

Section 29-4.6 - Design standards and guidelines (excerpt)

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(c) *Design standards and guidelines.*

- (1) *Entries.* Each principal building shall have one or more operating entry doors facing and visible from an adjacent public street. The location of the entry on the building façade shall be emphasized by the use of different materials, wall articulation around the entry, or foundation plantings around the entry.
- (2) *Transparency.*
 - (i) When the primary use of the ground floor frontage of a structure categorized as food and beverage service, office, personal services, or retail in Table 29-3.1, a minimum of twenty (20) percent of each façade area that faces a public street shall be composed of transparent materials.
 - (ii) At least one-half (½) of this amount shall be provided so that the lowest edge of the transparent materials is no higher than four (4) feet above the street level.
 - (iii) If the director determines that transparent materials are not practical for security reasons or based on the nature of the permitted ground floor use, an alternative treatment providing equivalent or better visual interest may be approved.
- (3) *Wall plane articulation.* When the primary use of the building is not categorized as industrial in Table 29-3.1, each façade greater than one hundred (100) feet in length abutting a public street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet.
- (4) *Roof shape.*
 - (i) When the primary use of the building is not categorized as industrial in Table 29-3.1, and the building has a sloping roof, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline shall be incorporated for each one hundred (100) lineal feet of roof.
 - (ii) When the primary use of the building is not categorized as industrial in Table 29-3.1 and the building has a flat roof, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each one hundred (100) lineal feet of façade.
- (5) *Canopies and awnings.* All canopies and awnings shall be mounted with a minimum vertical clearance of seven (7) feet between sidewalk grade and the bottom edge of the canopy or awning.
- (6) *Loading dock and delivery areas.* Loading dock doors and delivery areas shall be located at the rear of buildings to separate customer and employee traffic from loading and service vehicles. The director may permit alternative locations when:
 - (i) Such location would result in docks or delivery areas being adjacent to R-1, R-2, or R-MF zoned lands;
 - (ii) Such location would result in excessive or unnecessary impervious surface on the development site;
 - (iii) Evidence can be shown that the alternative location will not impact public safety or site circulation; and

- (iv) Alternative loading dock/delivery area are recessed from the building façade such that all loading/unloading activity occurs outside any adjacent public right-of-way.