WEST SIDE MAIN STREETS:

DESIGN GUIDELINES

2014

City of South Bend - Department of Community Investment
Urban Enterprise Association of South Bend
Torti Gallas and Partners, Inc.

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TABLE OF CONTENTS

1. Purpose and Intent

1.1 Purpose and Intent 6

2. Character and Land Use

2.1 Zone Overview 8

2.2 West Side Main Streets Zones and Recommended Uses 10

3. General Development Standards

3.1 Block Configuration 14

3.2 Build-to-Lines 16

3.3 Lot Standards 17

3.4 Parking and Loading 20

3.5 Walls, Fences, and Hedges 22

3.6 Environmental Sustainability 24

4. Regulating Plans and Standards

4.1 Regulating Plan 28

4.2 Colfax District 34

4.3 Olive Cultural District 44

5. Streetscapes

5.1 Commercial Streetscapes 54

5.2 Residential Streetscape 60

6. Architecture Standards

6.1 Architecture Styles 62

6.2 General Residential Architecture Guidelines 64

6.3 Commercial and Mixed-Use Buildings 68

6.4 Townhouse String composition 76

1. Purpose and Intent

1.1 PURPOSE AND INTENT

1.1.1 PURPOSE

a) The "West Side Main Streets Revitalization Master Plan" was completed in September of 2014. Within that Master Plan are the Olive Cultural District and the Colfax District, each containing recommendations for Pilot Projects. In order to facilitate the implementation of the Master Plan for the two Districts, these Design Guidelines establish criteria and standards that promote the objectives of the "West Side Main Streets: The Revitalization Plan for Lincoln Way, Western Avenue, and West Side Neighborhoods" document. The general intent of the development pattern is to move away from a continuous suburban strip retail pattern to a series of pedestrian-friendly mixed-use nodes separated by residential uses in order to foster an economically sustainable pattern of development that will result in a compact and walkable revitalization in the vicinity of both Lincoln Way and Western Avenue west of Downtown South Bend.

1.1.2 GENERAL FRAMEWORK

a) The West Side Main Streets Design Guidelines regulate the location, design, construction, alteration, occupancy, and use of structures and the use of land, including both private and publicly owned land, within the area of the "West Side Main Streets: The Revitalization Plan for Lincoln Way, Western Avenue, and West Side Neighborhoods" document within the City of South Bend, IN.

b) This document consists of development standards, regulating plans, streetscape standards, and architecture standards, organized by "zones" as described in part 2.1. The intent of this framework is to provide clear guidance to landowners, developers, municipal officials, and the community, while providing a streamlined and integrated framework for decision making.

2. Character and Land Use

2.1 ZONE OVERVIEW

2.1.2 GENERAL

a) The area is subdivided into zones, each having differing characteristics, design standards, and permitted land uses. The permitted land uses are found in part 2.2 West Side Zones and Recommended Uses. The zones are as follows:

- MUN - Mixed-Use Node
- IND - Industrial
- WCR - Western Ave. Corridor Residential
- LCR - Lincoln Way Corridor Residential
- RN - Residential Neighborhood
- OS - Existing Open Space
- S - Existing School

b) Generally, the scale of urban form and intensity of uses should be greatest in and closest to the proposed nodes (designated as MUN) along Lincoln Way and Western Avenue and should reduce in scale and intensity outside of these nodes.

2.1.1 GENERAL DESCRIPTION OF ZONES

a) The Zones are generally described below:

1) MUN - Mixed-Use Node: This zone has the greatest density, intensity,and mix of uses.

Retail Building Precedent

2) IND - Industrial: This zone clusters industrial uses such as warehouses and manufacturing facilities.

Industrial Building Precedent

3) LCR - Lincoln Way Corridor Residential: This zone consists of low density residential areas primarily comprised of Single-Family Detached (SFD) and Duplex homes along Lincoln Way.

Duplex Precedent

4) WCR - Western Ave. Corridor Residential: This zone consists of residential uses such as townhouses and multifamily buildings along Western Avenue.

