

City of Ridgefield

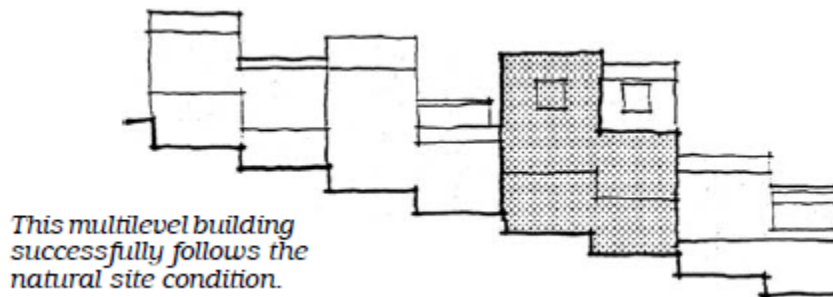
Commercial Site Design and Architectural Standards

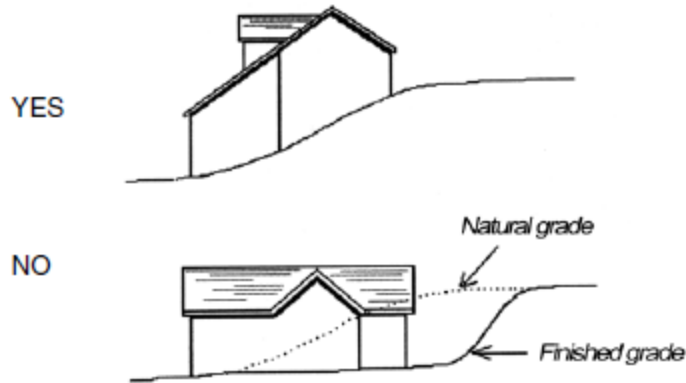
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The design standards of this chapter are intended to encourage building design and site planning so that development relates visually and physically to the surrounding area, compliments the existing character of specific neighborhoods, and promotes pedestrian activity. The standards are also intended to provide options that allow for creativity and diversity in project design and increase public awareness of design options while ensuring the goals and intent of the Comprehensive Plan are met. The design elements are intended to foster a cohesive pattern of development that supports pedestrian activity. These standards shall apply to property zoned Commercial Neighborhood Business (CNB), Commercial Community Business (CCB), and Commercial Regional Business (CRB) within the City boundary.

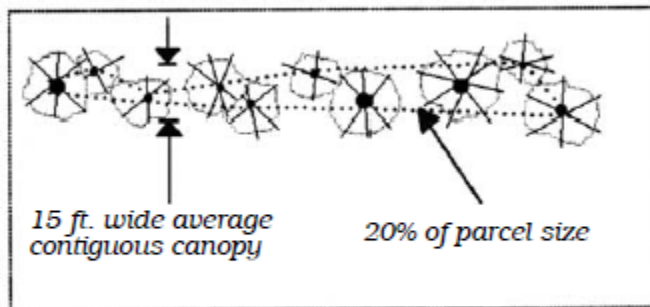
18.230.050. Site Planning

- A. Natural site conditions.** Site development should be designed to reflect the natural conditions of the site including topography and existing vegetation. The following standards will help to achieve this and are applicable to all commercial development.
1. Retain natural vegetation on underdeveloped portions of sites with approved site plans.
 2. Maintain natural topography. Buildings and parking lots shall be designed to fit natural slopes rather than re-grading the slope to fit a particular building or parking lot design. Cuts and fills on a site shall be balanced and finished grades shall not include any retaining walls that exceed six feet.





3. Incorporate approximately 20 percent of significant vegetation into site plan. At least 20 percent of natural significant vegetation shall be incorporated into required landscaping and retained indefinitely. The 20 percent calculation shall be based upon significant vegetation currently on the site.

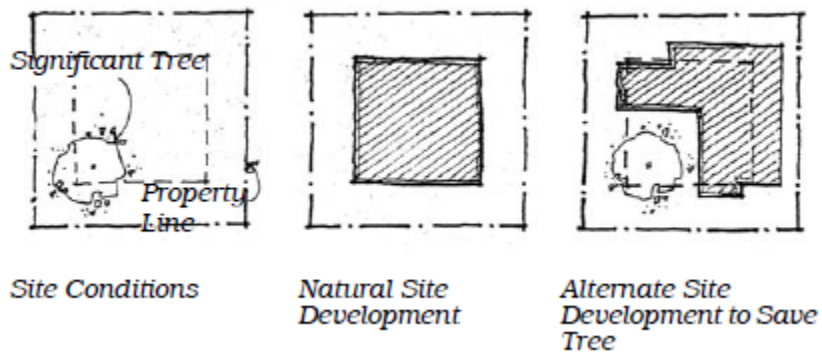


Natural vegetation may meet on-site tree requirements.

- a. Parking stalls shall comply with RDC 18.720
 - b. Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant trees or tree clusters to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard to be reduced to less than five feet.
4. Replace lost trees which were intended to be retained. Any tree proposed or required to be retained which is subsequently lost or destroyed must be

replaced with at least three six-foot high trees, or one 18-foot high tree, or one 12-foot high plus one six-foot high tree of the same species.

