

ARCHITECTURAL STANDARDS

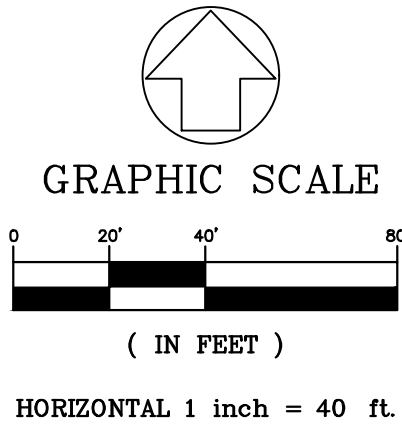
General Rule

1. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private streets required by zones, through the following:

- a) Buildings shall be placed so as to provide a **First Safe Place** to all streets.
- b) Facades facing streets shall maintain a combination of windows and operable doors for a minimum of 60% of each facade (average transparent glass between 2' and 20' in height) and shall be placed so as to provide a **Second Safe Place** to all streets. These display windows shall maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
- c) The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% nonopaque materials such as brick or stone.
- d) Directly adjacent to the building facade shall be a sidewalk, street facing doors, entrance features to sidewalks on adjacent streets.
- e) Building elevations shall not have expanses of blank walls greater than 20 feet in all directions. Architectural features such as columns, pilasters, and decorative design features in materials will be provided to avoid a sterile, unarticulated facade of building elevations.
- f) Building elevations shall be designed with vertical bays or articulated architecture to create a sense of rhythm and scale. The articulation shall be achieved through the combination of exterior wall features (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- g) Buildings should be a minimum height of 22'.
- h) Multi-story buildings should be a minimum of 20% transparency on all upper stories.

Detached and Attached Single-Family Guidelines

- 1. To provide privacy, all residential entrances within 5 feet of the sidewalk must be screened by a screen or other architectural element.**
- 2. Pitched roofs, if provided, shall be symmetrically sloped no less than 2:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof is required by the structural engineer.**
- 3. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, shall be at least 6 feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.**
- 4. All corner/end units that face a public or private street shall have a porch or stoop that encompasses a portion of the front and side of the unit or provide a full-width front porch that is at least 6 feet deep.**
- 5. Garage doors proposed along public or private streets shall minimize the visual impact by providing a minimum of 25 to 26 inches from the front wall plane and additional vertical separation from the street by translucent windows or projecting elements over the garage door opening.**
- 6. Walkways should be provided to connect all residential entrances to sidewalks along all streets.**
- 7. Townhouse and Attached Single-Family buildings fronting public or private network required streets should be limited to 6 individual units or fewer.**
- 8. No more than 5' of entry porch and 5' of stoops/stepped back of the building is permitted into the rear yard or side yard.**
- 9. No part of the building wall including support posts for any upper-level unenclosed porch or balcony shall be located within 5 feet of the back of the alley.**
- 10. No exterior entry doors are allowed within 5 feet of the alley's private street.**



SITE PLAN NOTES:

- * NO MORE THAN UP TO 3' OF EAVE OVERHANGS AND 3' OF STAIRS/STEPS ENCROACHMENT IS PERMITTED INTO THE REAR OR SIDE YARD.
- * NO PART OF THE BUILDING WALL INCLUDING SUPPORT POSTS FOR ANY UPPER-LEVEL UNENCLOSED UNCOVERED DECKS OR BALCONIES IS PERMITTED TO BE CLOSER THAN 5' TO THE BACK OF THE ALLEY.
- * NO EXTERIOR ENTRY DOORS ARE ALLOWED WITHIN 15 FEET OF THE ALLEY/PRIVATE STREET.

NOTE:
UNIT SIZES SHOWN ARE APPROXIMATE. ACTUAL UNIT SIZES MAY VARY WITHIN BUILDING ENVELOPE.