Townhouse Street Precedent

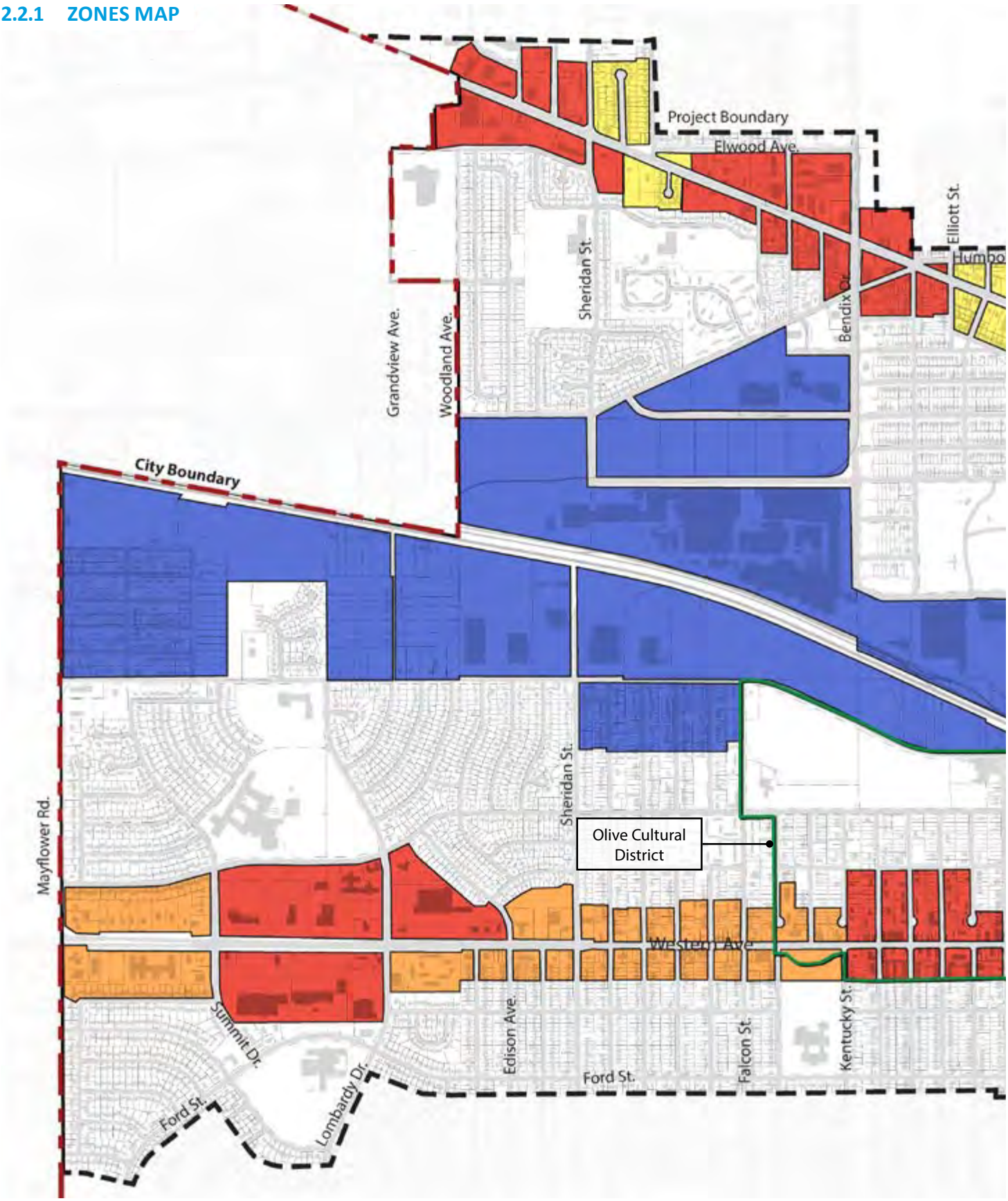
5) RN - Residential Neighborhood: This zone consists of low density residential uses comprised of single-family detached and duplex homes. Townhomes are permitted within 800' of Lincoln Way and Western Ave.