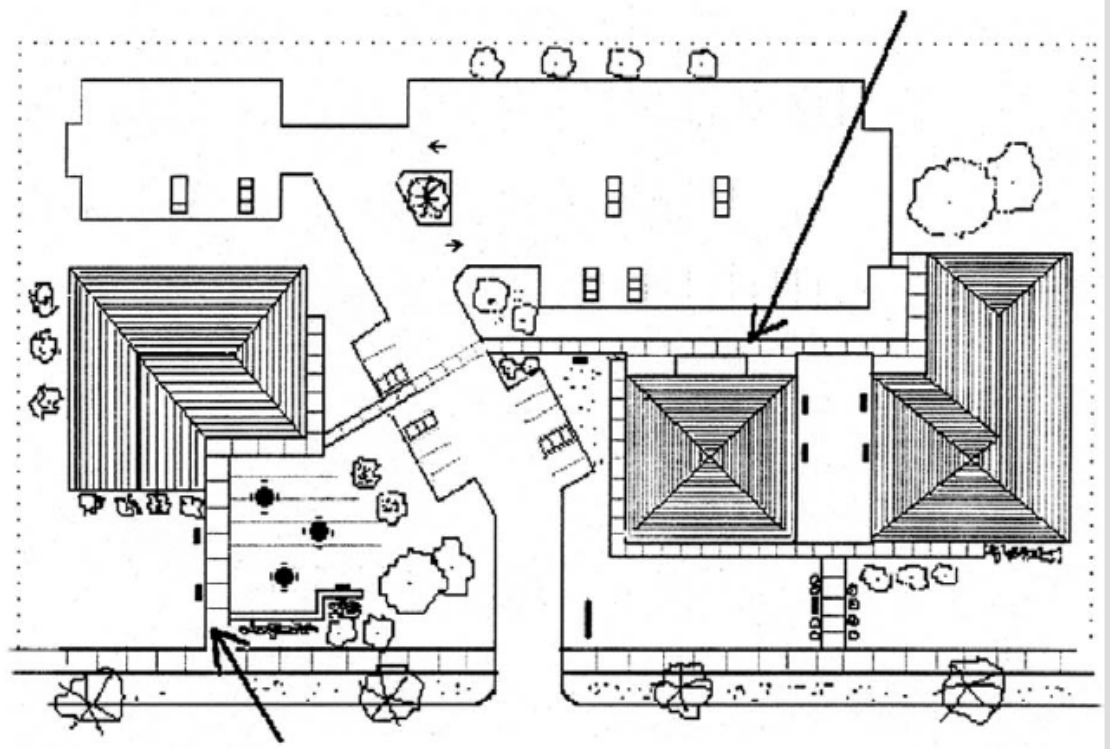
5. Retain the natural symmetry of trees. Topping of trees is prohibited unless recommended by a certified arborist for health or safety reasons. Limbing-up may be appropriate if sufficient crown is retained to preserve the tree's fullness and health.
6. Maintain health and fullness of natural vegetation and buffer areas. Areas of natural vegetation shall be retained over time. To ensure this, saplings of coniferous trees should be allowed to replace older, less healthy trees. However, it may be prudent to thin out some saplings to avoid overcrowding if existing trees are healthy and full. A healthy and typical spacing of larger trees in a natural environment is about 12 to 15 feet on center. Selective thinning and maintenance may be allowed if this spacing is retained, subject to City approval. The order of preference in trees to be maintained under a thinning maintenance program is:
 - a. Healthy coniferous trees with a 10 inch or greater trunk diameter measured at 5 feet above grade.
 - b. Healthy coniferous trees with a 6 inch or greater diameter measured at 5 feet above grade.
 - c. Smaller saplings of coniferous trees.
 - d. Deciduous trees.
7. No trees shall be removed under a thinning or maintenance program if such removal results in tree spacing greater than 15 feet on center, except to remove dying or dangerous trees as determined by a certified arborist. Full understory shrubbery shall be retained, except to remove dangerous, noxious, or non-native species (e.g. blackberry, or scotch broom).



B. Primary walkway standards. A primary walkway is the main pedestrian walkway which connects a building entrance to the public right-of-way. Primary walkways are required.

1. Link commercial buildings to their primary frontage street with primary walkways. All primary structures must be served with primary walkways which directly link the buildings main entrance with the street on which the building is located.
2. Assure that primary walkway width is proportional with the scale of the project. On projects with less than a 20,000 square foot footprint, primary walkways must be a minimum of five feet in width. Projects with footprints 20,000 square feet or greater shall provide a primary walkway eight feet in width.
3. Differentiate walkway surfaces. Primary walkways must be visually distinct from parking lot and driveway surfaces and shall be characterized by concrete or masonry materials. Walkways flush with asphalt or vehicular paths shall have a distinct pattern and texture. (e.g. brick pavers or stamped concrete). Paint or appliques will not meet this requirement. Walkways must be functionally separate from parking lots and driveways except where the walkway and driveway cross.
4. Accent walkways with significant landscaping. One side of all primary walkways must be landscaped except where they cross driveways. The minimum width of landscaping shall be a minimum of five feet.
5. Accent primary walkways with lighting and seating. Primary walkways must include lighting in accordance with RDC 18.715 and seating areas. One bench shall be required for every 200 feet of walkway length. One bench shall be required regardless of length.
6. Chain link fencing shall not be used to separate pedestrians from vehicular traffic.

Secondary walkways connect each building and are distinct from parking lot surfaces. Notice the direct route between buildings.



Primary walkway connects building's main entrance with the public sidewalk. Notice how the outdoor plaza provides a visual focus to the site while enhancing the pedestrian environment.

- C. Secondary walkway standards.** Secondary walkways are those that provide for pedestrian movement between building without depending upon parking lots or landscape areas for such movement.
1. Link each building with walkways. All buildings designed for commercial use or business access shall be linked to each other by a secondary walkway system. Walkway layouts should promote the shortest distance between building entrances. Long circuitous routes should be avoided. Public sidewalks may be considered part of the walkway system if they provide convenient movement between structures.
 2. Ensure adequate walkway width. Secondary walkways shall be at least four feet in width.
 3. Differentiate walkway surfaces. Secondary walkways must be visually distinct from parking lot and driveway surfaces and shall be characterized by concrete or masonry materials. Walkways flush with asphalt or vehicular paths shall have

a distinct pattern and texture (e.g. brick pavers or stamped concrete). Paint or appliques will not suffice to meet this requirement. Walkways must be functionally separate from parking lots and driveways except where the walkway and driveway cross. This requirement shall not apply if public sidewalks are used to facilitate convenient movement between structures.

4. Secondary walkways shall not be used for parking stalls, nor may parking stalls be used for secondary walkways. Ramps or loading areas of handicapped stalls may, however, be part of secondary walkways, subject to ADA compliance.

D. Outdoor common area standards. A common area is a designed outdoor space which encourages outdoor activities and leisure in outdoor spaces associated with commercial development. Required common areas must be provided on site, unless otherwise allowed by subsection (5) of this section, but may be enlarged and extended into city rights-of-way to connect with the sidewalk, subject to city public works department approval.

1. Provide common area of a size proportionate to development. Commercial development greater than 2,000 square feet in floor area shall include common areas equal to 10 percent of the gross floor area of the building to which they apply, excluding garages, warehouses, and similar unheated support structures.
2. Common areas must include trash receptacles and casual seating and/or tables. Common areas must be one of (or a combination of) the following:
 - a. BALCONY, TERRACE OR COVERED COLONNADE – providing a minimum walking width of eight feet and which also incorporates seating areas.
 - b. PLAZA – with colored or textured pavement surface, e.g., brick, stone, exposed aggregate concrete or colored and textured concrete. To provide pattern and enhance the texture of the pavement, concrete surfaces shall be scored or otherwise divided into smaller sections.
 - c. POCKET PARK – developed between or in front of buildings which include landscaped areas of grass, trees, shrubbery and flowers, combined with limited paths and pavement areas for casual tables and/or seats.
 - d. OFF-SITE COMMON AREAS – For structures with less than 5,000 square feet of floor area, any of the above common areas which are within 250 feet of the subject site and are at least as large as the required common area for the subject site meet common area requirements and do not have to be repeated. This does not imply that the off-site common area must be accessible for the subject site's use. It merely develops an appropriate density for outdoor common areas in a given area.

