

§ 214.180.100 UNIVERSAL DESIGN

§ 214.180.101 PURPOSE

(A) A living community includes building design and construction from a range of eras. As buildings age and become obsolete in function or systems, they are occasionally torn down and replaced with buildings that are more suitable for the contemporary economic, social and environmental context. The Universal Design option recognizes that a community with only one style of architecture may appear stagnant and unnatural. Therefore, this section allows buildings which are built to reflect contemporary needs and aesthetics even when a style for the contemporary era has not yet been coined. The desire is to create high quality design and functionality regardless of style interpretation therefore allowing universal design to coexist gracefully with mid-century design providing a vibrant built streetscape/environment.



(B) What follows are design principles meant to allow freedom of design while promoting quality of aesthetic and material. And proven architectural gestures that promote active pedestrian environments.

§ 214.180.102 DOORS, WINDOWS AND STOREFRONTS

(A) Blank walls at street level are not permitted.

(B) Walls at street level must incorporate transparent storefront or arcades, entryways, and architectural detail.



- (C) Within the Corridor and Downtown Sub-Districts and along Kennedy Avenue and future Riverfront Promenades in the Gateway Sub-District, doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet.



- (D) Primary building entrances shall be oriented toward the primary public right-of-way. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.
- (E) Residential building entrances shall be designed so as to be separate from the public sidewalk by elevation change, recessing, decorative fencing, or other technique to reinforce a privacy zone, privacy for the interior, and distinguish residential from commercial entrances.



- (F) In mixed-use buildings secondary entrances to upper levels shall be differentiated from the entrances to ground floor uses.
- (G) Garage doors are not permitted on a public right-of-way except at alleys.
- (H) Windows may be rectangular, square, circular, semi-circular, or octagonal.
- (I) Rectangular window and door openings shall be taller than they are wide. Transoms are included in the height of a window or door opening.



- (J) Window openings may be grouped horizontally.
- (K) To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level.
- (L) A header and sill are required for all windows in masonry construction. Windows are required to have trim on all four sides in other than masonry construction.
- (M) Each floor of any building façade facing a park, open space or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of wall area.
- (N) Windows, doors, columns, eaves, parapets and other building components shall be proportional to the overall scale of the building.

- (O) Shutters and window boxes are permitted above the first floor in mixed use buildings and at all floors in residential buildings. Undersized shutters are prohibited. Shutters shall be sized so as to equal the width that would be required to cover the window opening.
- (P) Storefront, arcades, and entryways shall total at least sixty-five (65) percent of the façade length abutting the primary public right of way.
- (Q) Storefront, windows, and glass doors shall be clear, transparent glass. The use of tinted or reflective (mirrored) glass is not permitted.



- (R) The lower edge of storefront windows shall be between one and three feet above sidewalk grade. All glazing shall comply with code requirements for glazing locations and types.
- (S) Ventilation grates or emergency exit doors located at the first floor level which are oriented to the public right-of-way shall be decorative and compatible with the surrounding design.

§ 214.180.103 AWNINGS AND CANOPIES

- (A) Awnings and canopies shall be designed in context with the architectural style of the building.
- (B) When used, awnings and canopies shall be placed at the top of window or doorway openings and shall relate to the shape of the top of the window.
- (C) Awnings may not encroach over the public right-of-way.
- (D) Shape:
 - (1) Awnings shall be straight, hung at an angle between 15 and 45 degrees off the face of the building, or curved. Canvas “Bubble” shape awnings may only be used above individual window units.
 - (2) Canopies may be any shape that complements the architectural style of the building and meets the requirements within this ordinance.



(E) Storefront awnings.

- (1) Minimum depth. The minimum depth of an awning shall be six (6) feet.
- (2) Minimum clear height. The minimum clear height of an awning shall be eight (8) feet.
- (3) Awning Length at Storefronts. A storefront awning must cover a minimum of fifty (50) percent of the building front and may cover up to one hundred (100) percent of the building front.



(F) Awnings shall be made of canvas, treated canvas or similar material.