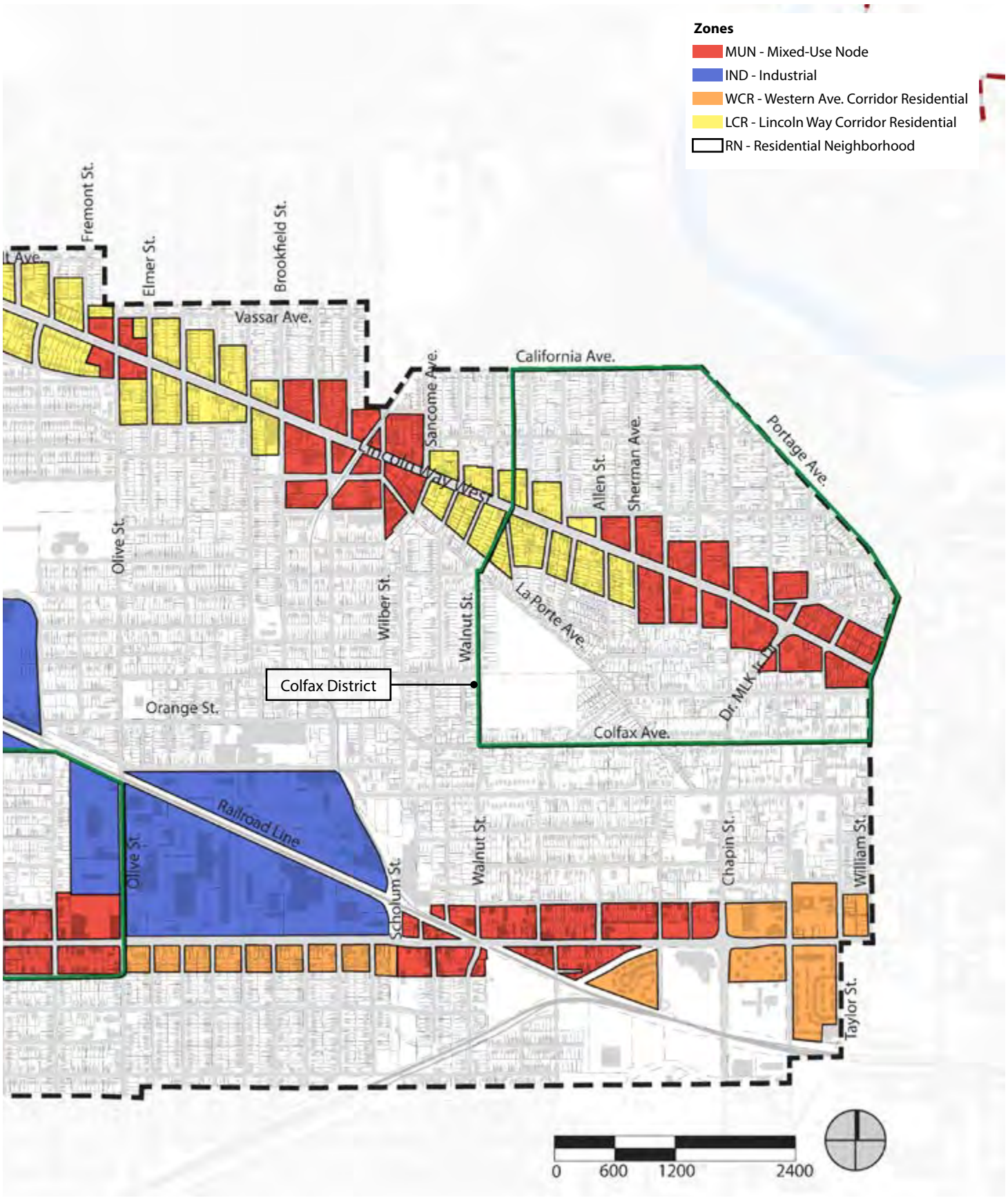
Low Density Residential Street Precedent

b) All development within the zones should be configured to create pedestrian friendly streets where building front doors and facades define and face the public realm (including streets and public spaces) and parking is located behind buildings.