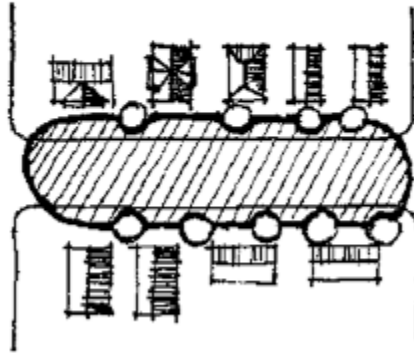
3. Locate common areas in view corridors. Where view corridors occur on a site, common areas shall be located within the view corridor.
4. Provide direct access to common areas with pedestrian walkways. Common areas (or outdoor stairs leading to common areas) shall be easily accessible to customers from the public right-of-way by either primary or secondary walkways.
5. Provide outdoor seating where people want to sit. Pedestrian seating is encouraged in locations which allow enjoyment of sun and protection from wind and rain. Locate seating so that users can observe the activities of the street or enjoy a scenic view.
6. Allow activities in common areas. To assure full use and benefit of common areas to the property owner, the following activities are allowed in common areas:
 - a. FOOD OR FLOWER CARTS – limited to one portable food or flower handcart, provided such cart does not impede pedestrian flow. Common areas larger than 2,000 square feet may have up to two carts. Carts shall be on private paved common area, subject to owner approval and health department permit requirements. Carts must be portable and be stored away after hours.
 - b. TEMPORARY ART DISPLAYS – allowed in private common areas, subject to owner approval, and subject to city permit requirements.
 - c. OUTDOOR SALES – (e.g., farmers’ market) allowed one day per week.
 - d. OUTDOOR DINING – up to one seat per 20 square feet of common area is allowed as a bonus (in addition to seating regulated by parking requirements), provided such seating does not impede pedestrian flow.
 - e. TRANSIT STOP – Common areas may double as a transit stop if they conform to both transit stop and common area requirements.

E. Commercial setbacks. Locate structures near front setback line.

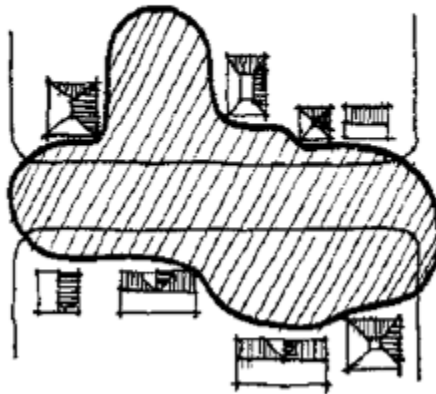
1. At least 50 percent of the primary structure’s front facade shall be placed on the front setback line (unless retention of significant vegetation warrants an increased setback). Additional structures on the site shall be likewise placed on the front setback line unless they are located behind other structures on the site. The remaining portion of the building may be stepped back to accommodate common areas or parking. However, no more than 50 percent of required parking may be located forward of the front facade of a building.
2. In determining side yard setbacks, consideration should be given to how the location of the structure(s) will affect views from adjacent parcels and how vehicular access to rear parking areas can best be achieved. Total combined side

yard setbacks may be allotted as desired except that a minimum of five feet on any one side is required.

Consistent streetfront setback produces organized spatial enclosure.



Inconsistent setback and site design produces irregular and often incoherent enclosure.



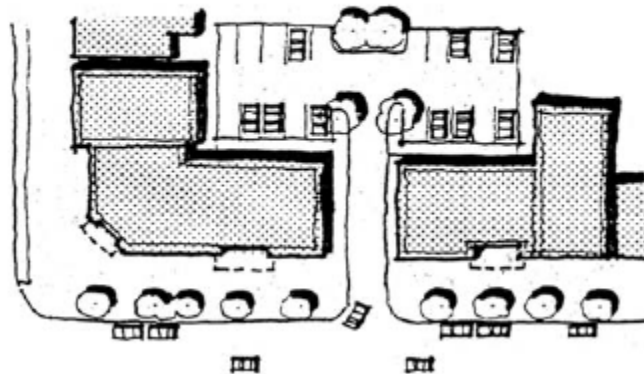
F. Parking lot standards. The following standards apply to all commercial uses and development.

1. Limit the number of curb cuts. To maximize landscaping at the street face, curb cuts for driveways shall be limited to one cut per parcel frontage or one cut per 200 feet of parcel frontage, subject to public works standards driveway separation requirements.
2. Limit driveway widths to maximize landscaping at the street. To further maximize landscaping at the street, one-lane driveways may be no wider than 15 feet, two-lane driveways may be no wider than 24 feet and three-lane driveways may be no wider than 34 feet except that necessary flaring of the driveway may occur between the inner edge of the sidewalk and the gutter.

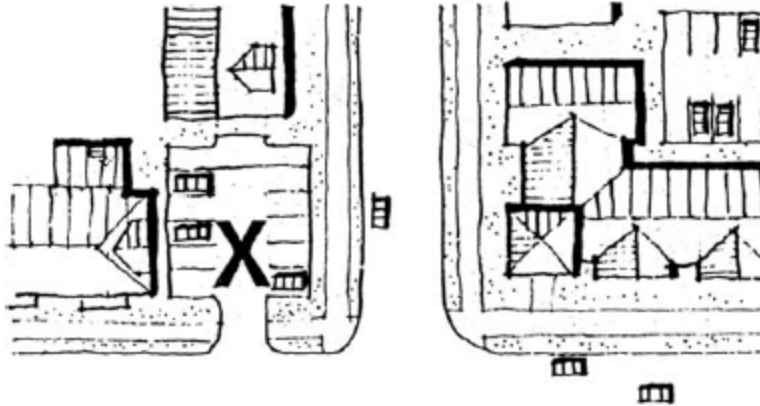
3. Conform to lighting standards in RDC 18.715.
4. Incorporate pedestrian ways into parking lot. Pedestrian ways, including walkways and crosswalks, shall conform to the on-site walkway requirements above.
5. No more than 50 percent of required parking may be located forward of the front facade of a building. In this context, the front facade of the building shall be any side facing or abutting the street providing primary access to the site. If a site has frontage on more than one street providing primary access, it shall be the longest of its street frontages. If the frontages are of equal length the street with the highest classification (eg. arterial and collector) shall be the primary access.
6. Parking spaces in front of the main building entrance interfere with entrance visibility and access and are prohibited.
7. Driveways running perpendicular to property lines may cut through perimeter area landscaping in setback areas, but they may not run parallel to property lines through perimeter landscaping in setback areas.
8. Parking lots shall be no closer than 40 feet to any parcel corner where two streets converge.

