

9.9 DOWNTOWN ARCHITECTURAL DESIGN STANDARDS

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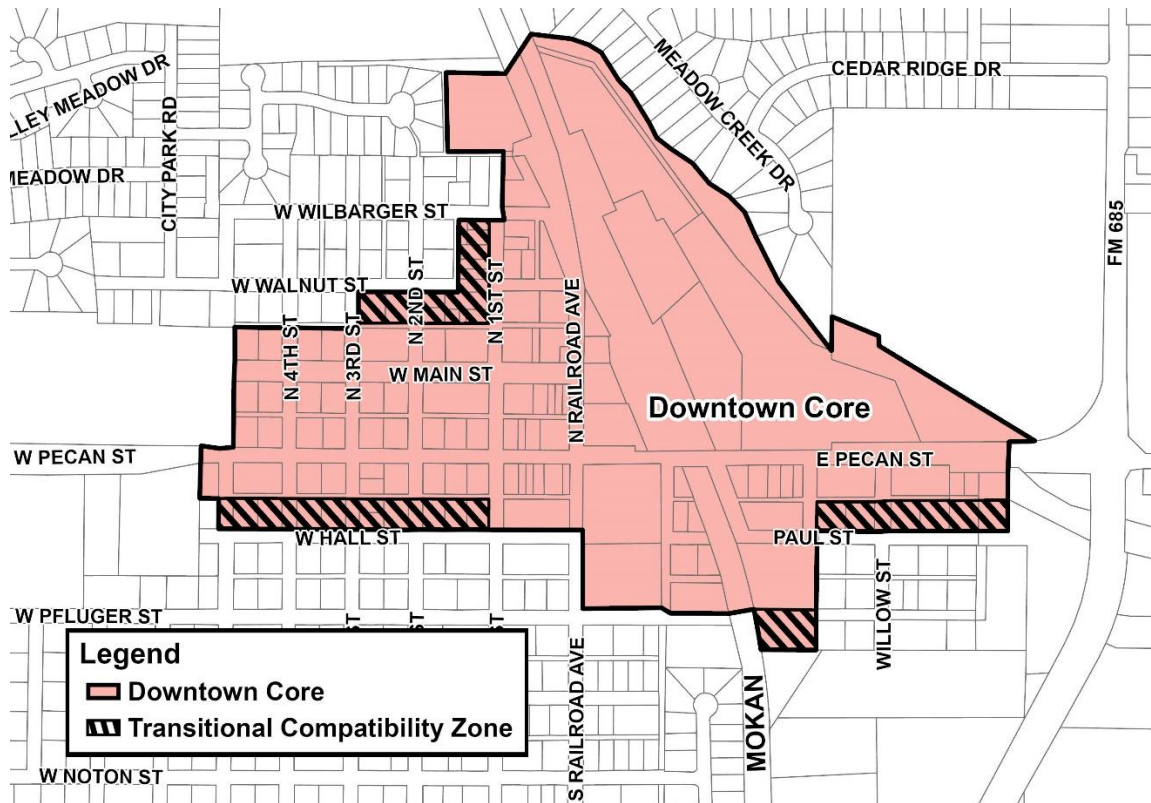
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C. Administrative Waivers

Pursuant to Section 3.16 of Subchapter 3. Procedures of the Unified Development Code, the Planning Director may grant an administrative waiver for a reduction up to twenty percent (20%) for any numerical standard within this Section 9.9. Where such architectural standards applied to a building form or use type are unfeasible for the intended use and associated building form, the Planning Director, at their discretion, may apply the least restrictive standard provided in Section 9.9.

D. Planning and Zoning Commission Architectural Waiver

Pursuant to Section 2.2 of Subchapter 2. Administration of the Unified Development Code, the Planning and Zoning Commission may grant an architectural waiver and shall consider the following criteria for approval:

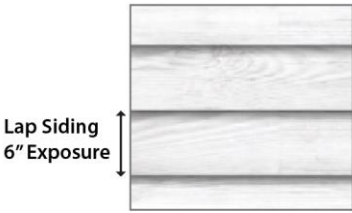
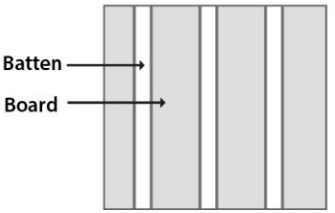
1. The architectural design is compatible with the existing buildings within the area; and
2. The architectural design is generally representative of the desired building form, materials, and aesthetic in the Downtown; and
3. Due to special conditions, a literal enforcement of the requirements would result in unnecessary hardship; and
4. That the granting of a waiver is not contrary to the public interest, and the spirit of the code is preserved.

9.9.3 Single-Family Detached, Duplex, and Residential Condominium buildings with comparable building forms.

In order to preserve a sense of place and provide for compatible development within the Downtown District Overlay, all new construction and exterior renovations of or additions to buildings of single-family detached, duplex, two-family, and residential condominium buildings with comparable building form types shall comply with one of the compatible architectural styles provided in this section.

A. Exterior Building Wall Materials

New construction of Single-Family Detached buildings, Duplex buildings, and Condominium buildings with a similar building form shall provide for the permitted building materials listed below in Table 9.9.3 A. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.

Table 9.9.3 A – Building Materials Applicable to: Single-Family Detached, Duplex buildings, and Condominium buildings with a similar building form.	
	Allowable Percentage
Permitted Primary Materials <ul style="list-style-type: none"> Clay brick Field stone, ledge stone, or other native veneer Cementitious material installed as horizontal lap siding with an exposure not greater than six (6”) inches, vertical board-and-batten with board widths not greater than eight (8”) inches, or cementitious shingles. The Planning Director may allow for an increase in exposure and board widths by 20%. <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Lap Siding 6” Exposure</p> </div> <div style="text-align: center;">  <p>Batten Board</p> <p>Vertical Board-and-Batten 8” Board Width</p> </div> </div> <p style="text-align: center;">Lap Siding Exposure no greater than 6”</p>	100%
Accent Materials <ul style="list-style-type: none"> Wood trim and shingles as an accent material Other materials approved by the Planning Director in keeping with the architectural style of the structure. 	Maximum 20%
Exceptions: <ul style="list-style-type: none"> Exterior restoration of, or an addition to a building constructed prior to 1960, originally constructed with wood siding, may provide for wood horizontal lap siding consisting of beveled lap, shiplap, rusticated lap, channel siding, or tongue and groove. 	

B. Architectural Styles -

1. Victorian Style (1880-1910)

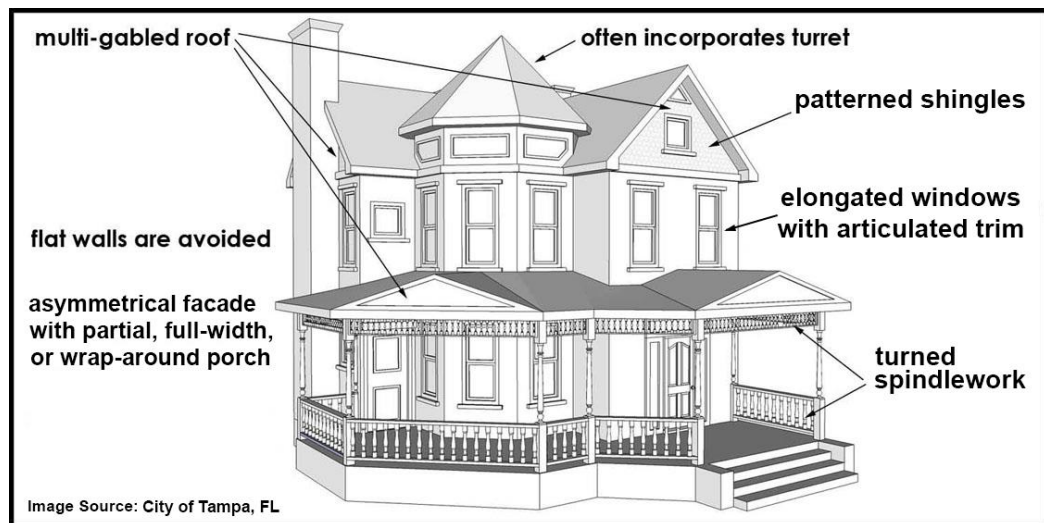
a. Victorian Characteristics and Guidelines for Compatibility.

The Victorian style, as provided in the section, is influenced by two distinct historical architectural styles, the Queen Anne (1880-1910) and the Folk Victorian (1870-1910).

Table 9.9.3 B.1.a – Victorian Characteristics and Guidelines for Compatibility
Applicable to: Single-Family Detached, Duplex buildings, and Condominium buildings with a similar building form.

