrete bases may be painted to match the finish of the
43 fixture. Square light pole bases must be mounted on square
44 concrete forms.
- 45 I. Awning or Canopy lighting. Acceptable fixtures and methods
46 of illumination include:
47 1. Recessed fixtures incorporating a lens cover that is
48 either recessed or flush with the bottom surface
49 (ceiling) of the awning or canopy.
50 2. Indirect lighting where light is beamed upward and
51 then reflected down from the underside of the awning
52 or canopy. Such fixtures must be shielded such that
53 direct illumination is focused exclusively on the
54 underside of the awning or canopy.
- 55 (5) Parking area design.
56 A. Uncovered Parking must be screened and landscaped.
57 B. Parking lots may not substantially obstruct public
58 Viewsheds.

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- C. Parking lots or areas must be landscaped with trees and shrubs and, when possible, mature trees should be preserved and incorporated into landscape setbacks or islands.
- D. Pedestrian pathways or sidewalks incorporated into parking lots or areas must be clearly marked and visible.

(6) Access and circulation.

- A. Traffic and pedestrian connectors shall mitigate impact to the adjacent residential neighborhoods.
- B. Pedestrian walkways shall ensure access to and between any Adjacent public park, public viewshed or other public right-of-way.