ACCEPTABLE

Parking behind shops

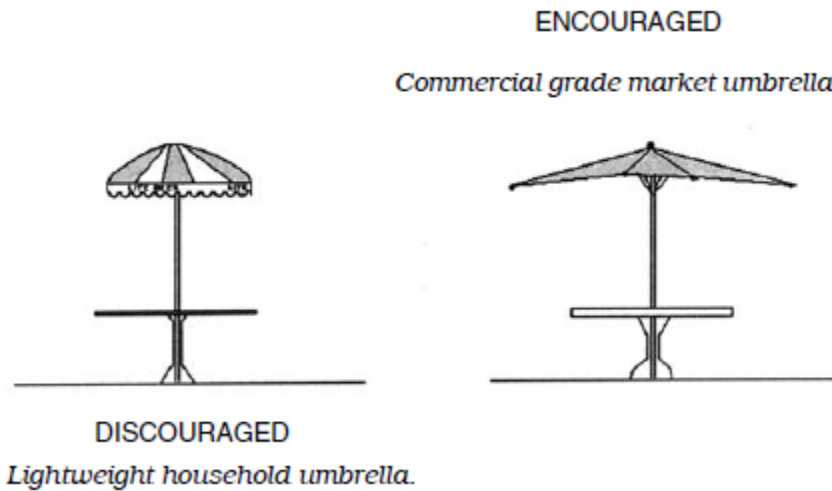


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Street corners are not appropriate locations for parking lots.

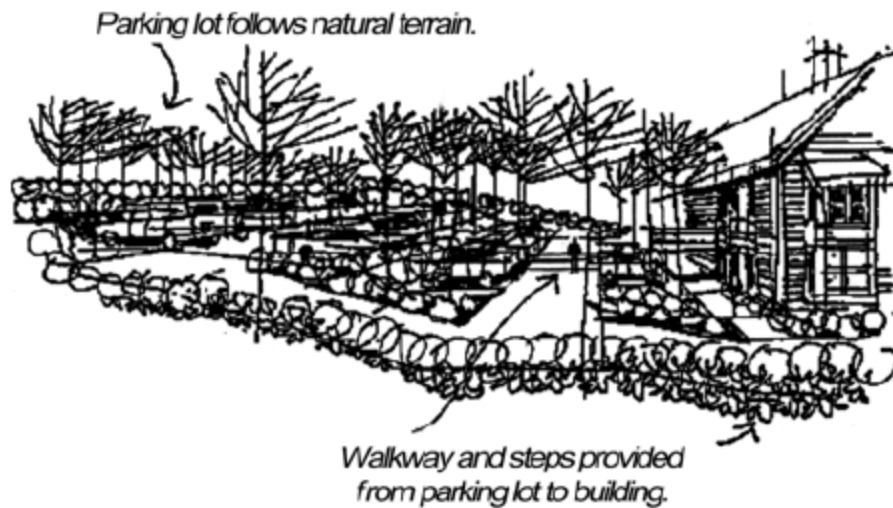
- G. Fences.** The following standards are applicable to all uses and development:
1. Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood, chain link with vinyl, or composition sheeting as a fence material is not permitted.
 2. Limit chain link to nonvisible areas. In areas not visible from any city right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned, coated chain link fencing with matching posts and rails shall be required.
- H. Outdoor lighting standards.** All lighting shall comply with RDC 18.715.
- I. Outdoor furnishings.** The following requirements will assure consistency in outdoor furnishing design in public rights-of-way. They are applicable to all commercial uses.
1. The use of commercial grade outdoor furniture designed for heavy public use is required. Outdoor furnishing shall be a commercial grade designed for heavy public use. Lightweight resin, wire or iron furniture as typically sold in discount stores for residential use is prohibited.
 2. Choose canvas or mesh fabric umbrellas. All umbrellas on public rights-of-way shall be made of fade resistant canvas or mesh fabrics or materials which filter sunlight. Colors shall be coordinated with approved color scheme for development. Umbrellas with product advertising are prohibited.



3. Choose market-type umbrellas in public rights-of-way. All umbrellas on public rights-of-way shall be market-type umbrellas. These are wider than most domestic or household styles, have richer colors, are better constructed, and provide a festive atmosphere to common areas. The planning staff may approve an equivalent design which displays similar scale, materials and quality of construction.

18.230.055. Building Design and Features

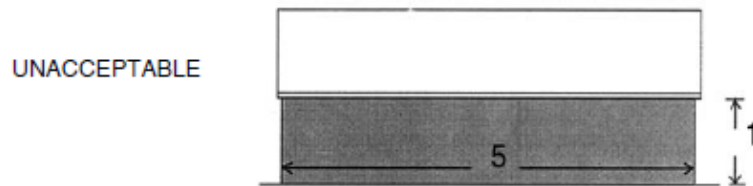
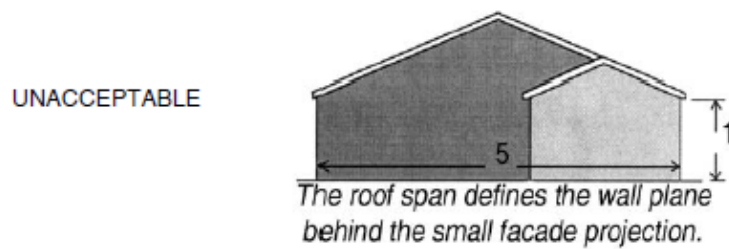
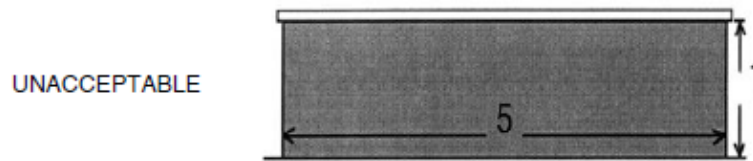
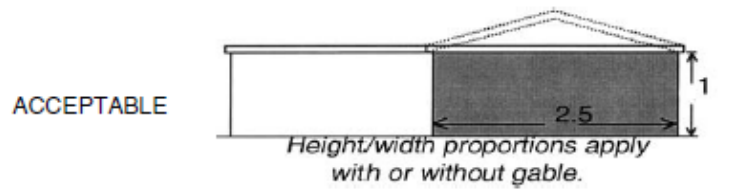
- A. **Site-sensitive building design.** The following standards are applicable to all commercial development. Their purpose is to ensure that buildings are designed to reflect the natural conditions of the site and that they include design elements that visually “anchor” the building to the site. In order to deviate from maximum height standards, approval must be obtained through administrative adjustment for deviations of less than 20% of standard defined in RDC 18.350.020, or the variance process defined in RDC 18.350.040 if deviation is more than 20% of standard.
 1. Buildings shall be designed to fit natural slopes rather than re-grading the slope to fit a particular building design. Minimize cuts and fills by developing designs which complement and take advantage of natural topography. Sloped lots may require terraced parking lots and multilevel buildings designed to follow the slope.