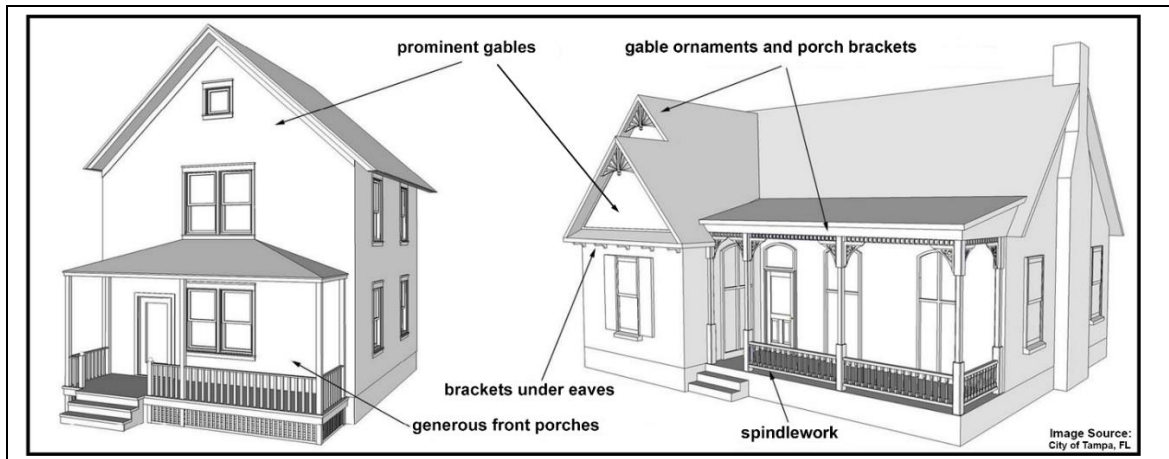
Queen Anne Cottage (1880-1910)

- Steeply pitched, complex roof configuration, usually with a front-facing gable;
- Asymmetric facades, occasionally with a tower, and irregular ground plans;
- Decorative wall surfaces created with patterned shingles or patterned masonry;
- Bay windows, towers, overhangs, and wall projections used to avoid smooth wall surfaces;
- Spacious wrap-around porches; and
- Patterned masonry utilized in construction.



Folk Victorian (1870-1910)

- Characterized by simple lines, materials, and form;
- Spindlework detailing and brackets in porches;
- Cornice-line, frieze, and eave brackets; and
- Porch supports are either spindles or square posts with beveled corners.


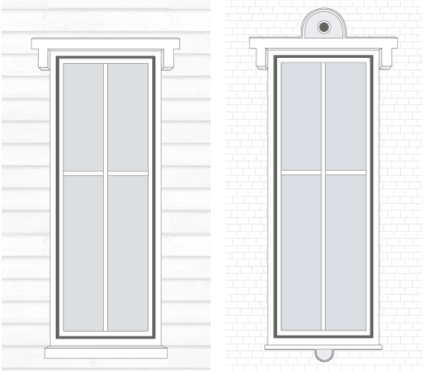



b. Victorian Architectural Standards.

All Victorian style single-family detached and duplex building types shall be subject to the design elements listed below. The term “primary façade” shall apply to all facades facing a public street, public or private park, or any major drive aisle.

Table 9.9.3 B.1.b – Victorian Style – Architectural Standards Applicable to: Single-Family Detached buildings, Duplex buildings, and Condominium buildings with a similar building form.	
Design Element	Standard
Front Porch: Type, Width, Depth, and Detailing	<p>A functional covered front porch with columns shall be required on all new construction of single-family, detached and duplex building types.</p> <p>Type: Partial, full-width, side-wrap, and wrap-around porches are permitted. (However, corner houses shall include a porch along both facades of the house that face a public street or open space area to what is commonly known as a wrap-around porch.)</p> <p style="text-align: center;">Porch Types</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>Partial</p> </div> <div style="text-align: center;"> <p>Full-Width Porch</p> </div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p>Side-Wrap</p> </div> <div style="text-align: center;"> <p>Wrap-Around Porch</p> </div> </div>

	<p>Width: Minimum of 15' in length or 50% of front façade width, whichever is greater (The measurement of the front façade includes the length of an attached garage.)</p> <p>Depth: Minimum 8' with at least six (6) feet of continuous depth, measured between the front façade of the house to the closest edge of the porch support post.</p> <p>Detailing: Shall include columns and decorative spindlework railings. (Decorative spindlework may be waived by the Planning Director if the exclusion of spindlework provides for variation within a new development, and other architectural details are provided instead of the required spindlework.)</p>
Covered Rear Patio	Covered rear patios or decks of a minimum of one hundred square feet (100 SF) shall be required on all floor plans.
Roof: Type, Pitch, and Material	<p>Roof Type: Gabled, hipped or pyramidal</p> <p>Roof Pitch: The primary roof form shall have an 8:12 pitch or steeper; however, ancillary roofs shall have at least a 2:12 pitch.</p> <p>Permitted Roof Materials: 30-year Asphalt shingles or standing seam metal</p>
Window Type, Shape, and Design	<p>Type: rectilinear, elongated windows, bay windows, bow windows, ribbon windows, arched windows</p> <p>Shape: A predominance of rectilinear, elongated windows shall be provided on front and side elevations, where such windows' proportion ratio of height to width is between 2.0-2.5 to 1.</p> <p>Design: All windows and doors not bordered by masonry shall have trim. All windows and doors bordered by masonry shall provide for distinct lintels and sills.</p>

	<p>Window Ratios Height to Width</p>  <p>Distinct Lintels and Sills</p>  <p>Groupings: Window groupings are permitted.</p> <p>Window Groupings</p> 
Side Elevations	The side elevations shall have architectural elements that carry from the front elevation, such as window styles and other architectural accents. Continuous flat walls exceeding 20' in length without architectural variation shall not be permitted.
Optional Architectural Details	Balconies, turrets, dormers, gable ornaments, brackets, shutters, patterned shingles for wall surfaces, cornice-line dentils
Building and Entry Orientation	<ol style="list-style-type: none"> 1. Front doors shall be provided along the primary façade and oriented to face the public street, a common open space with a landscaped courtyard, or private street if part of a condominium project. 2. A pedestrian pathway shall connect all building entrances to a public sidewalk.

2. Craftsman and Arts & Crafts Style (1905-1930)

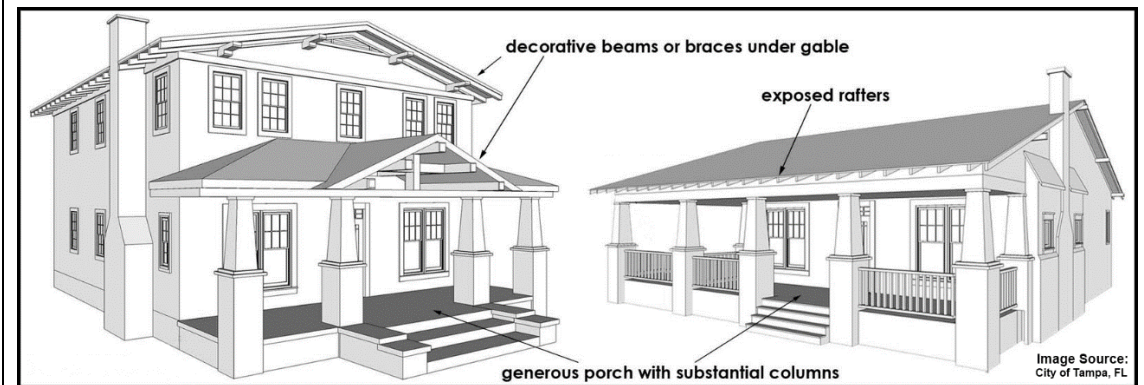
a. Craftsman and Arts & Crafts Characteristics and Guidelines for Compatibility

Table 9.9.3 B.2.a – Craftsman and Arts & Crafts Characteristics and Guidelines for Compatibility

Applicable to: Single-Family Detached buildings, Duplex buildings, and Condominium buildings with a similar building form.

Craftsman and Arts & Crafts

- Characterized by regular box or rectangular building footprints, simple lines, materials, and form;
- A low-pitched, gable roof with wide eave overhang;
- Prominent front porches with heavy squared piers and tapered square columns;
- Roof rafters, braces, brackets, and roof-wall junctions are exposed; and
- Decorative beams and braces under gables.



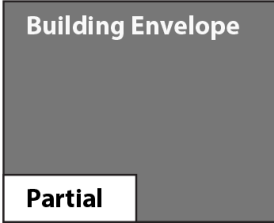

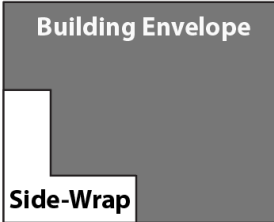
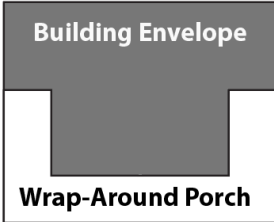
b. Craftsman and Arts & Crafts Architectural Standards.

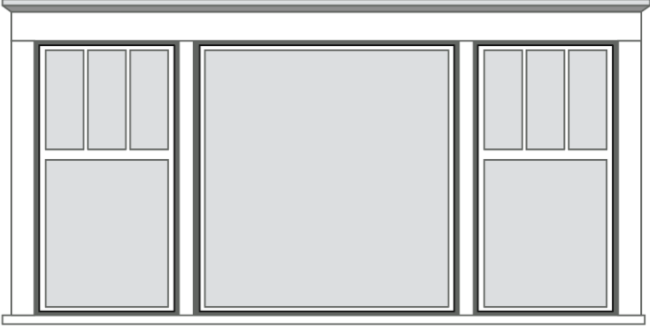
All Craftsman and Arts & Crafts style single-family detached and duplex building types shall be subject to the design elements listed below. The term “primary façade” shall apply to all facades facing a public street, public or private park, or any major drive aisle.

Table 9.9.3 B.2.b – Craftsman and Arts & Crafts Style – Architectural Standards

Applicable to: Single-Family Detached, Duplex buildings, and Condominium buildings with a similar building form.