(G) Vinyl and plastic awnings are prohibited.

(H) Awnings must be fixed. Retractable awnings are prohibited.

(I) Canopies shall be of solid materials and complement the color of the building to which they are affixed or associated. In some cases canopies may have supports separate from the building, but such canopies must be setback from the property and right-of-way lines a minimum of the required setback and must not interfere with street trees or public utilities.

§ 214.180.104 WALL DETAILING

- (A) Architectural elements like bulkheads, masonry piers, transoms, cornice lines, window headers and sills, masonry bands, brick patterns and recesses, and similar details shall be used on facades facing public rights-of-way.
- (B) The facades of buildings shall be finished with more than one finish material. Heavier materials (stone, brick, concrete, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc.). The change in material should occur along a horizontal line, preferably at a floor level.



- (C) Required for all buildings except attached single family houses: An expression line shall delineate the division between the first story and the second story and a cornice shall delineate the tops of the facades of buildings in the Corridor and Downtown Sub-Districts and facing Kennedy Avenue in the Gateway Sub-District. Expression lines and cornices shall either be a molding extending a minimum of two (2) inches, or a jog in the surface plane of the building wall greater than two (2) inches.

§ 214.180.105 BUILDING PROJECTIONS

- (A) Balconies:
 - (1) Balconies may not encroach over the public right-of-way.
 - (2) Balconies may differ in length and width.
 - (3) Balconies may have roofs but are required to be open-air parts of the building.

- (4) At corners, balconies may wrap around the side of the building facing the side street or open space.
- (5) Minimum depth. The minimum depth of balconies is six (6) feet. Eight (8) feet or greater depth is preferred.
- (6) Minimum clear height. The minimum height of balconies is ten (10) feet clear above sidewalk grade and eight (8) feet clear above another balcony or occupied space.



(B) Porches:

- (1) Front porches may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Front porches must be open air. No more than twenty-five (25) percent of the floor area of a porch may be screened if the porch occurs forward of the principal façade.
- (3) Front porches shall not be built within eighteen (18) inches of the side property line on attached units.

(C) Stoops:

- (1) Stoops may occur forward of the principal façade but shall not extend into the public right-of-way.
- (2) Stoop stairs may run to the front or to the side.

- (3) Sidewalks from the public right-of-way to a stoop shall have a minimum five (5) foot clear access for pedestrians.



- (4) Stoops may be covered or uncovered.

- (5) Stoops shall not be built within eighteen (18) inches of the side property line on attached units.

(D) Turrets, Cupolas and Bays:

- (1) Maximum footprint. The maximum footprint of turrets, cupolas and bays shall be twenty (20) feet by twenty (20) feet.



- (2) Maximum height. The maximum height of turrets, cupolas and bays is ten (10) feet above the roofline of the highest story and shall not exceed the maximum building height for the Sub-District.
- (3) If a habitable turret, cupola or bay exceeds one story, it shall include floor levels corresponding to the floor levels in the building.

§ 214.180.106 ROOFS

(A) Permitted Roof Types:

- (1) Gabled, hipped, barrel vaulted roofs and domes are permitted.
- (2) Shed roofs are permitted only if they are attached to the wall or roof of the main building.
- (3) Flat roofs shall be concealed with parapets along street frontages.

(B) Vegetated Roofs and light colored roofs are encouraged to reduce urban heat island effect and mechanical heating loads.

§ 214.180.107 MATERIALS AND COLORS

(A) Wall Materials:

- (1) Predominant exterior building materials shall be architectural/commercial grade materials including brick, stone, fiber cement board and/or other materials similar in appearance and durability.
- (2) Unfinished concrete block is not permitted.



- (3) Brick, stone and decorative masonry units shall not be painted.
- (4) Synthetic stucco/Exterior Insulation and Finish System (EIFS) shall not be permitted as a predominant exterior building material nor shall it be considered as a masonry product regardless of back-up system.

(B) Accent Materials:

- (1) Tinted/textured decorative concrete masonry units, Synthetic stucco/Exterior Insulation and Finish System (EIFS) and other minor elements may be used on facades as accent material.