2. Incorporate building design elements into landscaping areas. Secondary design elements such as low walls, planter boxes, stairs or plaza surfaces that incorporate materials used on the building's exterior shall be incorporated into the landscape design around the building's perimeter to visually anchor and transition the building to the site.
3. Buildings must be designed to solidly meet the ground. Large cantilevers of building mass are prohibited. Minor cantilevers such as bay windows, and balconies are acceptable. Upper floors may not cantilever more than three feet beyond lower floor walls.

B. Mass and scale. The following standards are applicable to all commercial development. Their purpose is to break large structures down into smaller building modules.

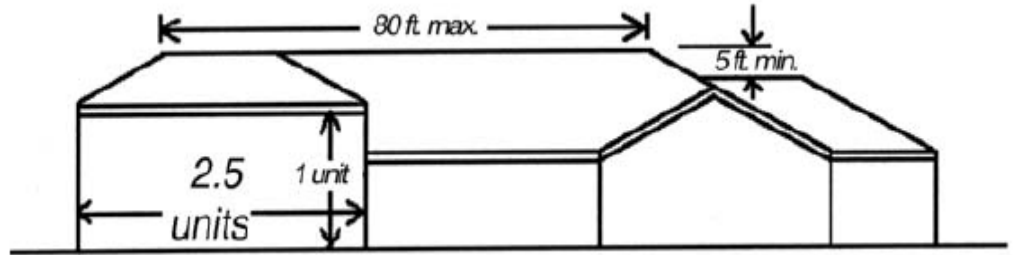
1. Prominent facades shall have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet. Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.



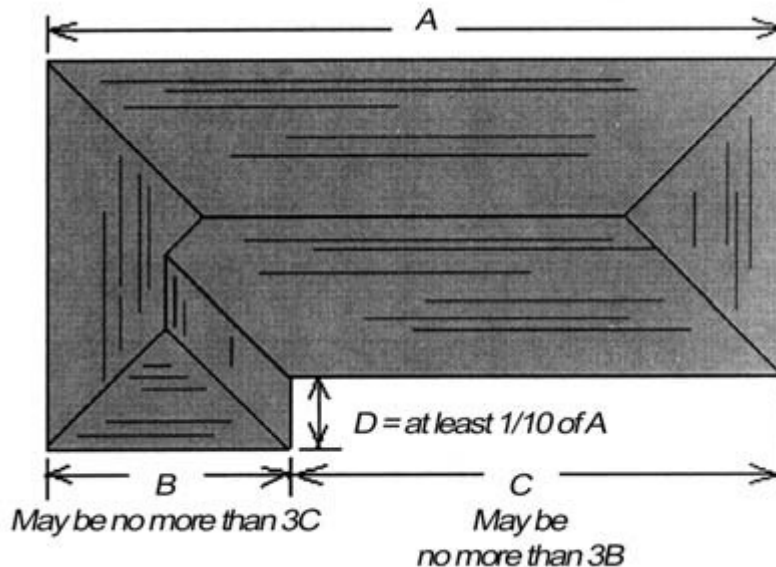
**Note: Porches, porticos and similar unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.*

2. Provide substantial shifts in walls and roof surfaces. Wall and roof surfaces shall be broken down into smaller planes using substantial shifts in building footprints which result in substantial shifts in roof lines, as follows:
 - a. Horizontal shift. No portion of a prominent facade may exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length and meeting the following:
 - i. This shift may be broken down into smaller shifts of at least six feet each.
 - ii. Horizontal shifts, when required, shall be reflected by a shift alteration in the roof design.
 - iii. To assure that footprint shifts are distributed across the building facade, shifted wall planes shall have a width proportion of

between one-to-one and three-to-one the width of adjacent wall planes on the same facade.

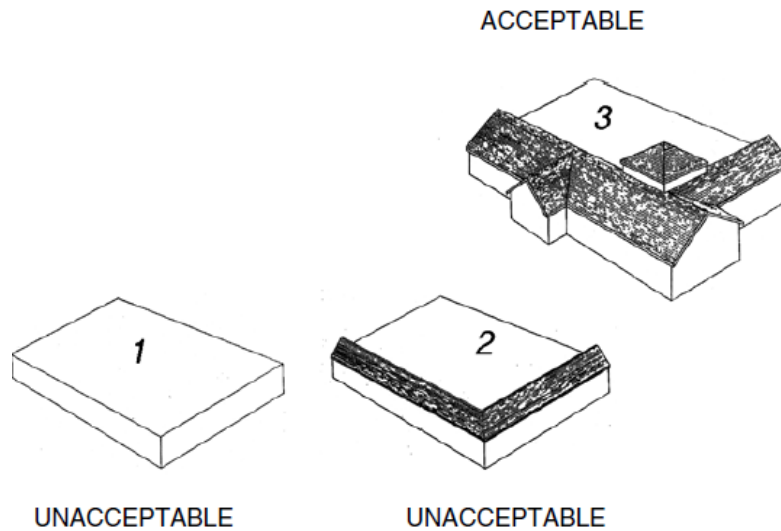


- b. Vertical shift. No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement.



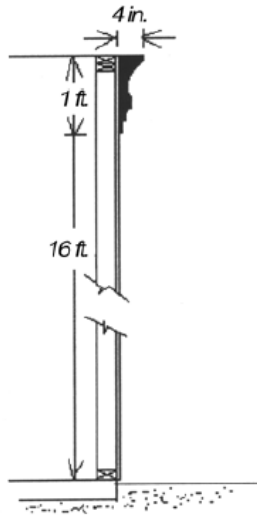
3. False-front look on building exterior is not permitted. Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (a) extend back at least one and one-half times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point.
4. Provide visual terminus to tops of buildings. To avoid a truncated appearance, all structures shall have a visual "cap." This may be achieved with either a pitched or flat roof if designed according to one of the following options:

- a. Lower pitched roof with extended eaves. A lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.
- b. Steep pitch hip, gable or saltbox roof form. Conform to the following roof pitch requirements: Minimum pitch: 6/12 in all areas. Maximum pitch: 12/12 in all areas. Exceptions: Steeples, bell towers and other ancillary structures.
- c. False pitch roof with appearance of true hip gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable. Roofs shall conform to the minimum roof pitch standards specified in subsection (D)(1) of this section.