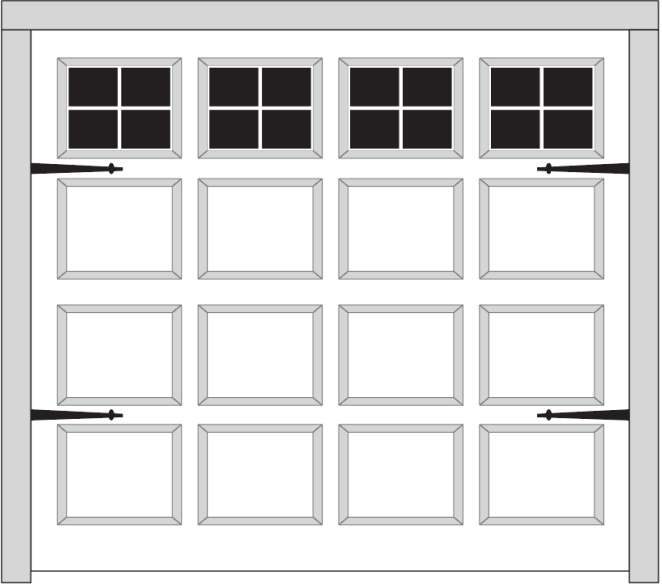
Design Element	Standard
Front Porch: Type, Width, Depth, and Detailing	<p>A functional covered front porch with columns shall be required on all new construction of single-family, detached and duplex building types.</p> <p>Type: Partial, full-width, side-wrap, and wrap-around porches are permitted. (However, corner houses shall include a porch along both facades of the house that face a public street or open space area to what is commonly known as a wrap-around porch.)</p>

	<p style="text-align: center;">Porch Types</p> <div style="display: flex; flex-wrap: wrap; justify-content: space-around;"> <div style="text-align: center; margin: 5px;">  <p>Partial</p> </div> <div style="text-align: center; margin: 5px;">  <p>Full-Width Porch</p> </div> <div style="text-align: center; margin: 5px;">  <p>Side-Wrap</p> </div> <div style="text-align: center; margin: 5px;">  <p>Wrap-Around Porch</p> </div> </div> <p>Width: Minimum of 15' in length or 50% of front façade width, whichever is greater (The measurement of the front façade includes the length of an attached garage.)</p> <p>Depth: Minimum 8' with at least six (6) feet of continuous depth, measured between the front façade of the house to the closest edge of the porch support post.</p> <p>Porch Columns: Taper or straight columns shall be provided on stone or brick column bases not to exceed 3 feet above the porch.</p> <p>Optional Porch Detailing: spindlework, brackets, beams</p>
Covered Rear Patio	Covered rear patios or decks of a minimum of one hundred square feet (100 SF) shall be required on all floor plans.
Roof: Type, Pitch, and Material	<p>Roof Type: Gabled (front-gabled and side-gabled)</p> <p>Roof Pitch: The primary roof form shall have a 5:12 – 7:12 pitch; however, ancillary roofs shall have at least a 2:12 pitch.</p> <p>Permitted Roof Materials: 30-year Asphalt shingles and standing seam metal</p> <p>Roof Details: Gables shall include architectural brackets, windows, or other architectural elements near the top and bottom portions of the gable. Eaves of the primary roof form shall overhang by a minimum of 24" with exposed rafters.</p>
Window Type, Shape, and Design	Type: rectilinear, elongated windows, ribbon windows, transom windows, and other accent windows consistent with the architectural style.

	<p>Shape: A predominance of rectilinear, elongated windows shall be provided on front and side elevations, where such windows' proportion ratio of height to width is between 1.7-2.2 to 1.</p> <p>Design: All windows and doors not bordered by masonry shall have trim. All windows and doors bordered by masonry shall provide for distinct lintels and sills.</p> <p>Groupings: Window groupings are permitted; however, trim shall be provided between such windows.</p> 
Side Elevations	The side elevations shall have architectural elements that carry from the front elevation, such as window styles and other architectural accents. Continuous flat walls exceeding 20' in length without architectural variation shall not be permitted.
Masonry Base	Brick, stone, or similar material shall be added along the lower part of the front elevation (exposed slab) to create an appearance of height. (e.g., masonry underpinning)
Optional Architectural Details	Large roof extension porches, substantial columns on piers, exposed rafters with knee braces, decorative beams, dormers
Building and Entry Orientation	Front doors shall be provided along the primary façade and oriented to face the public street, a common open space with a landscaped courtyard, or private street if part of a condominium project. A pedestrian pathway shall connect all building entrances to a public sidewalk.

C. Parking and Garage Requirements

Table 9.9.3 C – Parking and Garage Requirements Applicable to: Single-Family Detached, Duplex buildings, and Condominium buildings with a similar building form.	
Garage Required (New Construction only)	2 garage parking spaces shall be provided per dwelling unit. Refer to Subchapter 10 for additional standards relating to driveways providing access to the garage.

<p>Garage Materials, Type, and Orientation</p>	<p>Garage materials shall provide for the same and mix of materials as provided on the primary façade of a residential building.</p> <p>Single-Family Detached and Duplex Buildings: The garage may be attached or detached; however, if attached to the principal building, it shall be projected or recessed a minimum of 15' from the primary, front façade measured from the wall, not the front edge of the porch. However, if the garage is projected past the front plane of the house, a covered porch shall be provided to the same extent. A garage fronting public right-of-way shall incorporate windows or faux windows and other detailing compatible with the design elements of the overall design of the dwelling unit.</p> 
<p>Carports (porte-cochere)</p>	<p>Carports shall not be permitted unless specifically authorized by an architectural waiver and shall meet the accessory structure standards for carports provided in Section 4.6.2.</p>

D. Elevation Differentiation – New development shall comply with the elevation differentiation requirements of this section. A proposed dwelling unit within two lots on the same or opposite side of the street (or private drive for condominium units) shall differ from another dwelling unit in at least four (4) of the seven (7) criteria listed below.

1. Historical architectural styles
2. Differentiation of the architectural detailing within a historical architectural style as provided below:
 - a. Front porch type, as applicable to the architectural style (e.g., partial or full-width of primary façade, side-wrap, and wrap-around porches, as applicable)
 - b. Front porch detailing, as applicable to the architectural style (e.g., decorative spindlework, railings, brackets, dentil frieze, as applicable)

- c. Window type, shape, and design, as applicable to the architectural style
 - d. Optional architectural details, as applicable to the architectural style
- 3. Differentiation of building materials
- 4. Building material color
- 5. The proposed dwelling unit is served by a different type or size garage as provided below:
 - a. Front-load garage;
 - b. Side entry garage;
 - c. Detached garage;
 - d. Angled garage; or
 - e. Front-loaded, tandem garage.
- 6. The proposed dwelling unit differs in the number of full stories as provided below:
 - a. Single story;
 - b. One and ½ story; or
 - c. Two-story
- 7. The proposed dwelling unit has a different roof type or orientation, as provided below:
 - a. Gable (example of orientation differentiation - front-gabled, side-gabled, and gable-front and wing);
 - b. Hip;
 - c. Combination of gable and hipped roof types; or
 - d. Combination of permitted roof types.


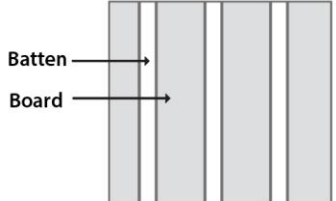
9.9.4 – Single-Family Attached (Townhome) and residential condominium buildings with comparable building forms.

In order to preserve a sense of place and provide for compatible development within the Downtown District Overlay, all new construction of Single-Family Attached (Townhome) buildings and residential condominium buildings with comparable building form types shall comply with the architectural standards provided herein.



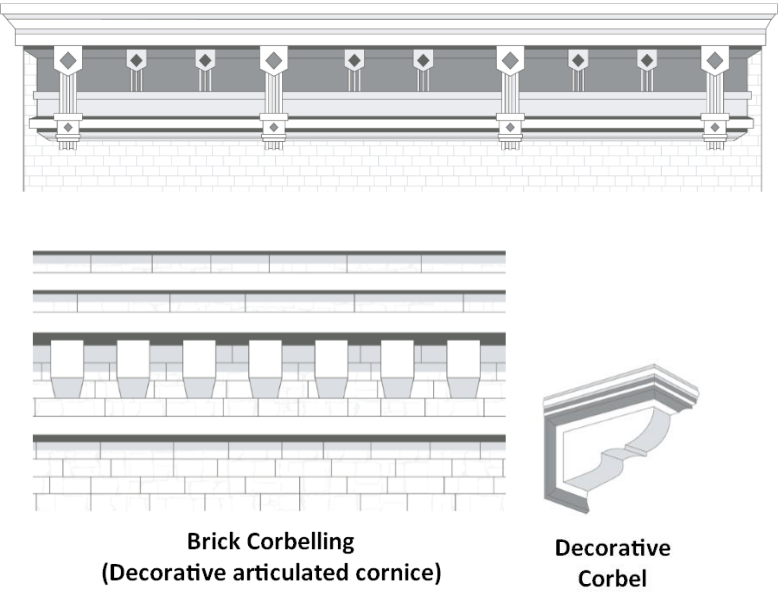
A. Exterior Building Wall Materials

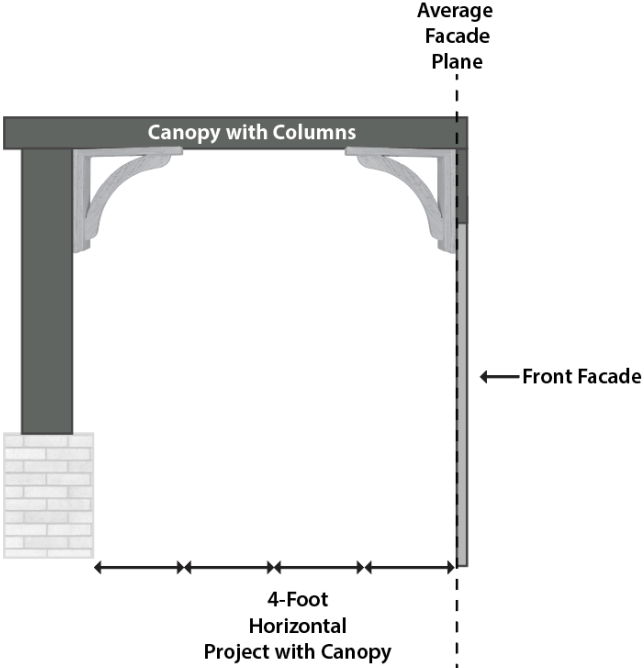

New construction of Single-Family Attached (Townhome) buildings and Condominium buildings with a similar building form shall provide for the permitted building materials listed below in Table 9.9.4 A. The percent calculations shall be based on total exterior walls, excluding openings for windows and doors.

