

## **SUBCHAPTER 34: DOWNTOWN RIVERFRONT ZONE**

### 34.005 Purpose

The purpose of the Downtown Riverfront Zone is to:

- Allow a mixture of complementary land uses that may include retail, offices, commercial services, housing, civic uses, and lodging, to create economic and social vitality;
- Develop commercial and mixed-use areas that are safe, comfortable and attractive to pedestrians;
- Encourage pedestrian orientation while remaining accessible to automobiles;
- Expand and strengthen the downtown commercial core while maintaining and enhancing the historic character of Independence;
- Encourage and promote the redevelopment of downtown, including housing, as a vibrant and successful mixed-use district;
- Emphasize bicycle and pedestrian connections along natural amenities, such as the Willamette River, as a way of moving residents and visitors across town and improving connections to downtown;
- Create a strong link from the commercial core along Main Street to the Willamette River, and from within the zone to the amphitheater and the recreational land uses along the river;
- Maintain and improve natural areas as resources where possible and target environmental initiatives such as recycling programs and green building techniques; and
- Support the continued growth of local and living wage jobs 34.010 Downtown Riverfront Zone.

As used in this chapter, the Downtown Riverfront Zone is defined as properties bounded on the north by C Street, bounded on the east by the Willamette River bounded on the south by the north property line of the Civic Center and bounded on the west by properties facing Main Street, as shown on the Independence Zoning Map.

### 34.015 Applicability

The provisions of this Subchapter apply to the Downtown Riverfront Zone designated on the City of Independence Zoning Map and supersede other requirements called out elsewhere in the Development Code.

34.020 Special Standards for Downtown Riverfront Zoning District

The units and square feet for the following land uses are the maximum allowed, at full build out, of the zoning district:

Uses	Standard
Multiple-Family	200 units
Townhomes/Rowhouses	30 units
Lodging	150 rooms
Commercial	25,000 square feet

34.025 Permitted and Conditional Uses

Uses not listed in Subchapter 30 or uses that are listed in 33.027 are considered to be prohibited, except as provided in Section 10.050.

34.027 Prohibited Uses

The following uses are prohibited in the Downtown Riverfront Zone:

- A. Medical Marijuana Grow Site.
- B. Medical Marijuana Processing Site.
- C. Recreational Marijuana Producer.
- D. Recreational Marijuana Processor.
- E. Recreational Marijuana Wholesaler.

34.031 Special Use Limitations for Marijuana Facilities

A. At the time a Medical Marijuana Dispensary, Recreational Marijuana Retailer, Marijuana Research Facility, or Marijuana Testing Laboratory locates in the DRZ Zone, the Medical Marijuana Dispensary, Recreational Marijuana Retailer, Marijuana Research Facility, or Marijuana Testing Laboratory may not be located:

- 1. Within 1,000 Feet of an Elementary or Secondary School; or
- 2. Within 250 Feet of a Public Library, Public Park, Public Playground, Public Recreational Facility, or Public Athletic Field.

- B. A Medical Marijuana Dispensary, Recreational Marijuana Retailer, Marijuana Research Facility, or Marijuana Testing Laboratory must possess a valid business registration in accordance with Chapter 8 of the Independence Municipal Code, Article XII, Marijuana Facilities.
- C. A Medical Marijuana Dispensary, Recreational Marijuana Retailer, Marijuana Research Facility, or Marijuana Testing Laboratory may not include a Drive-Through Facility.
- D. A Medical Marijuana Dispensary, Recreational Marijuana Retailer, Marijuana Research Facility, or Marijuana Testing Laboratory located in the DRZ Zone must be located in a Building, as that term is defined in the Uniform Building Code.

#### 34.040 Development Standards

- A. Purpose and Applicability: The Development Standards include required land use regulations that guide how sites and buildings can be developed. The standards are intended to encourage a similar pedestrian orientation as that found downtown while remaining accessible to automobiles.
- B. Standards: The Development Standards include three (3) main topics. The topics reflect the manner in which buildings are designed and developed.
  - 3. Topic 1, "SITE" specifies the key development standards that impact the potential use and dimensions of the site.
  - 4. Topic 2, "HEIGHT/BUILDING MASSING", specifies the development standards that impact the potential height and building massing.
  - 5. Topic 3, "ARCHITECTURAL FEATURES", specifies development standards that require architectural details to the building.