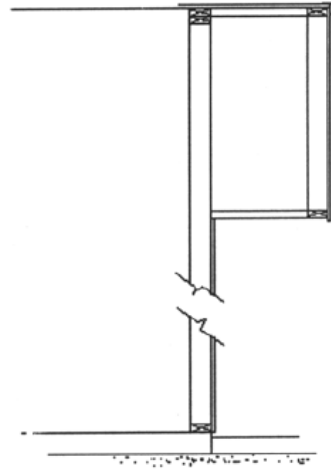


- 5. Flat roof with projecting cornice. These are allowed on multistory structures only. Cornice dimensions must be one foot high for every 16 feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

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UNACCEPTABLE

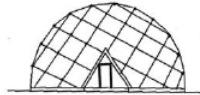


Cornices must be part of the building's trim detail. Framed projections such as overhangs or standard fascia projections do not meet the cornice requirements.

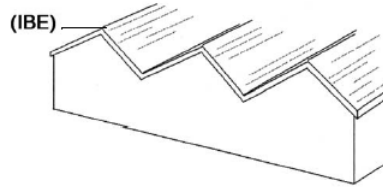
6. Avoid unusual or atypical roof forms on all structures. A-frame, modified A-frame, curvilinear, domed, mansard-style roofs and unusual or atypical roof forms are prohibited. Multiple gables over a single-mass structure forming a "sawtooth" design are also prohibited.



Curvilinear



Geodesic Dome



Sawtooth



A-frame



Modified A-frame

Examples of prohibited roof forms. Mansard roof forms are also discouraged.

C. Hierarchy in building design. The following standards apply to all commercial sites with more than one building or with one or more multitenant buildings.

1. Design primary structures as a focal point. Primary structures shall be designed to serve as a visual draw to a site. Primary structures shall be designed as follows:
 - a. Must be prominently visible to the public. Primary structures shall be the focal point of development and must be prominently visible to the public right-of-way giving access to the project, unless significant vegetation warrants a less visible structure.
 - b. Must have the appearance of at least two levels. To provide a more stately appearance, primary structures shall have at least two floors (minimum eight feet apart). The second floor level shall be at least one-third the area of the lower floor area. Alternatively, primary structures may be single-floor buildings with roofs having a minimum pitch of 8/12, and which contain dormer windows on every roof plane having a ridge length of 40 feet or more. One dormer window with a glazing area of at least 15 square feet shall be required for every 40 feet of ridge length (or portion thereof). Dormer windows shall be functional, providing natural light into the finished and heated area of the building.
 - c. Must provide a prominent entrance. Primary structures shall include a prominent entrance which faces the street providing primary access to the site. The entrance shall be defined by a projecting or recessed portico or a clearly defined doorway designed as a focal point in the facade design.
2. Integrate outdoor leisure space into primary structure design. Primary structures shall include, either as a prominent portico or courtyard, all or portions of a common area which shall be visible to the public and usable to customers or clients. It shall be integrated into the building design by means of either a roof-like structure (e.g., sheathed roof or open pergola style) or perimeter wall extending from the building. Walls and roof structures shall include materials and design details that typify the primary structure.
3. Integrate primary structure design elements into secondary structures. Secondary structures (all structures other than primary structures) may be much simpler in design than primary structures, but they must include design elements that visually link them to the primary structure site. Secondary structures must include siding, trim, roofing materials and colors common to the primary structure of a site. Specific combinations of materials and colors may be varied from building to building; provided, that any material or color used on secondary structures has, in some application, been used on the primary structure. For example, if the primary structure is a red brick building with gray

clapboard in the gables, then the secondary structure may be a gray clapboard building with red brick accents.

D. Prominent facades. The following standards are applicable to all commercial development:

1. Provide consistent architectural interest to all prominent facades. All building facades prominently visible from public rights-of-way or streets providing primary access to the site or from any customer or client parking or pedestrian area shall meet the following façade requirement:
 - a. Prominent facades shall not be blank walls.
 - b. Prominent facades shall reflect the same design and detailing which typify the building's front including roof design, window proportion, facade variation and building materials.
2. Apply all design criteria to prominent facades. Prominent facades, whether the front, side or rear of the building, shall comply with all design criteria stated herein.

E. Windows and doors. The following standards apply to all commercial development:

1. Maintain balance in the placement of windows. Multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.

ACCEPTABLE



The careful alignment of windows provides visual balance to this facade. Notice that it is not always necessary to center windows on a wall plane. Usually, however, noncentered windows look better below a hip than below a gable.



UNACCEPTABLE

The scattered and haphazard arrangement of windows on this facade result in poor balance in the overall building design.



UNACCEPTABLE

2. Conform to solid/void ratio requirements. Windows and doors shall constitute at least 25 to 30 percent of prominent facade wall planes. In situations where this is not practical, the masonry facade option described in (F) (2) siding and trim may be considered.
3. Mirrored glass is prohibited.



Referring to the pattern and organization of windows on existing structures can achieve a higher level of compatibility.

- F. Siding and trim.** The following standards apply to all commercial development:
1. Use siding materials that convey the same visual qualities as wood, brick, stone, stacked masonry or (in limited application) other unspecified materials. Siding materials are limited to horizontal lap siding (of any lap design) made of wood or cement-like materials; shingles made of cedar or cement-like materials; board and batten (or panels with similarly spaced battens); brick, stone (real or cultured), non-scored, split-faced or ground-faced block (CMU). Stucco, tile, terra-cotta, concrete, spandrel glass, sheet siding (e.g., T1-11), corrugated metal panels and smooth-faced or scored concrete block may be used as accent materials, not to exceed 20 percent of any given facade. Standing seam metal siding with separately attached battens (with proportions similar to board and batten siding) may be used in gables only, or on up to 20 percent of any given facade.
 2. Consider masonry facade option. Brick, split-faced block (non-scored) or ground-faced block, if used in a manner that provides added relief, shadow lines, and dimensional interest to a facade, may serve as an alternate method of compliance to other specified design requirements, as follows:
 - a. Alternative to solid/void ration requirements. (NOTE: This option may not be used on facades facing and within 50 feet of the street or street

right-of-way providing primary access to a site.) All prominent facades shall be 80 percent sided with the masonry materials stated above, which shall also include:

- i. Masonry pilasters regularly spaced every 15 to 25 feet on center (depending on the scale of the building); and
 - ii. Recessed “panels” in the masonry work that provide a “frame and panel” design in the masonry work between all pilasters and that comprise approximately 70 percent of the width and height of the space between pilasters. Recessed “panels” shall be recessed a minimum of four inches.
- b. Alternative to wall and roof substantial shift requirements. All prominent facades shall be 80 percent sided with the previously stated masonry materials, which shall also include:
- i. Masonry pilasters regularly spaced every 15 to 20 feet on center;
 - ii. Windows comprising of 25 to 30 percent of the wall plane or recessed “panels” (not permitted within 50 feet of the street providing primary access to the site.) in the masonry work that provide a “frame and panel” design in the masonry work between all pilasters, with the recessed panel comprising approximately 70 percent of the width and height of the space between pilasters. Recessed “panels” shall be recessed a minimum of four inches;
 - iii. Projecting lintels and windowsills made of brick, cut stone or similar masonry material and placed above and below each main-floor window;
 - iv. A projecting wainscot at the base of the building made of brick, cut stone or similar masonry material per the previously stated masonry materials;
 - v. A projecting string course of brick above the windows or recessed panels; and
 - vi. A corbelled projection in the masonry work at or near the top of the building spanning the full width of the facade, completed by a cornice made of masonry or some other material that meets standard cornice requirements.

