

CHAPTER 4: BUILDING DESIGN

SECTION 4.1: ELEMENTS OF ARCHITECTURAL COMPATIBILITY

There are 11 architectural design elements, which create urban space. Building compatibility is attained through the incorporation of a combination of these elements within neighboring buildings. A specific project may not need to incorporate all 11 elements to maintain architectural compatibility provided those elements not addressed do not create incompatibility.

1. Building silhouette: similar pitch and scale to a roofline.
2. Spacing between building facades: setbacks or notches between primary facades, which frame the structure.
3. Setback from property line: building setback and/or primary façade setback from the property line.
4. Proportion of windows, bays, and doorways: vertical or horizontal elements tied together in bands across façade lengths.
5. Proportion of primary façade: size of facades similar in area and height to width ratios.
6. Location and treatment of entryway: important visual commonality between structures.
7. Exterior materials used: similar materials and treatment add to detail and monumentality of a building.
8. Building Scale: similarity of building height and configuration.
9. Landscaping: ordered street plantings tie buildings together and define space.
10. Shadow patterns from massing and decorative features: the light and dark surfaces from materials used and projections from window bays and setbacks create visual breaks.
11. Style of architecture: similar architectural styles create building harmony along a block face.

SECTION 4.2: ARCHITECTURAL STANDARDS

All new construction, with the exception of single-family residential dwelling units and duplexes, shall conform to the architectural requirements of this Section. The Planning Director may approve minor variations to this Section provided similar materials, configurations, and/or techniques are used that fulfill the intent of this Section. Major variation to building façade requirements due to unique building use requirements may be approved by the Planning Board, provided the overall pedestrianism of the street is maintained in accordance with all other standards. All variations shall be noted on the final approved plan. All structures shall adhere to the following general principles:

4.2.1: General Standards

- A. The front elevations facing the street and the overall massing shall be pedestrian in scale.
- B. Adjacent buildings shall be architecturally compatible through similar silhouettes, spacing between facades, setbacks, proportions, treatments, exterior materials, scale, massing, and/or architectural style. See Section 4.1, Elements of Architectural Compatibility.
- C. The primary entrance shall be both architecturally and functionally designed on the front façade of the building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting façade. The use of fire-escape or exit-only doors as primary entrances is explicitly prohibited.
- D. All new construction shall conform in street orientation, massing, lot width, and setbacks to adjacent existing and proposed structures.
- E. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from off-site view. Roof-mounted mechanical equipment shall be screened from off-site view by a parapet wall.



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- F. Loading and service delivery areas shall be located to the rear or side yard away from the primary street frontage.
- G. Canopies and awnings shall be canvas or similar material and shall be permitted to encroach over a sidewalk to within two feet of a public street curb and may be illuminated by external lighting only.
- H. The front façade of all buildings shall extend parallel to the frontage line of the lot.

4.2.2: Non-Residential, Mixed-Use, and Multi-Family Buildings

A. Materials

1. Building walls:

- a. All districts except IC: Building walls shall be brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block, and siding (non-vinyl) materials may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
 - b. IC District: All building walls visible from a public street shall be brick, cast concrete, stucco, stone, marble, decorative concrete, masonry, or other materials similar in appearance and durability. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- 2. Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, diamond tab asphalt shingles, or similar material.
 - 3. Flat roofs shall incorporate parapet walls to conceal the flat portions of the roof that are visible on the front and side elevations from any public street.

B. Configurations

- 1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
- 2. Sky-lights shall be flat (non-bubble).
- 3. All Districts Except IC:
 - a. For commercial buildings, at least 60% of street frontage wall areas (including parapets) shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
 - b. No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.
 - c. Each exterior door that provides access to an individual unit or any shared door shall contain a porch, stoop, or awning that forms as the predominant aspect of the building design. Porches shall constitute at least 15% of the front facade of apartment units.
 - d. For buildings greater than 100 feet in width, there shall be no uninterrupted wall length exceeding 75 feet. An interruption may consist of a change in place or a change in texture/masonry patterns.
 - e. For buildings less than 75 feet in width, one interruption is required within 30 feet on either side of the center of the building.
 - f. At least one (1) ground entrance to every dwelling shall be located within a walking distance of 100 feet to the parking area within the development designated to serve that dwelling.
 - g. Garage doors are not permitted on the front elevation of any multi-family dwelling.
 - h. Detached garages or garage buildings shall be located in the side or rear yard only.



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C. Techniques

1. Stucco shall be float finish.
2. Windows shall be set to the inside of the building face wall.

4.2.3: School and Civic Buildings (Churches, Government Offices, and other Civic Facilities)

Schools, churches, and government buildings should be built so that they terminate a street vista whenever possible and shall be of sufficient design to create visual anchors for the community. Such buildings shall adhere to the provisions as marked below.

A. Materials

1. Building walls shall be clad in stone, stucco, brick, marble. Decorative cast concrete and wood or vinyl siding may be used as a minority element on facades facing public streets.
2. Roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles, or other material similar in appearance and durability.
3. Gutters and down spouts shall be made of copper or galvanized painted metal.
4. Columns, if provided, shall be made of wood, cast concrete, or fiberglass.
5. Stained glass or other decorative window treatments are encouraged.

B. Configurations

1. Two wall materials may be combined horizontally on one facade. The heavier material should be below.
2. Flat roofs are permitted; however, buildings adjacent to residential structures shall have pitched roofs or architectural features similar to the adjacent residential structures to ensure compatibility. This requirement may be waived when it is deemed to serve no meaningful purpose or public benefit.

C. Techniques

Windows shall be set to the inside of the building face wall.

4.2.4: Small Wireless Facilities

- A. Shall be collocated on existing poles where feasible;
- B. May be installed on a new, modified, or replacement pole not to exceed 50 feet in height or extend no more than 10 feet above the utility pole, city utility pole, or wireless support structure on which it is located;
- C. Shall be blended with the natural surroundings as much as possible. Colors and materials shall be used that are compatible with the surrounding area, except when otherwise required by applicable federal or state regulations. Small wireless facilities shall be located, designed, and/or screened to blend in with the existing natural or built surroundings to reduce the visual impacts as much as possible, and to be compatible with neighboring land uses and the character of the community;
- D. Shall be installed at property lines and street corners where feasible;
- E. Shall be located such that they do not interfere with public health or safety, such as but not limited to a fire hydrant, fire station, fire escape, water valve, underground vault, valve housing structure, or any other public health or safety facility. New facilities shall not be installed directly over any water, sewer, or service line;
- F. Shall be of the same or better nature as other utilities in the immediate area (same or better decorative pole type; underground; etc.)
- G. Shall Bear no signs or advertising devices except as required by law.



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