#### 34.040 TOPIC 1: SITE

##### A. Density Requirements

- 1. A minimum average density of nine (9) dwelling units per net acre
- 2. Lot Coverage: The following maximum lot coverage standards apply:
  - a. For commercial and mixed-commercial/residential development: Minimum of 50%.
  - b. For residential development: Maximum of 50%

B. Setbacks shall be provided as follows:

1. Commercial Buildings:
  - a. Front: Between 0 and 20 feet
  - b. Side: No requirement.
  - c. Back: No requirement.
2. Lodging Buildings:
  - a. Front: Between 0 and 30 feet
  - b. Side: 5 feet minimum, no maximum
  - c. Back: No requirement
3. Attached single-family dwellings (townhouses and rowhouses):
  - a. Front: Between 0 and 25 feet. Attached garages shall be set back 19-21 feet. In no case shall attached garages be set back less than 4 feet from the façade of the dwelling unit.
  - b. Side: end units shall set back 5 feet.
  - c. Back: No requirement
4. Multiple-family dwellings:
  - a. Front: Between 0 and 20 feet
  - b. Side: 5 feet minimum, no maximum
  - c. Back: No requirement

C. Build-to Line: In the Downtown Riverfront Zone, 40% of the overall development length of a building shall be placed along a build-to-line located at the front edge of the setback. This standard applies to multiple buildings on a single lot.

D. Site Landscaping

1. A minimum of 15% of the site shall be landscaped. Interior parking lot landscaping may be applied to meet this minimum. No maximum landscaping shall be required in the Downtown Riverfront Zone.
2. Landscaping shall be provided in the form of a dedicated landscape zone that has, at a minimum, a rate of 1 tree and 3 shrubs per every 1,000 square feet of contiguous open space. Remaining area within the 1,000 square foot open space area shall be planted with ground cover, including grass that fills the area after 3 years.
3. Up to 30% of the landscaping requirement for the site may be dedicated to hardscape – walkways, plazas and small gathering areas. Every attempt shall be made to use permeable materials such as grasscrete, gravel or pervious asphalt.

E. Standards for Drive-Through Facilities: Drive-in and drive-through facilities are prohibited within the Downtown Riverfront.

1. Exceptions: Lodging uses are allowed to provide temporary short-term covered parking to allow for pick-up/drop-off and brief transactions.

F. Parking shall be provided as follows:

1. Required number of parking stalls based on use:
  - a. Residential: 1 stall per unit minimum, 2 stalls per unit maximum. No requirement for visitor parking.
    - i. A loading zone in the public right-of-way directly adjacent to the building prime entrance shall be provided for each multiple-family dwelling structure.
  - b. Lodging:
    - i. 1 stall per unit minimum, 2 stalls per unit maximum.
    - ii. 2 visitor parking stalls.
    - iii. 1 parking stall designated for loading.
  - c. Commercial:
    - i. Retail and service oriented uses: none required
    - ii. Restaurants and bars: 1 space per 500 square feet minimum, no maximum.
    - iii. A loading zone in the public right-of-way directly adjacent to a building entrance shall be provided for each commercial building.
  - d. Live-Work: 1 stall per unit minimum, 2 stalls per unit maximum. No requirement for visitor parking.
  - e. Uses not described above shall be provided as per Subchapter 73.010.
2. General requirements for parking
  - a. All parking shall be constructed of a hard surface such as concrete, asphalt, or brick/concrete paver as recommended by the Civil Engineer-of-Record in accordance with Geotechnical Engineering recommendations based on soil borings and data.
    - i. Consideration of alternate pervious paving materials may be approved by the Planning Director.
  - b. No off-street loading zones are to be required unless a building greater than 10,000 square feet is not directly abutting a right-of-way where a loading zone can be accommodated in the public

- realm.
- c. Parking stalls shall be provided within 300' of the building in which it serves.
  - d. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or times). In that case, the total requirements shall be reduced accordingly.
  - e. Lighting of the parking areas shall be directed entirely onto the parking and pedestrian areas and shielded from view from adjacent properties.
  - f. All parking stalls shall be parallel or 90 degree
  - g. At least 40% of required number of parking stalls must be standard size.
  - h. Stall length for 90 degree parking stalls may be reduced by 2'-0" where wheel stop or curb allows for overhang.
  - i. Drive aisle size: 20 feet
  - j. Stall size:
    - i. Parallel: 8'-0" wide by 22'-0" long.
    - ii. Standard 90 degree: 9'-0" wide by 18'-0" long.
    - iii. Compact 90 degree 8'-6" wide by 16'-0" long for compact stalls.

