

10/10/01

ORDINANCE NO. 4072

**Ordinance Imposing Design Standards for Facades
within all Commercial Zones, Section 17.49, 17.50, 17.51, and 17.52 of the Land
Development Ordinance**

17.49 Facades

These design standards for facades, security gates, and exterior lighting shall be applicable to zones C-1, C-2, C-3, C-4, and C-5.

A. Design standards

- 1.00 The facades of newly-constructed buildings, or renovations of existing facades shall maintain the architectural harmony of the zone.
- 1.01 *New construction or renovation:* New buildings and façade renovations shall be designed so that their appearance reflects the historic development patterns of the existing mixed-use buildings within the commercial districts. All new construction and/or exterior improvements to mixed use buildings shall be designed so as to be harmonious with the existing neighboring buildings in terms of material, height, scale, façade proportions, window patterns, color, decorative features and architectural styles. Styles of other periods may be permitted provided that they are determined to be harmonious with the existing architectural style of the zone.
- 1.03 *Matching of cornice lines:* At the top of the base, and as recommended where neighboring buildings provide cornices or belt lines, a visual cue or indicator such as cornice, belt coursing, a change in glass-to-solid ratio, or any other indicator consistent with the design, proportions, and materials of the base shall be provided.
- 1.05 *Façade renovation:* the applicant should...
 - a. retain and maintain all building cornices, features and details; and not remove a building cornice without providing a compatible new cornice of similar scale and detailing.
 - b. maintain the rhythm, size and shape of upper floors, windows and associated trim and moldings.
 - c. reopen previously in-filled windows, and not fill or alter window openings.
 - d. not enclose or remove elements, such as transom windows, or display windows.
 - e. not locate air conditioners in street elevation windows or create new openings for thru-wall air conditioners that are visible from the street.

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- 1.06 *Incongruous features*: Incongruous features including but not limited to air conditioners, radio or telephone antenna, wireless telecommunications apparatus, ductwork, loose wiring, or other fixtures not otherwise identified herein as permitted façade features, are not permitted in any façade treatment or other area visible from the street.
- 1.07 *Grandfathering*: Any change to the exterior structure shall void the legality of any “grandfathered” non-conforming feature, whether that feature be a sign, a security gate, an awning, a door or window, or other feature regulated by these standards, and the new building owner or commercial tenant must correct non-conforming features to adhere to these standards, or be subject to enforcement and penalty.
- 1.08 *Roof-top fixtures*: Heating, ventilation and air conditioning (“HVAC”) fixtures, mechanical units, elevator shafts, skylights, wireless telecommunications apparatus and equipment cabinets, solar panels, and other fixtures on rooftops shall not be visible to pedestrians on the street. They must be setback far enough to be out of view of a pedestrian on the opposite block below, or screened by appropriate, architecturally harmonious screening.
- 1.09 *Ductwork*: Restaurant ventilation ductwork shall not be visible to pedestrians on the street; where possible it should be installed within the wall, or to the rear or side of the building in a position that is out of the public view, or screened from view.
- 1.10 *Preservation of architectural features*: No fixture of any type should be affixed to any building in a way that damages, or obscures architectural design features of the building. In any building renovation, traditional design features of the commercial building should be preserved. Traditional features include the kick plate (the area below the display window), display windows, clerestory windows (above the display window), transoms (window above the entry door), the sign band, angled entry doors on building corners, recessed central entry doors, building belt lines, lintels, cornices, and parapets.
- 1.11 *Building materials*: Acceptable building materials for renovation or redevelopment include, but are not limited to:
- a. Brick and stone masonry, or stucco cast concrete to simulate these
 - b. Wood or simulated wood details, such as window frames or shutters
 - c. Finished painted metal and sheet metal, such as alpolitic panels
 - d. Clear or lightly tinted glass
 - e. Stone or ceramic tile
 - f. Concrete or stone lintels
 - g. Wood, simulated wood, concrete, or stone columns
 - h. Stucco shall only be permitted above first floors

- 1.12 *Unacceptable building materials:* Unacceptable building materials include, but are not limited to:
- a. Rustic materials, such as wood shakes, shingles, barn board, Texture 111 siding or other plywood siding, or rustic finishing techniques
 - b. Vinyl or aluminum siding
 - c. Glass block
 - d. Indoor-outdoor carpeting or astro-turf
 - e. Corrugated metal or fiberglass
 - f. Drive-it or similar materials
- 1.13 *Maintenance:* Building façades, signage, windows, and all display elements visible to the public must be maintained in good structural and visual condition. Fading, frayed, disconnected, unseasonal, untimely, or otherwise neglected elements are not permitted to be on display in the district.
- 1.15 *Blank Walls:* Blank Walls facing the commercial corridor
- a. Display windows are recommended at grade.
 - b. Where display windows cannot occur, decorative architectural treatments, plantings, murals, or other visual element in keeping with the architectural style of the area or shopping district are required to eliminate blank walls with no visual interest.