Table 9.9.4 A – Building Materials Applicable to: Single-Family Attached (Townhome) buildings and Condominium buildings with a similar building form.	
	Allowable Percentage
Primary Masonry <ul style="list-style-type: none"> Clay brick Field stone, ledge stone, or other native veneer 	100%
Secondary Masonry <ul style="list-style-type: none"> Cementitious material installed as horizontal lap siding with an exposure not greater than six (6") inches, vertical board-and-batten with board widths not greater than eight (8") inches, and shingles. The Planning Director may allow for an increase in exposure and board widths by 20%. <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Lap Siding 6" Exposure</p> <p>Lap Siding Exposure no greater than 6"</p> </div> <div style="text-align: center;">  <p>Batten Board</p> <p>Vertical Board-and-Batten 8" Board Width</p> </div> </div>	Maximum 40%
Accent Materials <ul style="list-style-type: none"> Wood trim and shingles as an accent material Other materials approved by the Planning Director in keeping with the architectural style of the building. 	Maximum 20%

B. Architectural Standards

Table 9.9.4 B.1.b – Victorian Style – Architectural Standards Applicable to: Single-Family Attached (Townhome) buildings and Condominium buildings with a similar building form.	
Design Element	Standard
Roof: Type, Pitch, and Material	<p>Primary Roof Type: Gabled, hipped, flat / shed roof with parapet</p> <p>Roof Pitch: Gable or Hipped Roof – minimum 6:12 Flat / Shed roof – require parapet screening Porch roof or ancillary roofs – minimum 2:12</p> <p>Permitted Roof Materials: 30-year asphalt shingles or standing seam metal</p>

<p>Roof Articulation:</p>	<p>Gabled or Hipped Roof: Townhomes with gabled or hipped roofs shall provide for the following roof articulation:</p> <ul style="list-style-type: none"> ▪ Roofline variation at a minimum of 30' along the primary façade; ▪ Three or more roof slope planes per primary façade; and ▪ Dormers or front-facing gabled roof forms along the primary facade <p>Flat / Shed Roof with Parapet: If a flat or shed roof form is provided in lieu of a pitched roof form, a parapet with a decorative articulated cornice shall be provided. (e.g., dentils, corbels, string courses, banding, etc.)</p>  <p style="text-align: center;"> Brick Corbelling (Decorative articulated cornice) </p> <p style="text-align: center;"> Decorative Corbel </p>
<p>Building Articulation (applicable to each unit per building)</p>	<p>Primary façades of each dwelling unit shall be designed to have at least one horizontal wall projection or recess to provide variation and interest throughout the building. Projections or recesses shall be designed with at least one foot of relief and should be used to create shade and cast shadows on the façade.</p>
<p>Entry Articulation</p>	<p>An entry shall provide for a covered, projection or inset, or a combination thereof, of at least four (4) feet with distinct architectural detail such as a covered, open-walled porch, portico, arcade, or other similar element.</p> <p>Covered, open-walled porches or building entrance canopies shall have at least four (4) feet of continuous depth, measured between the front façade of the house to the closest edge of the porch support post, and extending at least one-third of the entire width of the front façade of the dwelling unit.</p>

	 <p>The diagram illustrates a canopy structure with two columns. A horizontal dimension line below the canopy indicates a '4-Foot Horizontal Project with Canopy'. A vertical dashed line to the right is labeled 'Average Facade Plane'. An arrow points to the building wall behind the canopy, labeled 'Front Facade'.</p>
<p>Building and Entry Orientation</p>	<p>All buildings shall be oriented so that each dwelling unit shall have its main pedestrian entrance fronting onto a public street, a common open space with a landscaped courtyard, or a private street if part of a condominium project. All buildings and units near an arterial or collector level public street shall be oriented and have the primary facade front and face the public street. At no time shall dwelling units front on a parking lot. A pedestrian pathway shall connect all building entrances to a public sidewalk.</p>
<p>Façade Repetition</p>	<p>Each dwelling unit within a single building shall be designed to have distinct architectural characteristics that visually separate it from the other dwelling units in the building.</p>  <p>The illustration shows a row of five townhouse units. Each unit has unique architectural details: varying window styles, door designs, and exterior materials (brick, siding, stone). Some units have small porches or awnings, while others have bay windows or different roofline treatments.</p> <p>All primary façades of a building containing a dwelling unit entry shall include at least one of the following elements per unit:</p> <ul style="list-style-type: none"> ▪ Veranda, terrace, porch or balcony

	<ul style="list-style-type: none"> ▪ Trellis ▪ Shed roof awning ▪ Bay window ▪ Bow window ▪ Arched windows ▪ Gable windows ▪ Turret ▪ Shutters ▪ Other architectural elements as approved by the Planning Director.
Window Type, Shape, and Design	<p>Types: Rectilinear, elongated windows, bay windows, bow windows, ribbon windows, arched windows, transom windows</p> <p>Shape: A predominance of elongated windows shall be provided on front and side elevations, where such windows' proportion ratio of height to width is between 2.0-2.5 to 1.</p> <p>Quantity: The primary façade of each unit shall have at least three elongated windows.</p> <p>Design: All windows and doors not bordered by masonry shall have trim. All windows and doors bordered by masonry shall provide for distinct, projected lintels and sills.</p>
Side Elevations	The side elevations shall have architectural elements that carry from the front elevation, such as window styles and other architectural accents. Continuous flat walls exceeding 20' in length without architectural variation shall not be permitted.
Optional Architectural Details	balconies, turrets, dormers, gable ornaments, brackets, shutters, patterned shingles for wall surfaces, dentils

C. Parking and Garage Requirements

Table 9.9.4 C – Parking and Garage Requirements Applicable to: Single-Family Attached (Townhome) buildings and Condominium buildings with a similar building form.	
Garage Required (New Construction only)	2 garage parking spaces shall be provided per dwelling unit. Refer to Subchapter 10 for additional standards relating to driveways providing access to the garage.
Garage Materials, Type, and Orientation	<p>Garage materials shall provide for the same and mix of materials as provided on the primary façade of a residential building.</p> <p>Single-Family Attached and Townhome Buildings: The garage shall be rear-loaded whereby vehicular access shall be provided by alley or private access drive oriented to the rear.</p>


Carports (porte-cochere)	Carports shall not be permitted unless specifically authorized by an architectural waiver and shall meet the accessory structure standards for carports provided in Section 4.6.2.
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9.9.5 Multi-Family, Condominium Vertical Flats, Vertical Mixed-Use, and Non-Residential Buildings

In order to preserve sense of place and provide for compatible development within the Downtown District Overlay, all new construction and exterior renovations of or additions to buildings of multi-family, condominium vertical flats, vertical mixed-use, and non-residential buildings and residential condominium buildings with comparable building form types shall comply with one of the historical architectural styles and other development standards provided in this section.

A. Architectural Styles

1. Queen Anne (1880-1910)

Table 9.9.5 A1 – Queen Anne Style Applicable to: Vertical Mixed-Use, and Non-Residential Buildings	
Architectural Standards	
	Tier Three
	Tier Two
	Tier One
1. Tier One – 1st Floor Vertical Mixed-Use and Non-residential Buildings: <ol style="list-style-type: none"> It shall include recessed building entrances unless an awning, canopy, or other comparable architectural element is provided. It shall provide a minimum 75% transparency on primary facades (e.g., storefront windows, transom windows, etc.) on vertical mixed-use and non-residential buildings, and all other facades shall have a minimum of 25% transparency; An articulated" base panel is required in conjunction with storefront windows on primary facades, located not greater than 3' above grade. 1-2 foot Horizontal Signage Band (Frieze) on primary facades It shall include elongated entrance doors (single or double doors) with decorative door frames. 	

Multi-Family and Condominium Vertical Flats:

- a. It shall provide a minimum of 25% transparency on primary facades; however, it shall be limited to a maximum of 75% transparency.
- b. It shall include elongated entrance doors (single or double doors) with decorative door frames.

2. Tier Two – Upper Floors

It shall provide a minimum of 25% transparency on primary facades; however, it shall be limited to a maximum of 75% transparency.

3. Tier Three – Roof Form / Cornice

It shall include a pitched roof or flat roof form with a parapet and incorporate an articulated cornice with decorative detailing or similar finishing consistent with the architecture. Refer to Section K for additional roof treatment standards.

4. Parking Garage

If a parking garage is provided, it shall be side or rear loaded whereby vehicular access shall be provided by an alley or private access drive oriented to the rear.

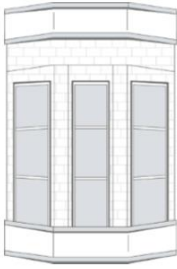
Any proposed deviation from the 3-Tier architectural element requirements, building materials, window design, and optional elements must be approved by a P&Z Architectural Waiver.