#### G. Bike Parking:

1. For commercial and lodging uses, provide 1 parking space for every 10 vehicle parking spaces.
2. For residential uses, provide an interior secure bike parking area at the rate of 1 space for every 4 units. Additionally, provide 1 exterior bike rack spaces for every 10 residential units.
3. Locate exterior bike parking within 50 feet of main residential and commercial entries for each building.
4. Exterior bike parking areas shall paved with hard surface materials.
5. Exterior bike racks, frames, posts, or other devices shall be durable and made of metal or concrete.

#### H. Parking and Access

1. Parking shall be prohibited between the front of the building and the street.

- a. Exception: For townhouses or rowhouses, one parking stall per unit may be allowed to comply with Subparagraph 34.025 B Setbacks.
  2. Parking must be landscaped per the Off- Street Parking Lot Landscaping Standard found in Section 34.030(I) below.
  3. Internal pedestrian connections shall be provided in parking lots with greater than ten (10) spaces such that no stall is further than 75' from a pedestrian connection. These connections shall be a minimum of five feet wide and distinguished from vehicular areas through changes in elevation or materials.
- I. Off-Street Parking Lot Landscaping: In regulating off-street parking lots, the following landscape standards shall apply:
1. Perimeter landscaping:
    - a. In all parking lots a minimum perimeter of six (6) feet shall be landscaped within the front and side yard setbacks in order to buffer the parking lot. This six (6) foot wide strip shall be landscaped with noninvasive ground cover (including grass), shrubs that are a minimum of three (3) feet high after two (2) years and form a continuous screen, and approved street trees that are a minimum a 2.5" caliper and planted at a rate of one (1) every 25 feet.
    - b. A 3-foot high wall or planter constructed of either concrete or masonry may be substituted for ground cover to screen the sidewalk from parking.
  2. Interior landscaping:
    - a. In parking lots that have more than ten (10) parking spaces, there shall be a minimum of 150 square feet of landscaping per every ten (10) spaces that includes one (1) shade tree for every ten (10) spaces.
    - b. Perimeter landscaping may not serve as a substitute for interior landscaping.
  3. All planting must be approved by the City of Independence in accordance with the landscaping requirements found in Subchapter 54.

34.040 TOPIC 2: HEIGHT/BUILDING MASSING

A. Height: No building height shall exceed three (3) stories or 40 feet in height.

1. Exceptions:

- a. Rooftop penthouses, equipment and stair towers for roof access or rooftop decks may extend up to 52 feet in total height from the ground floor.
- b. Buildings containing lodging uses shall not exceed four (4) stories or 55 feet in height.
- c. Equipment and stair towers for roof access or rooftop decks may extend up to 67 feet in total height from the ground floor for buildings containing lodging uses.

B. Main Entrance/Front Door: A direct pedestrian connection shall be provided from the main entrance on the front facade of the building to the sidewalk.

C. Ground Floor Windows:

1. Commercial/Lodging Uses: Transparent windows shall be required along a minimum of 50% of the length of the ground-level street-facing façade and 60% of the overall ground floor street-facing wall area, defined as the first floor of a building that is used and directly accessible from the exterior finished grade.
2. Residential Uses and the Non-Street Facing Walls of Commercial/Lodging Uses: On other facades, provide windows along 25% of the length of the facade and 20% of the overall façade area. The back of the building has no windows requirement.
3. Commercial doors facing the street shall consist of a minimum of 40% transparent glazing. No glazing is required for ground floor doors in residential uses.

D. Exterior Display: The following exterior activities shall be allowed in the proposed Downtown Riverfront Zone, provided that they leave a five (5) foot clear pedestrian path for unrestricted movement and are an extension of the interior use:

1. Outdoor eating or gathering
2. Outdoor produce markets and flower stands
3. Temporary displays of merchandise or wares (limited in duration to one week).



