



Commercial and Mixed Use Districts

General Provisions for Mixed Use and Commercial Districts

General Statement of Purpose

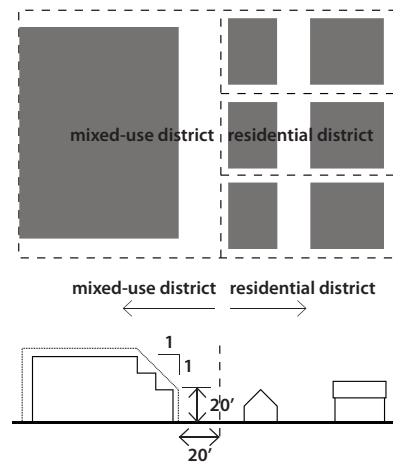
Mixed use and commercial districts are established to provide a range of district types, from the small neighborhood center to regional-level retail centers, while fostering high-quality building and site design and pedestrian, bicycle and transit as well as automobile circulation.

Design Standards and Guidelines

[The following section has been separated into requirements (standards) and guidelines, in order to clarify what is expected. Some districts, such as TSS, have more specific standards on items such as building placement.]

The following standards and guidelines are applicable to all new buildings and major expansions (fifty percent (50%) or more of floor area). Buildings shall meet the following requirements and conform as much as possible to the following guidelines.

- A. **Requirement: Rear Yard Height Transitions to Residential Districts.** Where mixed use and commercial districts abut residential districts at the rear lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.
- B. **Requirement: Entrance Orientation** (see figure). Primary building entrances on all new buildings shall be oriented to the primary abutting public street. The entrance shall have a functional door. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.
- C. **Guideline: Compatibility with Traditional Buildings** (see figure): New development should relate to the design of identified traditional or historic buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar setbacks, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.
- D. **Guideline: Building Placement** (see figure): Buildings should be placed at or close to the sidewalk to the extent practical. At intersections, buildings should “hold the corner,” that is, have front and side facades aligned at or near the sidewalks of both streets.
 1. Front yard setback areas, where provided, should be designed to provide amenities such as outdoor seating and landscaping that will enhance the visual and pedestrian character of the street.



Rear Yard Height Transitions



A. Compatibility with Traditional Buildings



B. Building Placement

2. Buildings should be aligned with facades parallel with the street to create a well-defined street edge.
3. Additions to existing buildings should bring the building closer to the street, to the extent practical.

E. Requirement: Façade articulation. Consistent with the design of traditional storefront buildings, new buildings of more than 40 feet in width shall be divided into smaller increments, between 20 and 40 feet in width, through articulation of the facade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.

1. Facade modulation (*see figure*) - stepping back or extending forward a portion of the facade.
2. Vertical divisions using different textures or materials (although materials shall be drawn from a common palette).
3. Division into storefronts, with separate display windows and entrances.
4. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (*see figure*).
5. Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval.

F. Requirement: Design of street-facing facades. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details shall be used to add visual interest.

G. Guideline: Vertical articulation. Buildings should be designed with a base, a middle and a top, created by variations in detailing, color and materials.

1. Articulated tops should be considered in the design of all new buildings. This articulation might consist of pitched roofs, dormers, gable ends, cornice detailing, stepbacks of upper stories, etc.
2. The base of the building should include elements that relate to the human scale, including doors and windows, texture, projections, awnings and canopies, ornament, etc.

H. Requirement: Door and window openings. For nonresidential uses at ground floor level, windows and doors or other openings shall comprise at least fifty (60) percent of the length and at least forty (40) percent of the area of the ground floor of the primary street facade. Window openings shall be located between two (2) and eight (8) feet from ground level.

A minimum of twenty percent (20%) of the ground level of residential facades or side and rear facades not fronting a public



C. Entrance Orientation



D1a. Facade modulation



D1d. Variation in roof lines



D3. Base, middle, top

street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 20% of the upper-story wall area.

1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Views shall not be blocked by equipment, etc. Spandrel glass may be used on service areas of the building.
2. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.



F. Ground floor residential uses

- I. **Guideline: Ground-floor residential uses.** Ground-floor residential uses fronting a public street or walkway, where present, should generally be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.
- G. **Requirement: Equipment and service area screening.** If an outdoor storage, service or loading area is visible from adjacent residential uses or an abutting public street or public walkway, it shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.
- H. **Requirement: Screening of rooftop equipment.** All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.
 1. The equipment shall be grouped within a single enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street.
 - a. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.
 - b. Screening shall be constructed to a height of at least one (1) foot above the height of the equipment.
 2. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.
- I. **Requirement: Materials.** Nonresidential or mixed-use buildings should be constructed of durable, high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. Below is a table of allowable building materials. When applying these requirements, consideration shall be given to the use, amount, placement and relationship of each material as part of a comprehensive palette of building materials. All building facades visible from a public street or public walkway should employ materials and design features similar to or complementary to those of the front facade.

Building Materials	Allowable for use as/at:				
	Trim/Accent Material	Top of Building	Middle of Building	Base/Bottom of Building	Standards (see footnotes)
Brick (Face/Veneer)	Y	Y	Y	Y	
Smooth-Face/ Split-Face Block	Y	Y	Y	Y	A
Wood/ Wood Composite	Y	Y	Y	N	
Fiber-Cement Siding/ Panels	Y	Y	Y	N	
Tilt-Up Concrete Panels	N	Y	Y	Y	B
Precast Concrete Panels	Y	Y	Y	Y	C
EIFS/ Synthetic Stucco	Y	Y	N	N	D
Stone/ Stone Veneer	Y	Y	Y	Y	
Metal Panels	Y	Y	Y	N	E
Hand-Laid Stucco	Y	Y	N	N	D
Vinyl Siding	Y	Y	N	N	F
Glass Curtain Wall Systems	Y	Y	Y	Y	
Reflective Glass/ Spandrel	Y	N	N	N	G
Glass (Storefront)	Y	Y	Y	Y	

A – Shall be used in conjunction with a palette of materials and shall not comprise more than 33% of any building wall adjacent to a public street or walkway.

B – Shall incorporate horizontal and vertical articulation and modulation, including but not limited to changes in color and texture, or as part of a palette of materials.

C – Shall incorporate horizontal reveals.

D – Shall not be within three feet of the ground or used in heavily trafficked pedestrian areas or where high pedestrian traffic is anticipated.

E – Shall be used in conjunction with a palette of materials; shall be a heavy gauge metal, and; shall be non-reflective.

F – Shall be used in limited quantities due to its limited durability.

G – Shall be used in limited quantities as an accent material.



K. Parking Structure

K. Guideline: Parking structure design. The ground floor of any parking structure abutting a public street or walkway should be designed and architecturally detailed in a manner consistent with new commercial or mixed-use buildings.

1. Upper floors should be designed so that sloped floors typical of parking structures do not dominate the appearance of the façade.
2. Windows or openings should be provided that echo those of surrounding buildings.
3. Entrance drives to structured or underground parking should be located and designed to minimize interference with pedestrian movement. Entrances should be on secondary streets where feasible. *[Standards for landscaping of surface parking are included in “General Regulations”]*