2.0 **Color Management:**
(Reserved)

17.50 Windows and doors

17.50.010 Definitions *(from 5.120.01 insert here)*

As used in this chapter, the following terms shall have the meanings indicated:

“Person” means any individual, partnership, firm or corporation.

“Public View” means any window display area or any part thereof which may be lawfully viewed by the public or any member thereof from a sidewalk, street, alleyway, open air parking lot or from any adjoining neighboring premises.

“Window display area” means any area within the corners of a window frame normally used for the display of merchandise for retail sale to the public.

17.50.020 Use of Window display areas

- a. No storage of materials, stock or inventories shall be permitted in window display areas ordinarily exposed to public view, except when necessary in the course of changing displays and then only temporarily for a reasonable period of time.

- b. *Display windows:* All retail uses shall have display windows constituting a minimum of seventy percent (70%) surface area at grade, and the bottom edge of the display window(s) shall be no more than four (4) feet in height above grade. The glass is to be clear and not tinted, except that film to block ultraviolet sunlight is permitted. All window frames shall be of a color that is complementary to the façade color scheme.
- c. *Interior visibility:* Product displays and/or store signage is permitted to occupy no more than 25% of the glazed area of the storefront. The interior of the store should be clearly visible from the sidewalk through the display window.
- d. *Main entry doors:* Business entry doors shall be composed chiefly of clear glass, and the interior of the store shall be visible from the sidewalk through the door.
- e. *Cleanliness:* The glass of the display windows and doors shall be kept clean at all times.

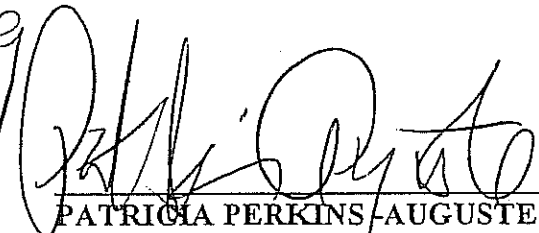
17.51 Security Gates

- a. *Permitted security gates:* Security gates that are manually or power operated, that utilize an open linkage design, and that are mounted only on the interior of the window glass and/or entry door(s) are permitted.
- b. *Prohibited security gates:* The following security gate systems are prohibited:
 - a. Solid, metal security gates that obscure the view into the store.
 - b. Gates covering the exterior of the facade at grade.
- c. *Preferred alternative to security gates:* "Hurricane" high-impact glass is a recommended alternative to security gates in the zone.
- d. *Nonconforming gates:* Nonconforming gates shall not be rebuilt, replaced, enlarged, or altered unless made to conform to regulations.

17.52 Exterior lighting

- a. Lighting fixtures must illuminate façades, entrances, and signage; they may also be used to decoratively illuminate façade architecture
- b. Lighting must enhance, not obstruct, visibility of street for residents/offices above grade, and therefore must avoid casting glare into upper story windows. Display window lighting should contribute to exterior lighting of the pedestrian area,
- c. The use of flashing or blinking lights is prohibited.

PASSED: Sept 22, 2009

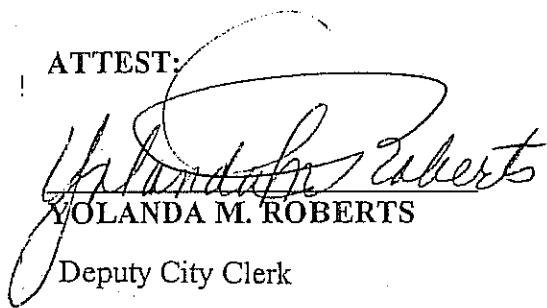


PATRICIA PERKINS-AUGUSTE
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APPROVED: 9/23/09



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ATTEST:

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