G. Roofing materials. The following standards are applicable to all commercial development:

1. Use roofing materials which provide texture and shadow lines. Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.
2. Limit roofing colors to darker earth tone and forest colors. Forest greens, charcoal or medium grays and dark clay colors are allowed.

H. Design details. The following standards apply to all commercial development:

1. Types of gimmickry prohibited include the following:
 - a. Tenant specific motifs – Fanciful or unusual detailing used to promote a particular theme or to identify a specific tenant is prohibited. Signage shall be used for this purpose.
 - b. Neon Outlining – Architectural features shall not be outlined in neon or tube-type lights. This includes exposed and concealed lights.
 - c. Back-Lit Awnings – Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque so that it blacks out all light.
 - d. Nonfunctioning Awnings – Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.
 - e. Faux Windows – All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.
 - f. False Fronts – Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are not permitted.
 - g. Architectural Anomalies – Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.
2. Maintain consistency in awning design. Multiple awning designs are not permitted on a single building.
3. Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than 12 inches beyond the outer edges of windows or groups of windows, and they may not come any closer than 12 inches to building corners or 36 inches to eaves or cornices.
4. Orient service and delivery areas away from the streets. Service and delivery bays and loading docks shall not be visible from public streets. Where possible,

access service and delivery areas from a side street or alley. Warehouse and mini-storage doors may not directly and visibly face public streets.

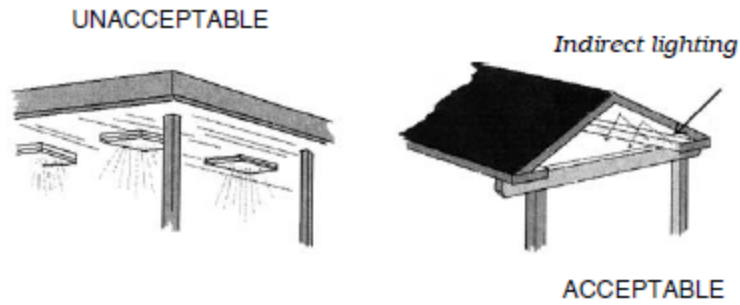
5. Link dissimilar buildings with common site amenities. Visual continuity can be achieved between dissimilar buildings by emphasizing common elements of site design (e.g., landscaping, screening, furnishings, light standards, decorative paving materials). Similar colors of structures can also provide visual continuity to the streetscapes.

I. Color. The following color regulations apply to all commercial development. The planning staff can provide guidance on selecting colors that will conform to the following criteria:

1. Keep field colors subdued. Field or base colors (the main color of exterior walls) are limited to the more subtle earth tone colors. White, soft sands, grays, sage greens, pale yellows and deep, rich clay colors are appropriate field colors.
2. Avoid bold or bright trim colors. Trim colors (fascia, cornice, window and door trim, kick panels, etc.) may contrast to complement the field color but shall not be bright or bold. A lighter or darker shade of the field color is always an appropriate trim color, as is white. Bright or primary colors are not permitted.
3. Limit bright colors to finer architectural details. Accent colors can generally be brighter than field or trim colors. Accent colors shall be used with restraint. Appropriate areas for accent colors are those details that might otherwise go unnoticed such as moldings or molding indentations, medallions, and shadow lines of windows and door frames. Doors are also an appropriate location for accent colors.
4. Stone and brick have naturally durable colors and finishes that would be lost or damaged if painted. Painting or staining of stone and brick is prohibited.

J. Lighting. The following standards apply to all commercial development:

1. Translucent panels and awnings illuminated from behind are prohibited. This shall not exclude soft light commonly and incidentally emitted from windows.
2. Keep light source hidden from public view. Except for decorator lights (e.g., candelabra bulbs), light sources shall be concealed behind soffits, within recessed containers, behind shrubbery, etc. Sources of high-intensity light, whether behind a translucent lens or not, shall not be visible to the public.



3. Colored lighting is limited to temporary holiday lighting only.
4. Designs that are strictly utilitarian in appearance are prohibited on all fixtures visible to the public, e.g., mercury vapor lights, cobra lights, etc.
5. All light sources shall be hidden or conform to light standards specified in the engineering manual and RDC 18.715.

Glossary

Definitions.

Access Road The road providing direct access to a parcel or project.

Arch A structural device, especially of masonry, forming the curved, pointed, or flat upper edge of an opening or a support, as in a bridge or doorway.

Balcony A platform projecting from the wall of a building and surrounded by a railing, balustrade, or parapet.

Baluster An upright support of a handrail or a guardrail.

Balustrade A row of balusters topped by a handrail.

Building Footprint The outer perimeter of a building excluding eave overhangs and other cantilevered portions of the building projecting no more than 18 inches and no wider than 10 feet.

Building Front Usually the building facade where architectural detailing is emphasized most, and is typically the facade where the primary entrance is located and typically faces the street.

Bay Window A compartment projecting outward from the wall of a building and containing a window or windows.

Bracket A supporting member for a projecting architectural element or shelf, sometimes in the shape of an inverted "L" and sometimes as a solid piece of triangular truss.

Certified Arborist A professional arborist who is certified and in good standing with the International Society of Certified Arborists, including ISA certification and current membership in other professional organizations such as the American Society of Consulting Arborists. Credentials must reveal training in tree retention planning for construction, soils, tree health management planning, and evidence of continuing education.

Colonnade A series of columns set the same distance apart to support a roof.

Column A vertical shaft or pillar that supports, or appears to support, a load.

Common Area An on-site outdoor space designed for outdoor activities and leisure for customers of nonresidential development.

Connectivity Cumulatively, the primarily physical but also visual elements of environmental design that serve to connect buildings to the site, parts of the site to each other and, significantly, a project site to the greater community. Such connections recognize the local pedestrian and trail systems, as well as emergency service routes.

Corbel A projection of a building, sometimes to support a load and sometimes for decorative effect. Corbels are often found in masonry detailing where rows of bricks project progressively forward, with the forward most projection occurring at the top of the corbel.

Cornice A horizontal molded projection that crowns or completes the top of a wall or building. A fascia is not part of a cornice.