Permitted Exterior Building Wall Materials

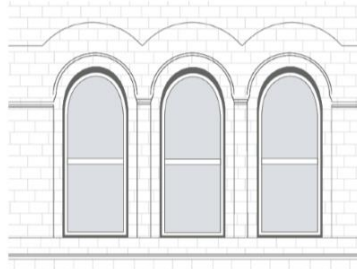
1. Brick;
2. Field stone, ledge stone, or other native veneer (1st Tier and decorative elements only);
3. Metal (for beams, lintels, trim elements, ornaments, and pressed metal storefronts only, as approved by the Planning Director);
4. Cementitious siding for trim and base panel accents only; and
5. Exterior Insulation and Finish System (EIFS) on architectural detailing only (window, doors, and cornice treatment above 9' above finished grade)

Window Design Standards

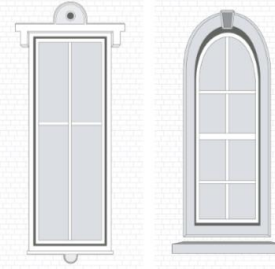
1. Window design and treatment shall provide for elongated, arched or rectangular, shaped windows. A predominance of elongated windows shall be provided on front and side elevations, where such windows' proportion ratio of height to width is between 2.0-2.5 to 1.
2. Window placement shall be provided in a repetitive pattern.
3. Window frames on upper floors shall be slightly recessed by a minimum of 6".
4. Windows shall provide for distinct window sills and lintels, and may include keystones.
5. Windows shall be provided on facades that face side or rear parking areas.



Bay Window

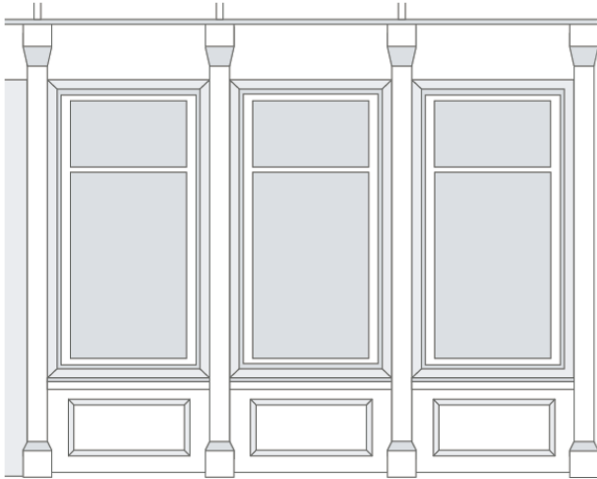


Grouping of 3 arched windows

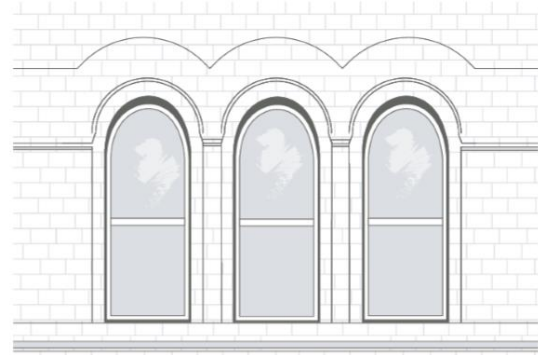


Elongated, arched and rectangular windows with distinct lintels and sills.

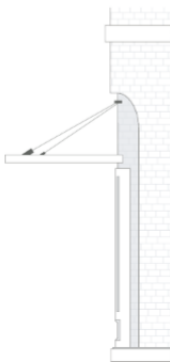
Architectural details may include, but is not limited to, bay windows, balconies, turrets, porches, columns and piers, brackets, corbels, belt and string courses, awnings (Backlit and Fabric prohibited), canopies, articulated parapet walls, and decorative detailing; Continuous flat walls exceeding 20' in length without architectural variation shall not be permitted.



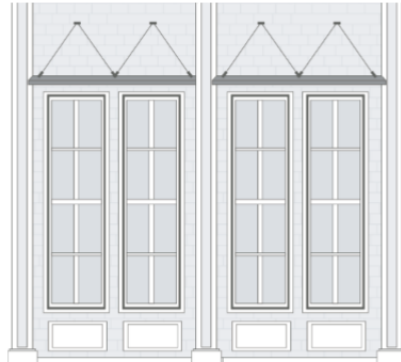
Elongated, storefront windows separated by piers; Wood or cementitious siding for trim and base panel accents only



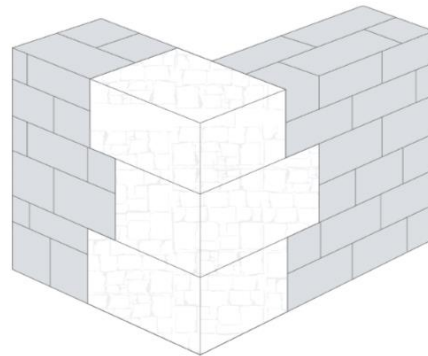
Masonry belt and string courses above or below windows to accentuate window form and repetition



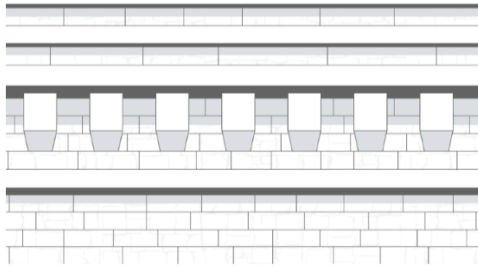
Suspended Awning



Suspended Awning (Metal only)



Field stone decorative quoins



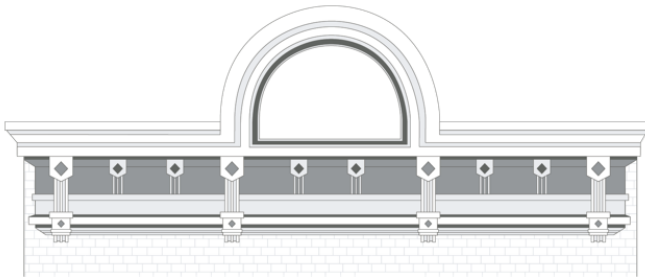
Brick Corbelling
(Decorative articulated cornice)



Turret



Decorative Corbel



**Decorative, articulated cornice integrated as a
parapet roof form with corbel supports**

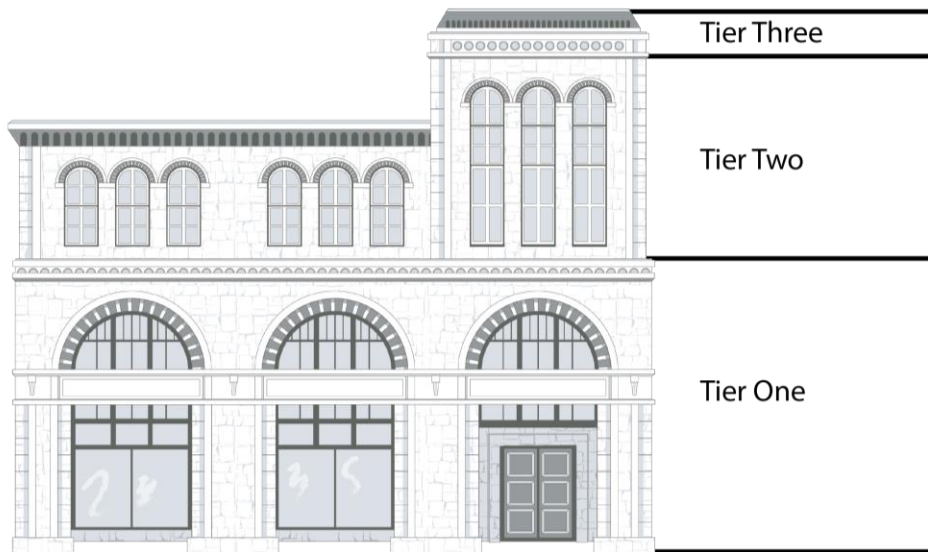
2. Richardsonian Romanesque Style (1880-1900)

Table 9.9.5 A1 – Richardsonian Romanesque Style
Applicable to: Vertical Mixed-Use, and Non-Residential Buildings

Defining Characteristics

- Asymmetrical forms with articulation to break the building mass;
- Heavy fortress-like form; usually of masonry walls with two or more textures of stone or brick;
- Recessed entrances;
- Wide round-topped arches over windows, porch or entryways;
- Groupings of three or more arched or rectangular windows;
- Arches rest on squat columns; and
- Round towers.

Architectural Standards



1. Tier One – 1st Floor

Vertical Mixed-Use and Non-residential Buildings:

- a. It shall include recessed building entrances unless an awning, canopy, or other comparable architectural element is provided.
- b. It shall provide a minimum 75% of transparency on primary facades (e.g., storefront windows, transom windows, etc.) on vertical mixed-use and non-residential buildings, and all other facades shall have a minimum of 25% transparency;
- c. An articulated" base panel is required in conjunction with storefront windows on primary facades, located not greater than 3' above grade.
- d. 1-2 foot Horizontal Signage Band (Frieze) on primary facades
- e. It shall include elongated entrance doors (single or double doors) with decorative door frames.

Multi-Family and Condominium Vertical Flats:

- a. It shall provide a minimum of 25% transparency on primary facades; however, it shall be limited to a maximum of 75% transparency.
- b. It shall include elongated entrance doors (single or double doors) with decorative door frames.

2. Tier Two – Upper Floors

It shall provide a minimum of 25% transparency on primary facades; however, it shall be limited to a maximum of 75% transparency.

3. Tier Three – Roof Form / Cornice

It shall include a pitched roof or flat roof form with parapet and shall incorporate an articulated cornice with decorative detailing or similar finishing consistent with the architecture. Refer to Section K for additional roof treatment standards.

4. Parking Garage

If a parking garage is provided, it shall be side or rear loaded whereby vehicular access shall be provided by an alley or private access drive oriented to the rear.