### 34.040 TOPIC 3: ARCHITECTURAL FEATURES

A. Roof Forms: There is no requirement for either flat or sloped roofs other than they meet the following standard of design:

1. For flat roofed buildings:
  - a. Parapets shall be a minimum of two (2) feet in height.
  - b. Cornices shall meet the following requirements:
    - i. The top of the cornice is a minimum of six (6) inches from the face of the building and the base of the cornice is a minimum of two (2) inches from the face of the building
    - ii. The total height of the cornice on buildings 15 feet or less is a minimum of 12 inches, on buildings between 15 and 30 feet is a minimum of 18 inches, and on buildings taller than 30 feet is a minimum of 24 inches.
2. For pitched roofed buildings:
  - a. Slopes roof should be between 3:1 and 1:1.
  - b. Eaves should overhang a minimum of 12 inches.

### B. Building and Parking Lot Lighting

1. Colored light bulbs and internally lit awnings or canopies shall be prohibited for buildings and within parking lots, except for temporary holiday displays.
2. The following standards shall apply to lighting on buildings and within parking lots:
  - a. Building lighting shall be integrated with the architecture.
  - b. Parking lot lighting shall emit on average 0.6 to 0.8 foot candles and shall not exceed an average height of 30 feet.
  - c. Interior display windows shall be designed to be illuminated in evening hours, with provisions for reduced illumination late in the evening.

### 34.050 Townhomes, Rowhouses and Multifamily Standards

A. Single-family Attached Townhomes, Rowhouses, and Duplexes.

Single-family attached housing (townhome units on individual lots), and rowhouse developments shall comply with the standards in 1-4, below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. Windows. All detached single-family dwellings, townhouses, rowhouses and duplexes shall have vertically-oriented windows. Square or horizontal windows shall be formed by combining multiple window sashes into groupings. Transom windows, and other windows placed above a door or window for ornamental or decorative purposes are exempt from this requirement.
2. Building Mass Supplemental Standard. Within the Downtown Riverfront Zoning District, the maximum number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed four (4) units, or 120 feet (from end-wall to end-wall), whichever is less.
3. Townhome, rowhouse and duplex subdivisions (4 or more lots) may receive vehicle access from a rear alley. Alley(s) shall be created at the time of subdivision approval. As necessary, the city shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks).
4. Street Access Developments. Townhomes, rowhouses and duplexes receiving access directly from a public or private street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better stormwater management.
  - a. When garages face the street, they shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of 4 feet.
  - b. The maximum allowable driveway width facing the street is 24 feet per dwelling unit. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot wide unit may have one 12-foot wide recessed garaged facing the street.

- c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, before building permit issuance.
5. Common Areas. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) shall be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the city before building permit approval.

#### B. Multiple-family housing.

Multiple-family housing means housing that provides three (3) or more dwellings on an individual lot. New multiple-family developments shall comply with all of the following standards:

1. Common open space standard. Inclusive of required setback yards, a minimum of 15 percent of the site area shall be designated and permanently reserved as usable common open space in developments that are at least three (3) acres in size with more than 10 multiple-family or attached single-family dwellings. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements.
2. Private open space standard. Private open space areas shall be required for ground-floor and upper-floor housing units based on all of the following standards:
  - a. A minimum of 50 percent of all ground-floor housing units shall have front or rear patios or decks measuring at least 48 square feet. Ground-floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);

- b. A minimum of 50 percent of all upper-floor housing units shall have balconies or porches measuring at least 24 square feet. Upperfloor housing means housing units that are more than 5 feet above the finished grade; and
  - c. Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking and drives to the greatest extent practicable.
- 3. Exemptions. Exemptions to the common open space standard may be granted for multiple-unit developments of up to 10 units. Exemptions may be granted for the first 20 units of a larger project when these developments are within one-quarter mile (measured walking distance) of a public park; and there is a direct, accessible (i.e., Americans With Disabilities Act-compliant), lighted, and maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation areas such as play fields; children's play area, sports courts, walking/fitness course, or similar facilities.
- 4. Landscaping. All development is subject to the landscaping provisions in Subchapter 54, except as amended in subsection 34.055(B). Recreation areas may be included as part of the required landscaping. All exterior garbage collection areas, recycling areas, and mechanical equipment shall be screened with a sight obscuring fence, wall and/or sufficient landscaping. Unsightly garbage collection areas, recycling areas and mechanical equipment shall be located away from the street.
- 5. Design Review. All new developments and expansion of an existing development shall be subject to the Site Design Review procedures of Subchapter 80.