- (C) Roof Materials. Pitched roofs shall be clad in wood shingles, standing seam metal, slate, dimensional asphalt shingles or materials of similar appearance and durability.
- (D) Colors used for exterior surfaces shall be harmonious with surrounding development and shall express natural hues of the materials being used and earth colors.
- (E) Colors other than natural and earth colors specific to a Tenant's identity or branding may be used when approved by the Design Advisory Committee.



§ 214.180.108 MECHANICAL EQUIPMENT

- (A) The following shall be located in rear yards or side yards not facing side streets:
 - (1) Window and Wall Air Conditioners,
 - (2) Air Conditioning Compressors,
 - (3) Irrigation and Pool Pumps,
 - (4) Electrical Utility Meters.
- (B) The following shall be located in rear yards only:
 - (1) Antennas
 - (2) Permanent Barbecues
 - (3) Satellite Dishes
- (C) Mechanical equipment located on the roof must not be visible from a public right-of-way except for alleys.

Signs

§ 214.180.110 PURPOSE

- (A) The purpose of these sign regulations is to encourage the effective use of signs as a means of communication; to maintain and enhance the aesthetic environment; to attract sources of economic development and growth; to minimize the possible adverse effect of signs on nearby public and private property; and to protect the health, safety, and general welfare of the Town.
- (B) Signs in the Redevelopment District shall meet the requirements of 214.245 – 214.248, 214.251 and 214.252 with the exceptions set forth in 214.180.110 – 214.180.112.

§ 214.180.111 PERMITTED SIGNS

- (A) Monument Signs. Monument signs are permitted in the Gateway Sub-District only.
 - (1) Maximum height of sign is five (5) feet.
 - (2) Maximum surface area is fifteen (15) square feet.
 - (3) Sign may be placed no closer than ten (10) feet from street pavement.
 - (4) Sign must be monument type. Supporting poles are not permitted.



(B) Projecting and Suspended Signs

- (1) Projecting Signs attached to a building perpendicular to the main façade shall be permitted as part of the overall allowed wall signage.
- (2) Signs suspended under awnings or canopies shall be permitted as part of the overall allowed wall signage.
- (3) Projecting and suspended signs are permitted to extend to but not beyond the front property line. Setbacks at rear and side property lines are subject to setback requirements indicated in 214.252(G)(4).

§ 214.180.112 MID-CENTURY MODERN SIGNS

(A) Roof Signs. Roof signs are permitted with buildings governed by 214.180.090-214.180.098 only.

(1) No more than one sign each building shall project above the roof line.



Two signs projecting above roof is not allowed. (Otherwise acceptable design.)

(2) No sign shall extend more than six (6) inches above the roof line for each lineal foot of building wall facing the primary public street.



(B) Typeface.

(1) Mid-century modern typefaces shall be used for lettering on all signs.



(2) Acceptable typefaces include fonts approved by the Design Advisory Committee and the following:

www.letterheadfonts.com

LHF American Sans
LHF Aristocrat
LHF Brough Superior
LHF Chesham Sans
LHF Cosmic Cursive
LHF Garner
LHF Goldsmith Script
LHF Hensler
LHF Milkman
LHF Old Block
LHF Red Sable Script
LHF Speedstyle
LHF Wade Dynamic

www.fontdiner.com

American Cheese
American Highway
Automatic
Dairyland
Dry Cleaners
Hamburger Menu
Mister Television

www.myfonts.com

Dream Lover
Eckhardt Speedletter JNL
Impress
Kinescope
Kolinsky Sable SG
Machiarge
Metro Gothic
MVB Bossa Nova
MVB Salono Gothic
Route 66 NF
Route 66 NF Condensed
San Remo Casual
Sinzano
Social Gothic
Speeding Bullet
Swingdancer
Toronto Subway
Trump Gothic
URW Egyptienne

§ 214.180.113 UNIVERSAL DESIGN SIGNS

Meet requirements of 214.180.110 and 214.180.111.