Any proposed deviation from the 3-Tier architectural element requirements, building materials, window design, and optional elements must be approved by a P&Z Architectural Waiver.

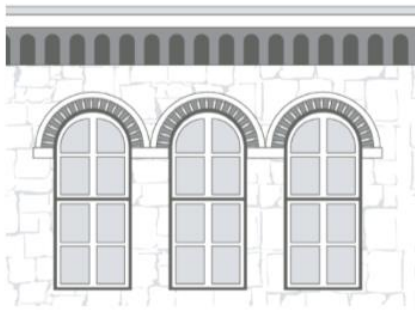
Permitted Exterior Building Wall Materials

Must include two (2) masonry materials or one (1) single masonry material with a minimum of 2 different colors.

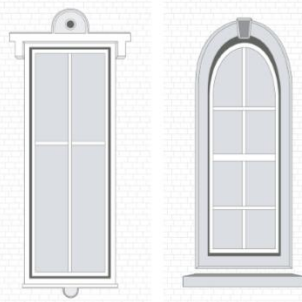
1. Brick;
2. Field stone, ledge stone, or other native veneer (Coursed rubble stone wall, rusticated stone / squared stone);
3. Metal (for beams, lintels, trim elements, ornaments, and pressed metal storefronts only, as approved by the Planning Director);
4. Cementitious siding for trim and base panel accents only; and
5. Exterior Insulation and Finish System (EIFS) on architectural detailing only (window, doors, and cornice treatment above 9' above finished grade)

Window Design Standards

1. Window design and treatment shall provide for a predominance of concentric, arched windows; however, rectangular windows may be permitted. A predominance of elongated windows shall be provided on front and side elevations, where such windows' proportion ratio of height to width is between 2.0-2.5 to 1.
2. Window placement shall be provided in a repetitive pattern. (single or grouped windows)
3. Window frames on upper floors shall be recessed by a minimum of 6".
4. Windows shall provide for distinct window sills and lintels with the use of colored and textured stone or brick differing from the predominant wall planes.
5. Windows shall be provided on facades that face side or rear parking areas.



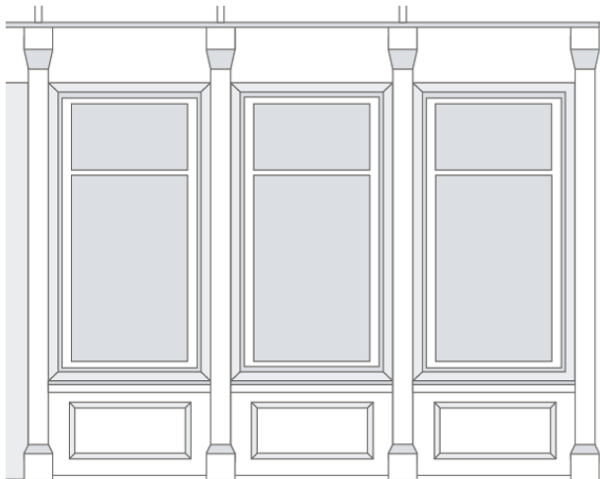
Grouping of 3 arched windows



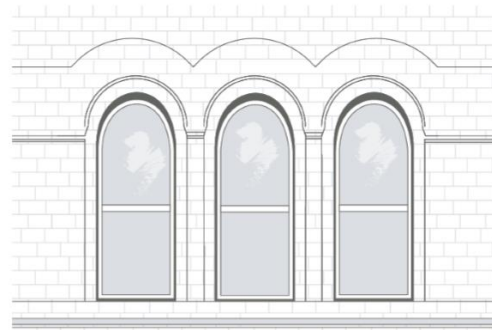
Elongated, arched and rectangular windows with distinct lintels and sills.

Architectural Details

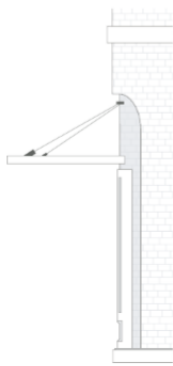
The details may include, but is not limited to, semi-circle arched windows, stone columns and piers, awnings (Backlit and Fabric prohibited), canopies, towers, spires, arcades, tympanums, articulated parapet walls, and decorative detailing such as quoins, brackets, corbels, spandrels, and belt and string courses; Continuous flat walls exceeding 20' in length without architectural variation shall not be permitted.



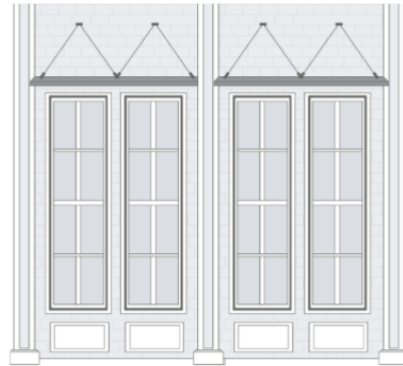
Elongated, storefront windows separated by piers; Wood or cementitious siding for trim and base panel accents only



Masonry belt and string courses above or below windows to accentuate window form and repetition



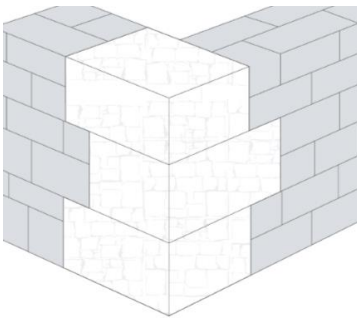
**Suspended
Awning**



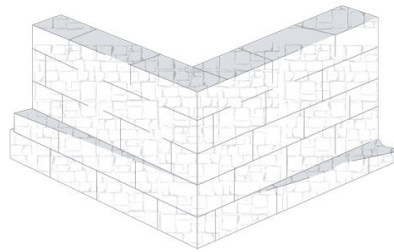
**Suspended Awning
(Metal only)**



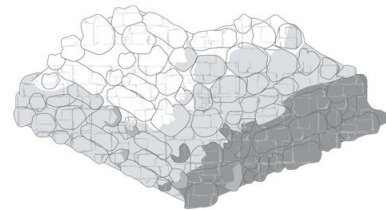
Arched tympanum above door



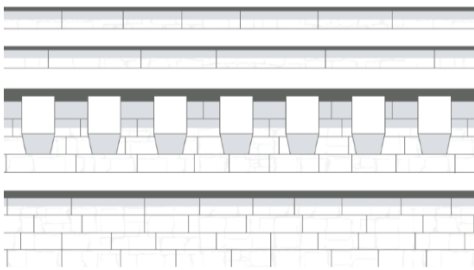
Field stone decorative quoins



Rusticated stone / squared stone



Coursed rubble stone wall



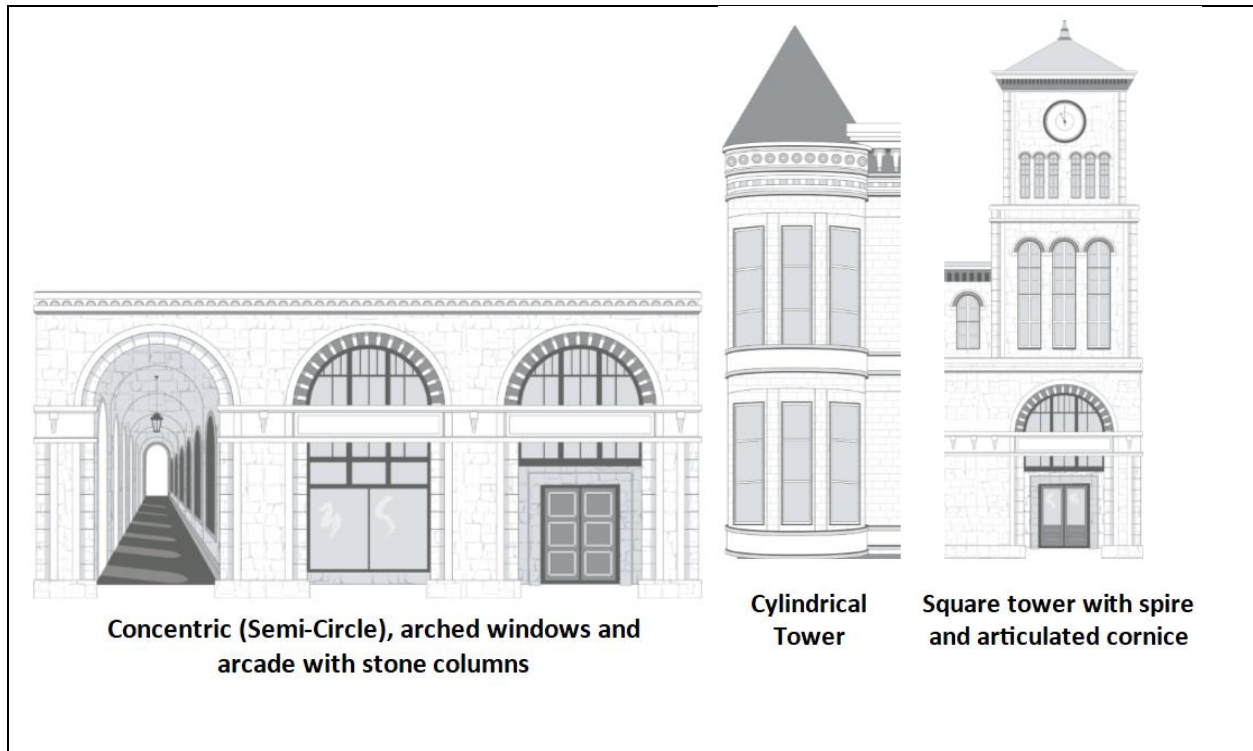
**Brick Corbelling
(Decorative articulated cornice)**



**Pyramidal
Spire**



**Decorative
Corbel**



B. Architectural Elements

All primary facades of buildings shall be designed to incorporate no less than four (4) of the architectural elements from the list below. Buildings or multitenant buildings over 50,000 square feet shall include no less than five (5) of the referenced architectural elements. Buildings or multitenant buildings over 100,000 square feet shall include no less than six (6) of the referenced architectural elements:

1. Canopies, awnings, or porticos;
2. Arcades;
3. Pitched roof forms;
4. Arches;
5. Display windows;
6. Architectural details (such as tile work and moldings) integrated into the building facade;
7. Articulated ground floor levels or base;
8. Articulated cornice line;
9. A minimum of two building materials differentiated by texture, color, or material; and
10. Other architectural features approved by the Planning Director or designee.