#### 34.055 Additional Development Standards

In addition to the standards described above, all developments in the Downtown Riverfront Zone shall comply with the following specific standards:

A. Signs. Signs shall be subject to the provisions of Subchapter 58 as amended below.

- 1. Projecting signs may be up to 45 feet above the floor level at the main

entry into the building for lodging uses.

2. Supporting structure for signage may be exposed if it is of an architecturally designed quality.

B. Landscaping. All development is subject to the landscaping provisions in Subchapter 54 as amended below:

1. Subchapter 34 shall identify where buffering and screening is required and the size of each element. Subchapter 54 governs the requirements for buffering and screening where required.
2. Subchapter 34 shall govern setback requirements.
3. Subchapter 34 shall govern lot coverage and minimum/maximum landscape area requirements.
4. Subchapter 34 shall govern the minimum number and placement of trees required.

C. Access. Access points to property from a street shall be located to minimize traffic congestion, and maximum effort shall be made to avoid directing traffic into residential areas. Existing access roads and access points shall be used to the maximum extent possible to serve the greatest number of users. All access roads and driveways shall be surfaced with asphaltic concrete or similar permanent surfacing.

#### 34.060 Downtown Riverfront Zone Design Standards and Guidelines

A. Purpose. In an effort to protect and enhance the downtown core area of Independence, the City has adopted a special set of commercial design standards and guidelines. The Downtown Riverfront Zone Design Standards and Guidelines shall apply only to commercial and mixed use commercial/residential properties that are in the Downtown Riverfront Zone.

B. The design standards and guidelines are intended to:

1. Provide a structure to explain to developers, property owners, architects, planners, elected officials, and citizens what types of projects comply with the community's vision for a vibrant and active downtown riverfront.
2. Ensure that future development is consistent with the downtown core's

existing pedestrian-oriented scale of buildings while also addressing the unique opportunity of the riverfront.

3. Strengthen the downtown as the heart of the community, and as the place for people and business.
4. Enhance the physical appearance of downtown through high-quality design.
5. Maintain and enhance the historic character of Independence.
6. Connect downtown more directly with the riverfront through pedestrian and biking connections.

C. Applicability: All new construction and all remodels costing more than 60 percent of the existing building's assessed value are required to meet the Downtown Riverfront Design Standards or Guidelines in addition to, the development standards and additional development standards found in this subchapter. When a conflict exists between this subchapter and the Independence Development Code, standards contained in this subchapter shall apply.

D. Design Standards and Guidelines: The design standards and guidelines help guide the development and redevelopment of properties within the Downtown Riverfront Zone. They are intended to provide a framework for how Downtown Independence should look, function and feel.

E. The design standards and guidelines consist of two primary elements:

1. Intent Statement/Design Guideline: Presents the big idea or goal to be accomplished through the standard (ex. "Create a streetscape at the ground floor that is active and inviting")
2. Approach(es): Lays out the methods which applicants can use to meet the Intent Statement (ex. "Divide the ground floor into architectural bays").

F. Application Process: Planning staff or the Planning Commission (as described below) shall approve, approve with conditions, or deny an application based upon compliance with the design standards or guidelines. Approval shall be obtained from the review authority prior to the issuance of a building permit for all non-exempt development. Non-exempt development in the Downtown Riverfront Zone has two tracks for obtaining development permits.

1. Track 1 - Administrative Review of Compliance with Design Standards.
  - a. Under the Track One process, the applicant is provided with a "menu" of clear and objective approaches that they can choose in order to meet the design standards and guidelines intent statements. A Track 1 application is reviewed administratively by City of Independence Planning Staff as a Type 1 Action.
  - b. In many cases, the same approaches are presented as a means to achieving different design standards. In the event that a specific approach has already been used to meet a previous design standard, the applicant is required to choose an alternative approach for another design standard or another requirement within the design standard. The applicant is required to meet all of the design standards.

2. Track 2 – Discretionary Review of Compliance with Design Guidelines.

- a. If an applicant chooses not to respond to the design standards and instead proposes a more creative response to meeting the intent statements, they follow a Track Two process. The intent statements become the criteria for determining whether or not the objective of the design standard is being accomplished. The applicant is required to explain via a narrative and basic drawing set (site plan, building elevations and materials board) how the project meets the design guideline/intent statements.
- b. Applicants who opt for the Track Two approach are required to meet all of the intent statements/design guidelines i.e. they must go through design review, a discretionary process, to explain how their project will meet all the design guidelines. The project shall be reviewed by the Planning Commission for compliance with the design standards and guidelines as a Type II action.

