

Urban Design District 7

Summary of Requirements and Guidelines

1. Front yard setback of 1 to 10 feet. (Required)
2. The front façade should face the primary street. If the public entry is allowed on the side of the building it should be positioned close to the primary street and preferably on the corner. (Guideline)
3. Architectural details at the ground floor should enhance the pedestrian character. (Guideline)
4. Green building design is encouraged. (Guideline)
5. Variation to the building face design should be provided. (Guideline)
6. Building facades should provide a visual distinction between the upper and lower floors. (Guidelines)
7. Flat roofs are preferred. (Guideline)
8. Copying historic appearance is discouraged. (Guideline)
9. New corner buildings should define the street intersection with distinctive architectural features. (Guideline)
10. New buildings should generally be limited to four stories in height. (Guideline)
11. **New buildings in excess of three stories should incorporate a 15 foot setback at the third floor.** (Guideline)
12. **Office buildings and other non-retail buildings should have at least 40% of the street wall devoted to windows.** (Required)
13. Building entrances should be designed as a focal point of the front façade. (Guideline)
14. Exterior materials should be durable and high-quality. (Guideline)
15. Brick, stone and terra cotta are preferred primary materials. (Guideline)
16. Off street parking should be located behind or on the sides of the building and at least 10 feet from the front property line. (Guideline)
17. All parking areas should be well landscaped. (Guideline)
18. Pedestrian areas should be separated from loading and service areas. (Guideline)
19. Screen fences should be provided at property edges. (Guideline)
20. Rain gardens and bio-infiltration areas are encouraged. (Guideline)