2.2 WEST SIDE MAIN STREETS ZONES AND RECOMMENDED USES

2.2.1 ZONES MAP




Zones
MUN - Mixed-Use Node
IND - Industrial
WCR - Western Ave. Corridor Residential
LCR - Lincoln Way Corridor Residential
RN - Residential Neighborhood
Fremont St.
Elmer St.
Brookfield St.
Vassar Ave.
California Ave.
Sancome Ave.
Lincoln Way West
Allen St.
Sherman Ave.
Portage Ave.
Olive St.
Wilber St.
Walnut St.
La Porte Ave.
Colfax District
Orange St.
Colfax Ave.
Dr. MLK Jr. Dr.
Railroad Line
Scholum St.
Chapin St.
William St.
Taylor St.
0
600
1200
2400

2.2.2 RECOMMENDED USES

In order to facilitate the creation of a series of pedestrian-friendly mixed-use nodes separated by residential uses to foster an economically sustainable pattern of development resulting in a compact and walkable form, this section establishes recommendations for Permitted Uses (P), Uses Not Permitted (N), and Conditional Uses (C) in each zone, as listed in table 2.2.2.

a) No buffer should be required between uses.

b) Mixed-Use buildings and multiple uses on a lot are strongly encouraged and permitted in the MUN zone.

c) Uses not listed in Table 2.2.2 that are similar in character, scale, and impact to Permitted Uses may be permitted if consistent with the regulations and intent of the Master Plan and these Design Guidelines.

Table 2.2.2 Permitted Uses

	MUN	IND	WCR	LCR	RN
Civic	P	N	P	P	P
Retail	P	N	N	N	N
Commercial: Other	P	P	N	N	N
Gas Station	N	P	N	N	N
Office	P	P	N	N	N
Residential: SFD and Duplex	N	N	N	P	P
Residential: Townhouse	P	N	P	N	P*
Residential: Multi-family and Other	P	N	P	N	N
Industrial	N	P	N	N	N
Street Vendors	P	P	N	N	N

* Townhouses within the RN zone should only be permitted within 800' from the centerline of either Lincoln Way or Western Avenue.

d) Uses not listed in Table 2.2.2 as either permitted or prohibited, but are similar to the listed uses may be allowed provided that such uses:

1) Are consistent with the intent and purpose of this article and the zone in which they are proposed to be located;

2) Will not adversely affect neighboring properties;

3) Will make a positive contribution to the economic viability and design quality of the West Side Main Streets Zones - Colfax District and Olive Cultural District and will Reinforce the creation of Nodes (a series of pedestrian-friendly mixed-use nodes separated by residential uses);

4) Will enhance the pedestrian-oriented walkable character of the West Side Main Streets Zones.

e) Parking should be permitted in all zones

f) Townhouses within the RN zone should only be permitted if located no more than 800' from the centerline of either Lincoln Way or Western Avenue.

Mixed Use Building Precedent

Townhouse Street Precedent

3. General Development Standards

3.1 BLOCK CONFIGURATION

3.1.3 BLOCK STRUCTURE AND DIMENSIONS

a) The following are dimensional parameters when creating new blocks or consolidating existing blocks:

1) The maximum length of an MUN, WCR, LCR, or RN block should be 600’ measured between right-of-way lines.

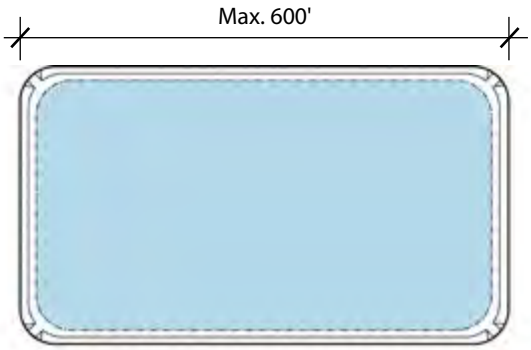
2) The maximum perimeter of an MUN block should be 2,400’ measured between right-of-way lines.

3) The maximum perimeter of a residential block should be 1,800’ measured between right-of-way lines.

4) When a block backs up to an adjacent existing large parcel where no street interrupts its length, there should be no maximum block length parallel to the adjacent existing parcel and there should be no maximum perimeter length.

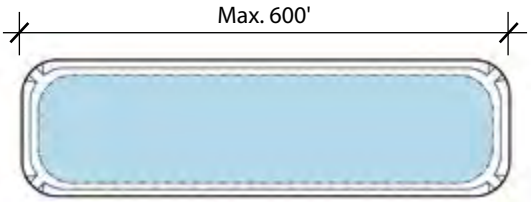
b) Buildings should occupy the perimeter of a block and primary facades should face the street.