Dense Vegetative Buffer A vegetated area at least 40 feet deep providing screening and physical separation between areas or uses, consisting of the following:

1. A minimum of one row of evergreen plantings for every 10 feet of buffer depth, with each row including:
 - a. One five-gallon evergreen shrub for every five feet of lot line, of a type that will grow up to six feet at maturity; and
 - b. One evergreen tree for every 10 feet of lot line, with at least 50 percent of said trees being 12 feet or taller, and the remaining trees being at least six feet.
2. One two-inch minimum caliper deciduous tree per 20 feet of lot line and for every 40 feet of buffer width.
3. Evergreen groundcover that will cover 75 percent of the ground area within three growing seasons.
4. Planting rows that are offset from each other or staggered in a random fashion in a manner that provides full, consistent coverage throughout the entire buffer area.

Dormer A window set vertically in a small gable projecting from a sloping roof, or the gable holding the dormer.

Drip Line The most extreme reach of a tree's branches beyond its trunk, or one foot of space from the trunk for every inch of trunk diameter as measured four and one-half feet above grade, whichever is greater.

Eaves The projecting overhang at the lower borders of a roof.

Elevation A view or scaled drawing of the side, front or rear of a particular structure without any allowance for the laws of perspective.

Facade Any elevation of a building.

Fascia A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the eaves of a pitched roof. The rain gutter is often mounted to it.

Fenestration The arrangement and design of windows and doors in a building.

Gable The portion, above eaves level, of an end wall or truss of a building enclosed by the sloping ends of a pitched or gambrel roof. In the case of a pitched roof this takes the form of an isosceles triangle that forms the entire end, or the upper half of the end, of a gambrel roof.

Gambrel Roof A gable roof design, but with two pitches on each side of the ridge, the lower slope having the steeper pitch.

Hierarchy Architecturally, hierarchy refers to the visual order of building design. Hierarchy is achieved when one building is visually more prominent or stately than surrounding buildings, or in the case of a single building, hierarchy is achieved when a building includes both prominent and subordinate design elements (e.g., small roof forms cascading down onto progressively larger roof forms).

Hip One of the sloped faces of a hipped roof, usually referring to the narrow end.

Hipped Roof A roof with pitched or sloped roof planes on all sides, usually of the same pitch.

Knee Brace Similar to a bracket and often found below eave overhangs either as a support brace below the eaves or for decorative purposes.

Lofty In architectural terms, a design that provides visual emphasis to height and verticality, achieved with wall planes that are taller than they are wide; tall, narrow windows; steep-pitched roofs or prominent crowning details.

Mansard A roof having on each side a steeper lower part and a shallower upper part. Also called a mansard roof. A simulated mansard roof includes a short, steep-pitched roof form located at the upper edge of one or more exterior walls, in a parapet-like fashion.

Marquee A roof-like structure, made of solid materials, projecting over an entrance to a building and connected to the wall with no columnar support. The front of the marquee is often hung from chains or rods extending out from the face of the building.

Mass/Massing The physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together.

Muntins The glazing bars which hold smaller panes of glass within the sash of a window. These are commonly referred to as window grids.

Neck-Down A section of street where the street pavement width is reduced to accommodate a sidewalk which flares out beyond the parking lane of the street. The purpose of a neck-down is to reduce the street pavement width where pedestrians cross.

Palladian Window A tripartite window opening with a large arched central light and flanking rectangular side lights.

Parapet A low protective wall (usually solid) along the edge of a roof or balcony.

Parkway A visually distinct roadway which connects activity centers and serves as a gateway into a defined area of the city.

Pediment A wide, low-pitched gable surmounting the facade of a building in a classical style; also any similar triangular crowning elements used over doors, windows, and niches.

Perspective Drawing A three-dimensional representation of a building or site providing the appearance of depth as seen by normal binocular vision.

Pitch The angle of a roof pitch, usually expressed as a ratio of units of vertical distance to 12 units of horizontal distance. For example, 8/12 means eight units of vertical rise to every 12 units of horizontal run.

Plan Drawing A drawing representing a downward view of an object or building, or a horizontal section thereof. A floor plan drawing of a building will show the arrangement of walls, partitions, rooms, doors and windows.

Porch A covered entrance to a building, fully open on at least one side facing the street except for columns, balustrades or safety rails, and directly accessible to pedestrians from the street or driveway.

Portico A walkway or porch with a roof supported by columns, often at the entrance of a building.

Primary Structure A nonindustrial and nonresidential structure designed to serve as a focal point to the site and to suggest a point of activity. On parcels with more than one structure, it is the primary or anchor tenant building. Structures joined to a primary structure with minor connections such as breezeways or low walls shall be considered separate structures.

Primary Walkway The main pedestrian walkway which connects a building's entrance to the public right-of-way (see "Secondary Walkway" definition).

Prominent Facade Prominent facades include all building facades visible from public rights-of-way, or from any customer or client parking or pedestrian area. Prominent facades also include facades which face the road(s) providing primary access to the building's site.

Quoin (Koin) Dressed stones or brick at the corners of a building, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, later used decoratively.

Rehabilitation The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

Renovation The act of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration The act of or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Sash A frame in which the panes of a window are set (see "Window Parts" definition).

Secondary Walkway A pedestrian walkway which provides for pedestrian movement between buildings without depending on parking lots or landscaping areas for this purpose.

Shed Roof A roof having a single slope.

Siding Material used for the finished surface of a building.

Significant Vegetation Healthy trees having a trunk diameter of at least six inches as measured 54 inches above grade.

Significant View Territorial view sheds as seen (in most cases) from strategic locations in the city's right-of-way.

Sill The horizontal supporting member at the base of a window.

Spandrel The triangular space between the left or right exterior curve of an arch and the rectangular framework surrounding it. Also the space between two arches and horizontal molding or cornice above them.

Spandrel Glass Glass, often reflective, designed to be used as building siding.

Stately In terms of structures, a design having lofty dignity due to increased emphasis on height, vertical proportions, hierarchy in roof design and added emphasis on trim details in prominent locations (e.g., the front entry). (See also "Lofty".)

Saltbox A gable (not gambrel) roofed structure, except that the rear slope is typically about twice the length of the front slope, often with a reduced pitch on the lower portion of the rear slope.

Story The horizontal division between a floor and an adjacent ceiling or floor.

Transit Stop An area designated as a waiting area for riders of mass transit.

Visual Terminus The point at which a view terminates, e.g., a distant object to which the eye is drawn in a view. Visual termination may also occur in building design when architectural details provide a statement of completion, as in the peak of a pitched roof or a projecting cornice which provides a visual cap to a building.

Wall Plane The surface generated by a straight line moving at a constant velocity with respect to a fixed point, such that a straight line joining any two of its points lies wholly on the surface of any of various upright constructions presenting a continuous surface and serving to enclose, divide, or protect an area.

Window Parts The moving units of a window are known as sashes and move within the fixed frame. The sash may consist of one large pane of glass or may be subdivided into smaller panes by thin members called muntins or glazing bars.