C. Common Development

A common development shall include all buildings situated on lots included within an approved preliminary plan. All buildings within a common development shall have similar architectural styles and materials.

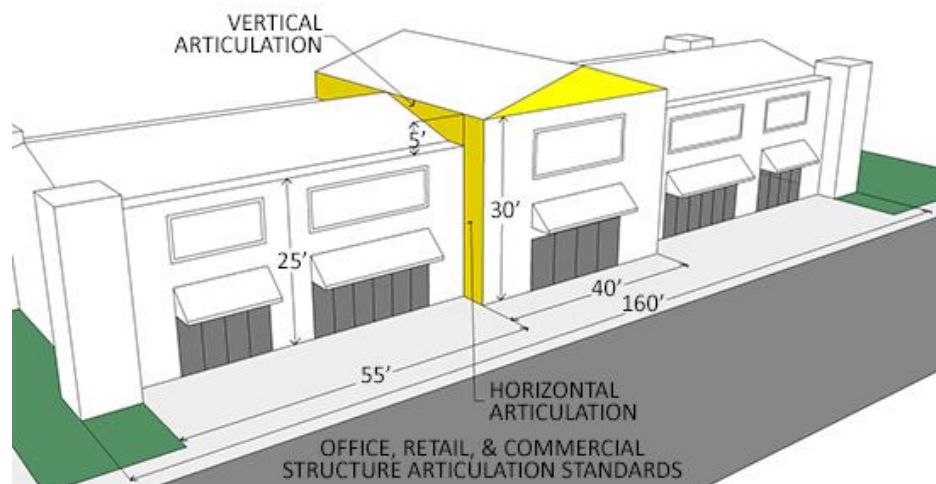
D. Facade Finish

All buildings shall be architecturally finished on all four sides with the same materials, detailing, and features.

E. Articulation Standards

Any primary façade shall include projections or recesses and vertical variations in the roofline in accordance with the horizontal and vertical articulation requirements set forth below. At the discretion of the Planning Director, canopies and awnings may be used to demonstrate compliance with the horizontal and vertical articulation requirements to create a more urban streetscape for buildings governed by the Build-to-Line requirements per Section 4.5.1 or a comparable design concept in the Downtown District Overlay.

1. Horizontal Articulation



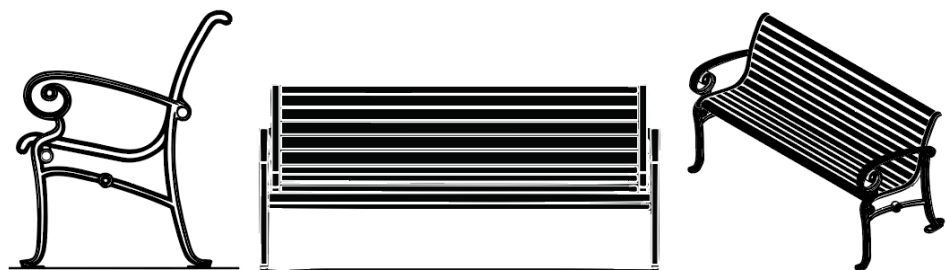
- a. A building facade may not extend for a distance greater than three times its average height without a perpendicular offset of at least ten percent of the average building height.
- b. The total length of all façade walls in a single plane may not exceed 60 percent of the total façade length.
- c. Regardless of façade length, all primary facades shall have at least one horizontal offset of the required percentage.

2. Vertical Articulation

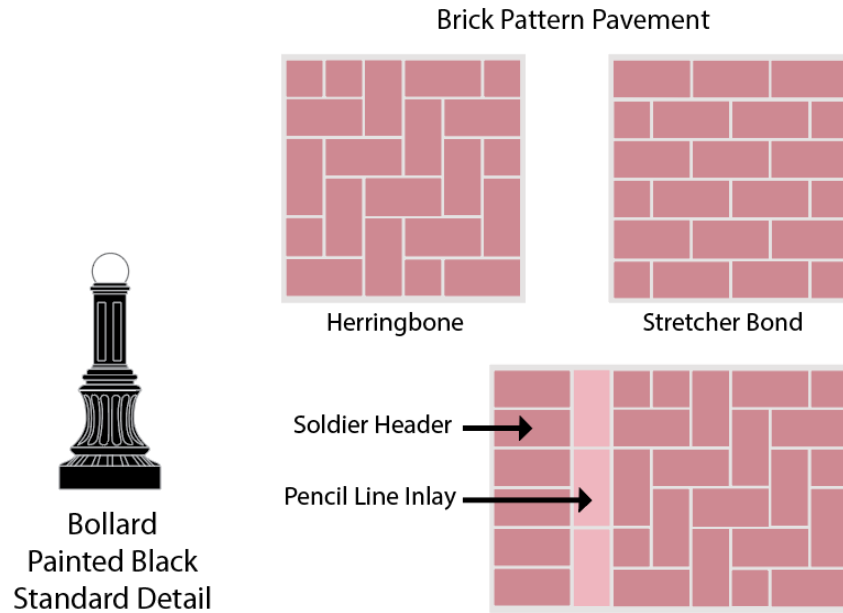
- a. A horizontal wall may not extend for a distance greater than three times its height without a change in elevation of at least 15 percent of such height.
- b. The total length of all vertical elevation changes in the roofline shall be no less than 20 percent and no more than 40 percent of the total facade length.
- c. Regardless of the façade length, all primary facades shall have at least one vertical elevation change.
- d. Flat roofs with a parapet wall are permitted, provided the roofline meets the vertical articulation requirements.

F. Building Entrance Standards

1. Any front building entrance shall be set back from a drive aisle a minimum distance of 15 feet.
2. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.
3. New or renovated commercial buildings shall have outdoor plazas, courtyards, or other pedestrian spaces at their main entrances.
 - a. The minimum size of pedestrian space shall be one (1) square foot of space per 50 square feet of building floor area or a minimum of 500 square feet of pedestrian space, whichever is greater.
 - b. All pedestrian spaces shall incorporate at least four (4) of the following:
 - i. Decorative landscape planters or wing walls that incorporate landscape areas;
 - ii. Pedestrian scale lighting, bollard, or other accent lighting;
 - iii. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver;
 - iv. Public art;
 - v. Seating such as benches, tables with attached seats, or low seating walls;
 - vi. Architectural water structures, features, or fountains; or
 - vii. Other amenity approved by the Planning Director.



Bench - Painted Black
Standard Detail



4. Customer building entrances shall be provided along Primary Facades, Primary Streets or buildings subject to the Build-to-Line standards as provided in Section 4.5.1 D. 3. The building entrance standards may be situated within the required streetscape yards.
5. Building entrances on corner lots shall be either oriented in the same direction as entrances of adjacent buildings or oriented toward the corner of the lot.

G. Canopy Standards

The following provisions apply to auto-oriented canopies.

1. Canopies shall be constructed of roof building material consistent with that of the principal building.
2. Canopies shall have pitched roofs unless attached to the principal building utilizing a parapet roof type.
3. Canopy columns shall be fully encased with primary masonry material that is complementary to that used on the principal building, including brick and stone.
4. The canopy band face shall be color consistent with the principal structure's exterior building materials and shall not be backlit or used as signage except that the business name may be displayed on the canopy band.
5. Canopies shall be no higher than the principal building. In no case shall the canopy height exceed 20 feet.

H. Drive-Thrus Prohibited

No drive-thru facility shall be permitted within the Downtown District Overlay boundary.

I. Screening of Walk-In Coolers

1. Walk-in coolers shall be structurally integrated and composed of similar masonry materials to that of the principal structure.
2. A wood board privacy fence screening shall be prohibited.

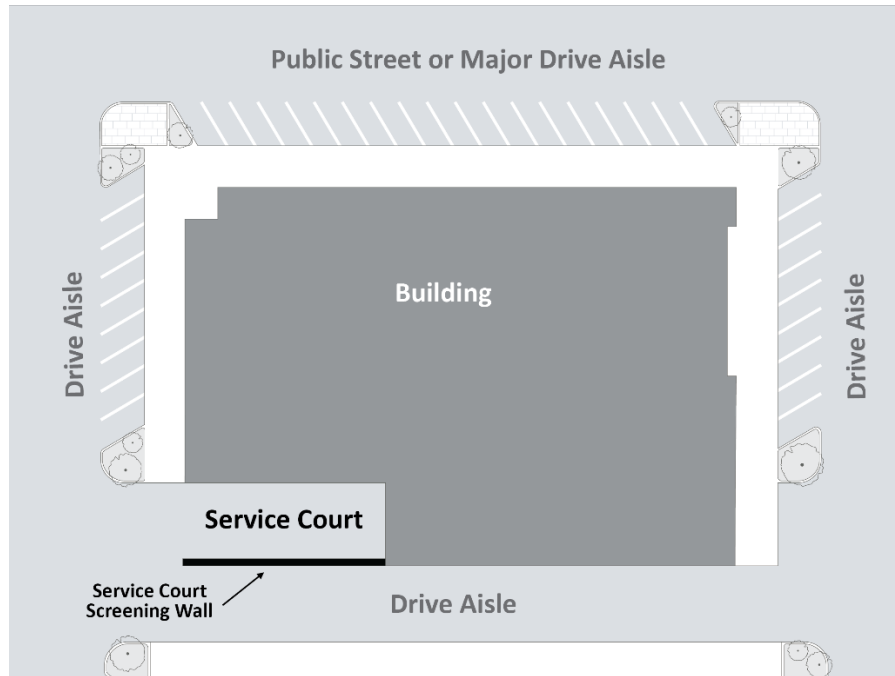
J. Orientation and Screening of Overhead Doors, Loading Docks, and Service Courts

1. Overhead Doors

- a. Overhead doors shall not be located closer than 50 feet to a conforming residential lot.
- b. Overhead doors shall be oriented to the side or rear of the structure and not front or face a public right-of-way or public street with the following exceptions:
 - i. A roll-up, garage type door installed in a restaurant or bar may be permitted to face a public street if it is architecturally integrated into the building and provides a pedestrian connection with a covered outdoor patio area.
 - ii. An overhead door may face a public alley.
- c. Where physical constraints prevent the required orientation of overhead doors, the Planning Director may consider an alternative orientation.