Commercial and Mixed-Use Blocks



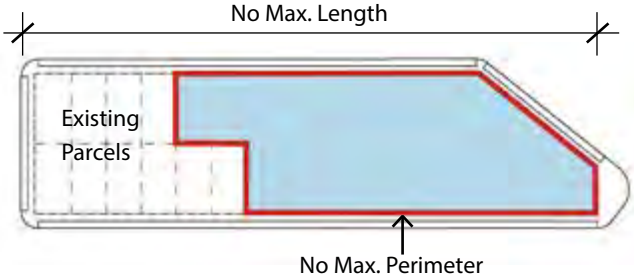
The maximum length of any one side of a commercial or mixed-use block is 600 ft.

Residential Blocks



The maximum length of any one side of a Residential block is 600 ft.

The maximum perimeter length of a mixed-use block is 2,400 ft.



Special condition while developing adjacent to existing parcels.

3.1.4 SERVICE FUNCTIONS

Service functions should be located behind the buildings defining the perimeter of the block.

3.1.5 ALLEY

A building should be located within 2' of each side of an alley's right-of-way opening onto a street. A 6' height minimum opaque fence may be substituted for a building.

Service Located Behind Commercial Buildings

Residential Alley Precedent

Residential Block Serviced through the Alley

Screen Wall on Alley Entrance

3.2 BUILD-TO-LINES

a) Buildings and their primary facades should be located along the Build-to-Line, and not set back from the build to line, for a minimum of two stories of a building.

b) The build-to-line should be measured from the front lot line (i.e. the right-of-way line).

c) Lots located within the pilot project's boundary and the MUN zone of the Colfax District and the Olive Cultural District should refer to the respective Regulating Plans contained herein for the location of the Build-to-Line.

d) Lots located outside of a Regulating Plan where a Build-to-Line dimension is not specified should use the predominant existing setback of the buildings on the block where the lot is located to determine the location of the Build-to-Line.

e) For retail and commercial buildings, in no case should the location of the Build-to-Line exceed 25' from the ROW line.

f) Facade articulation (step backs) should be consistent with the approved styles noted in this design guidelines.

g) Individual buildings may be recessed from the Build-to-Line when there is clear intent to create an outdoor "courtyard" or public space and the space is defined by primary facades on three sides.

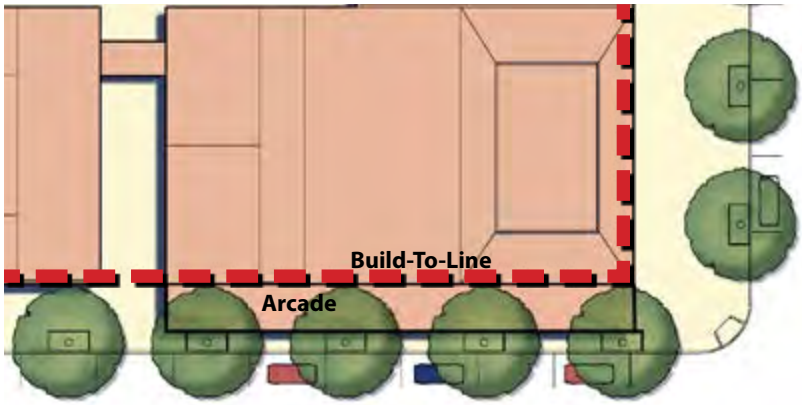
h) Lots with front or side-loaded garages should have the entire length of the garage recessed from the Build-to-Line (see Lot Standards).

i) Individual buildings may be recessed from the build-to-line when required to save an existing tree.

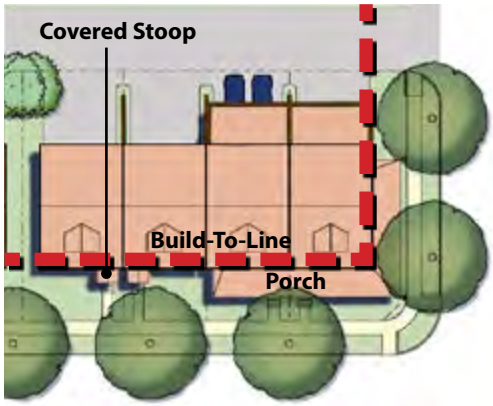
j) Architectural features such as towers may protrude forward of the build-to-line no greater than 2'.

k) Architectural embellishments such as porches, stoops, roof overhangs, arcades, and bay windows may project beyond the Build-to-Line.

l) Elements such as signs, awnings, and marquees may encroach beyond the Build-to-Line.