D. Approval Process. Under the Track One process, the City of Independence Planning Staff shall use the standards in this section to ensure compliance with the development and design standards. Under the Track Two process, the City of Independence Planning Commission shall use the intent statements in this section to ensure compliance with the development standards and design guidelines.

E. Design Standards and Guidelines.

1. Building Divisions

- a. Intent Statement/ Design Guideline: Build upon Independence's historic downtown architecture by creating an attractive and unified tripartite façade that celebrates the ground floor and the middle and top of the building.
- b. Approaches: Create street-facing building facades that articulate a clear and distinct base, middle, and top to break up the vertical massing of the building. Utilize banding and changes in color and/or material to emphasize horizontal breaks in the building plane. This standard applies to buildings of all heights and number of stories.
  - i. Ground Floor Base: The base of the ground floor extends from the top of the finished grade or sidewalk to the bottom of the window sill. In order to create a discernible base that anchors the building, applicants shall include at least one of the following elements in the base of the ground floor:
    - Projected window sills (12 - 24 inches above grade)
    - Masonry or finished concrete plinth
    - Bulkhead constructed of concrete, brick, or stone
  - ii. Ground Floor Middle: The middle of the ground floor is typically comprised of a storefront window. The middle section of the ground floor should contain at least one of the following elements:
    - Integrated horizontal and vertical window mullions
    - Window planter box
    - Decorative building light fixture or wall sconce.
  - iii. Ground Floor Top: The top of the ground floor façade is the area between the storefront and the upper stories of the building. The top of the ground floor should contain at least one of the following elements:
    - A marquee or projecting blade sign (8'-12' above grade)
    - Sign frieze
    - Storefront awning or canopy (8'-12' above grade)
    - Storefront cornice or belt course
    - Transom Window
  - iv. Middle: The middle of the building often contains smaller,



vertically-oriented windows to reflect changes in use on upper floors. To distinguish the middle of the building from the top and base, applicants should incorporate two of the following types of elements:

- Vertically oriented windows
- Changes in color
- Stepbacks
- Horizontal band(s)/signage bands
- Bay windows
- Balconies
- Brick reveal/soldier course (vertically oriented brick)

*Note: Horizontal bands should be a minimum of 8 inches high (the length of a standard brick) and can be formed by a change in materials, color, brick orientation, or by projecting materials from the face of the building.*

- v. Top: The top of the building shall include a “cap” element at the upper most portion of the facade in order to visually terminate the building face and emphasize a distinct profile. To create visual interest at the top of the building, applicants shall incorporate one of the following elements:

- Cornice or projected parapet
- Hipped or gabled roof
- Roof top gardens that consist of plant materials visible from the sidewalk and street
- Roof overhang that unifies the façade over articulation in the middle zone of the building.

*Note: Roof gardens represent a unique and beneficial approach to treating the top of the building. Beyond their aesthetic benefits, rooftop gardens help manage stormwater run-off that would otherwise go into storm sewers, aquifers, and streams. In addition, rooftop gardens help mitigate the heat island effect by reducing the temperature and, therefore, providing energy savings and air quality. Green roofs can also provide a food source.*

## 2. Pedestrian Engagement

- a. Intent Statement/ Design Guideline: Create a streetscape at the ground floor level that is active and inviting to passing pedestrians, bicyclists, and motorists by incorporating vertical and horizontal divisions, cohesive and repetitive architectural elements, and welcoming entries into the street-facing facade that are understandable at the human scale.
- b. Approaches: Architectural bays are the larger “building blocks” of a pedestrian- oriented ground floor. They create a sense of rhythm and break down a large building into pieces. Repetitive architectural elements within these bays further create a sense of rhythm and offer components that can be understood at a human scale. When paired with prominent entries, these elements translate into an inviting storefront presence along the sidewalk that is easily accessible and reflects historic precedents of gracious retail spaces. As pedestrians pass, there are many parts of the building upon which the eye can linger that help establish a sense of scale.
  - i. Divide the ground floor of commercial storefronts into distinct architectural bays that are a maximum of 30 feet wide measured from the center line of the columns. For the purposes of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.
  - ii. Provide a minimum of two of the following architectural and decorative elements that are to be repeated within each distinct architectural bay:
    - Clerestory or transom windows
    - Overhangs (canopies, awnings)
    - Plinths or columns (minimum of a pair)
    - Decorative lighting (minimum of a pair)
    - Signage (awning, blade, wall or window)
    - Canopies or overhangs
    - Storefront frieze, horizontal sign band, or a belt course above transom window on a mezzanine level
    - Window plant box (minimum of one per window)
    - Medallion (minimum of a pair).