2. Loading Docks

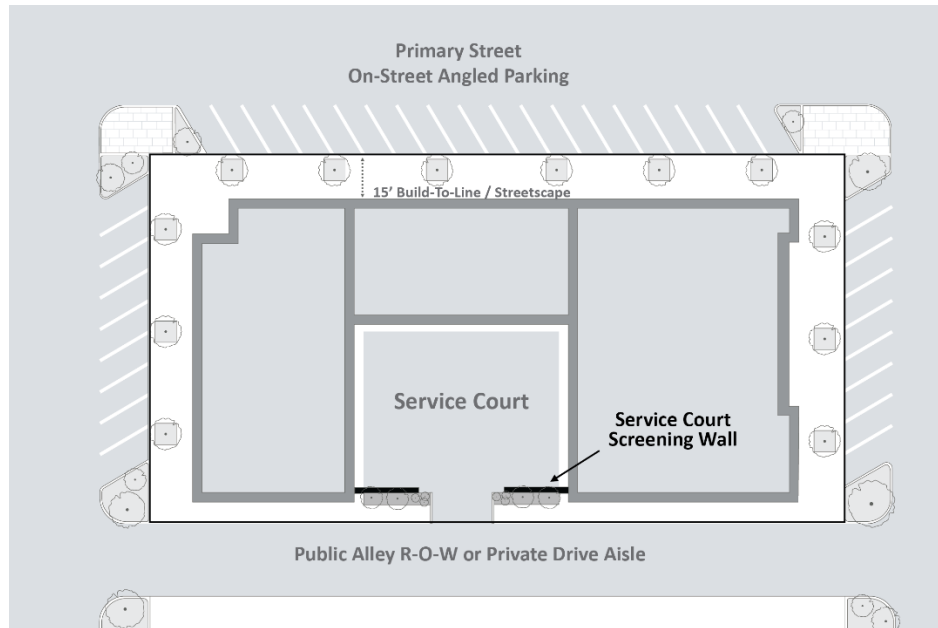
- a. Loading docks shall not be located closer than 50 feet to a conforming residential lot.
- b. Loading docks shall be oriented to the side or rear of buildings, and oriented to not front the public street right-of-way, not be visible or face a public street, main drive aisle, or patron parking lot. At a minimum, walls commonly known as “wing walls” shall be provided to screen from ground level all loading docks from public view. Refer to Service Court screening requirements.



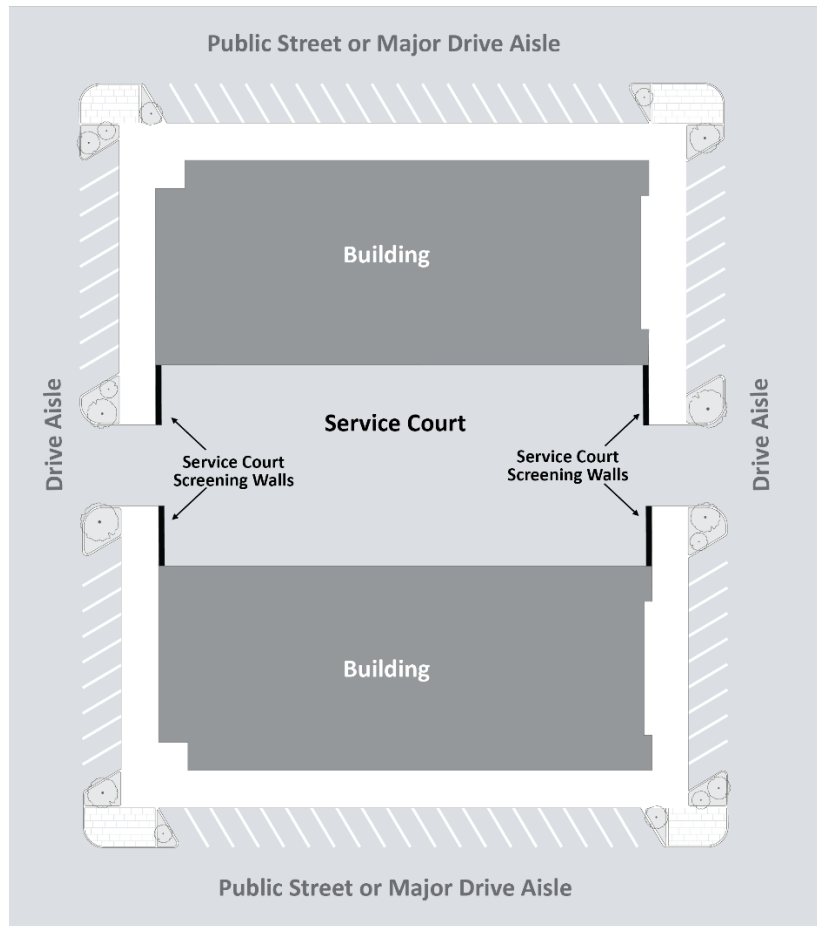
- c. When physical site constraints prevent the required orientation of loading docks, the Planning Director may consider alternative orientation.

3. Service Court

- a. Service courts containing loading docks and delivery receivable areas for multiple office and commercial uses shall be located to the side or rear of the buildings, with the entire extent of the service court screened at ground level from a public street, main drive aisle and patron parking area on all sides, with exception of the access point into the service court. The access point into the service court shall be minimized in width in order to substantially screen the service court from a public street, main drive aisle or patron parking area, but allow for necessary vehicle maneuverability.



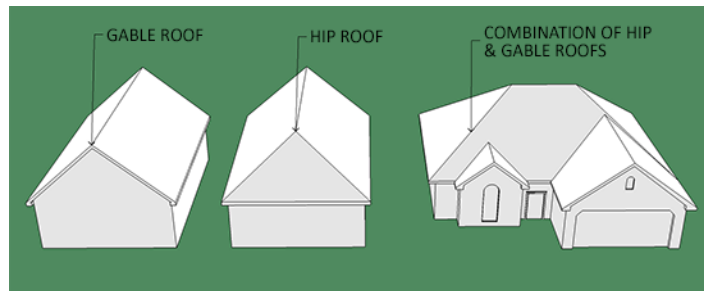
- b. Screening of a service court shall consist of a wall constructed of complementary materials as the principal structure, and at a consistent height which substantially provides consistent screening from the highest loading dock overhead door.
- c. When multiple buildings containing more than two (2) loading docks are proposed, loading docks from each building shall be oriented toward one another to establish a common service court. If the buildings will not be constructed simultaneously, the Planning Director may consider enhanced landscaping that will provide appropriate screening until such time the second building is constructed.
- d. At a minimum, screening walls commonly known as “wing walls” shall be provided to screen from ground level all loading docks from public view. The wall shall consist of complementary materials of the principal structure, at a consistent height which substantially provides consistent screening from the highest loading dock or overhead door, and extending at least 50 feet from the building in order to screen the truck and trailer. If a wall, or a portion thereof, is determined to not be feasible due to site or height constraints, the Planning Director may consider native evergreen trees and shrubs to be used provided the plantings result in a solid vegetative screening of at least 8 feet tall within 2 years, the plantings or wall combination extends the distance otherwise required for a solid wall as required herein, and the plantings shall be in addition to the landscaping required in Section 11.3.



K. Roof Treatment

1. Parapets shall be used to conceal roof-mounted mechanical equipment on flat roofs on all sides. Roof-mounted mechanical equipment must be completely screened from ground-level view, measured at grade 100' from each point of the roof edge, on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents the full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director. Exposed conduit, ladders, utility boxes, and drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.
2. Where overhanging eaves are used, overhangs shall be no less than two (2) feet beyond the overhanging walls.
 - a. Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.

- b. Shed roofs, porch roofs, and arcade roofs subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12.



- 3. Pitched Roof Type and Material Standards. Tile, metal or asphalt shingles (laminated 320-pound, 30-year architectural grade asphalt shingles or better) shall be the dominant roof material. Any other roofing material not stated shall not be permitted unless approved by the Planning Director.

9.9.6 – Structured Parking

- A. Parking structures shall have retail, commercial, or office uses at the first level, fronting all Primary Streets as defined by Section 4.5.1.
- B. Parking structures shall provide for architectural details and elements per Section 9.9.4 and architectural design requirements per Section 9.8.3 and designed to blend and complement the surrounding buildings.
- C. Above ground parking shall be designed in such a way the neighboring buildings are not adversely affected by headlights.