*Note: The depth of all canopies and awnings shall be a*

*minimum of 5 feet measured from either the face of the column or the street-facing elevation.*

iii. Create a prominent entry by incorporating three or more of the following elements:

- Glass entry doors
- Clerestory or transom windows
- Glass windows that flank the door
- Recessed entry bays
- Signage (awning, blade, wall or window)
- Decorative lighting (minimum of a pair)
- Pavers and colors that mark entry to the building
- Awnings or canopies

*Note: Awning and blade signs shall be a minimum of 8' 6" off the ground and not exceed 12% of the building elevation area, with a maximum sign face area of 60 square feet. Wall signs shall not exceed 8% of the building elevation on the primary frontage, with a maximum sign face of 60 square feet. Window signs shall not exceed 15% of total window area.*

### 3. Corner Reinforcement

- a. Intent Statement/ Design Guideline: Emphasize the intersection of streets to provide dynamic public spaces where people's paths intersect, articulate gateways into and within a district, provide a means of way finding, and reflect historical structures of import in the downtown.
- b. Approaches: Street corners where two streets intersect and paths meet should be designed as a node of social and economic activity. This should be achieved through a distinctive architectural treatment. Incorporating strong architectural elements at street corners not only creates a more visually interesting built environment but also helps pedestrians read and understand city blocks by creating memorable design elements at the corner of each block. Choose one or more of the following architectural and site planning strategies to emphasize the corner:

- i. Locate the primary entry to the building at the corner of the building or within 50 feet of the corner of the building
- ii. Incorporate prominent architectural elements, such as increased/decreased height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 50 feet of the corner of the building
- iii. Chamfer the corner of the building (i.e. cut a corner at a 45-degree angle at a minimum depth of 10 feet from the corner) and incorporate a combination of paving materials that are not concrete, street furnishings, and plantings.

#### 4. Transitions from the Public Realm

- a. Intent Statement/Design Guideline: Design safe and friendly semi-public transitions between the public and private realms (between the sidewalk and building) that allow people to gather informally and interact with pedestrians in a more intimate space.
- b. Approaches: To reinforce the pedestrian realm and encourage people to gather, applicants shall implement one of the following:
  - i. Courtyards: incorporate a small courtyard into the design of the street-facing facade. Further embellish the space by incorporating exterior lighting, paving, benches, and planter boxes.
  - ii. Recessed zone: create a small, covered transition zone between the sidewalk and the front door. Define this space with lighting, paving, and storefront windows and doors.
  - iii. Corner of buildings: create meeting places at the corner of the building by chamfering the corner of the building. Define the space with special paving and lighting.
  - iv. Arcade/porch: Set the front door and the primary street-facing facade a minimum of 5 feet clear behind an arcade.

*Note: When approaches above are used in buildings along Main Street, their use shall not prevent an applicant from meeting the*

*Build-to-Line Standard requiring 100% of the building being placed along the front-edge of the property line.*

*Note: Where possible, windows should be incorporated into all walls that face courtyards. These windows should be large enough to encourage interaction between inside and outside.*

*Note: Arcades are typically located on the front property line. Other architecture and landscape architecture elements that allow people to gather include pergolas, moveable planters, and wrought iron or other types of transparent decorative metal fences. For arcades, spacing between detached columns or posts forming the arcade along buildings less than 50 feet in length should be a minimum of 5 feet apart and a maximum of 10 feet apart. Columns for buildings greater than 50 feet in length should be spaced a minimum of 10 feet apart and a maximum of 20 feet apart.*

## 5. Materials

- a. Intent Statement/ Design Guideline: Promote the use of traditional and contemporary architectural materials that provide a sense of permanence and reflect the history of the City without replicating traditional building practices.
- b. Approaches: The applicant shall incorporate one of the following primary building materials into the street-facing facade, covering a minimum of 40% of the street-facing facade or greater:
  - Brick
  - Stone
  - Stucco

*Note: Where possible, use local materials found within the region.*