Build-To-Line for Mixed-Use or Commercial Buildings



Build-To-Line for Residential Buildings

3.3 LOT STANDARDS

a) Lot standards should be governed by this part. If any standards conflict with applicable building codes, the building codes should take precedence.

b) Dimensional standards contained in the Regulating Plan should supersede the dimensions contained in these lot standards.

c) Single-family, duplex, and townhouse lots should access parking from the alley when an alley is present. New developments should be required to provide alleys and parking should be accessed from the alley.

d) The maximum individual retail establishment footprint should not exceed 65,000 SF. A footprint larger than 65,000 SF may be permitted if liner buildings are incorporated on at least two sides.

e) The following requirements apply to corner lots:

   1) Buildings on corner lots should be located at the intersection of the Build-to-Lines.

   2) The primary facade of the principal building will be parallel to the side facing a green or the principal street.

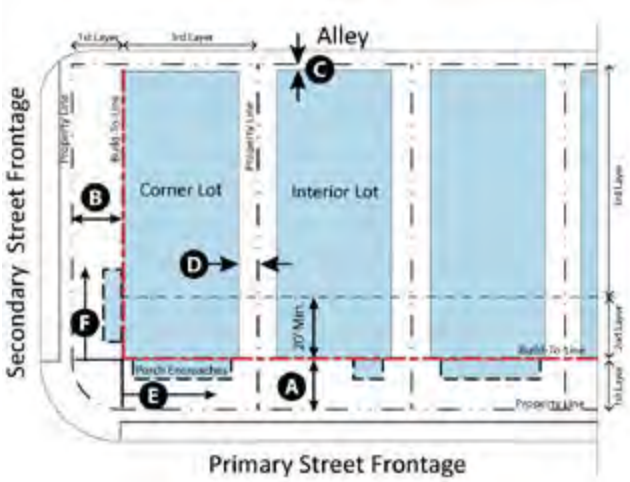
   3) Buildings on corner lots should have an architecturally embellished secondary facade.

f) When parking is located on the first floor of a building, a finished and habitable room should be located between the garage and the Build-to-Line.

g) Parking should only occur in the 2nd and 3rd layers of a lot.

h) Accessory buildings should be placed within the 3rd Layer of the lot (20' min. behind the Build-to-Line).

3.3.1 SINGLE FAMILY



Build-to-Line (Distance from Property Line)

A Front: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

B Secondary Street: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

Setback (Distance from Property Line)

C	Rear Yard:	2' Min.
D	Side Yard:	6' Min.

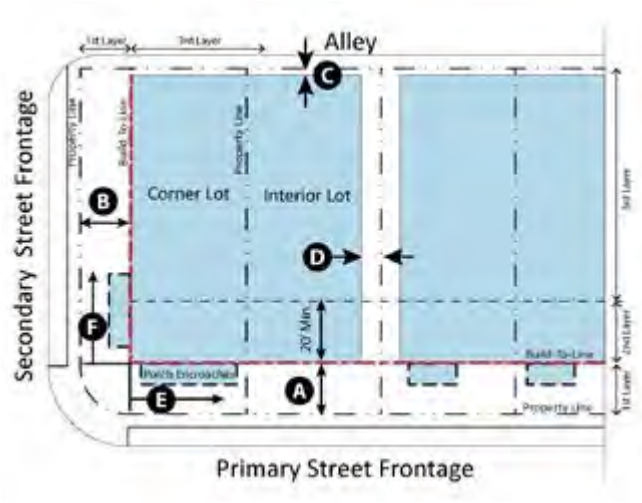
Lot Frontage Occupancy

E	Primary Facade Build-to-Line:	50% Min.
F	Secondary Facade Build-to-Line:	60% Min.

Parking Structures and Accessory Buildings

- Garage Structures: Should be located in the third layer of the lot.
- Uncovered Parking: Should be located in the second or third layer of the lot.
- Accessory Buildings: Should be located in the third layer of the lot.

3.3.2 DUPLEX



Build-to-Line (Distance from Property Line)

- **A** Front: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.
- **B** Secondary Street: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

Setback (Distance from Property Line)

- **C** Rear Yard: 4' Min.
- **D** Side Yard: 5' Min.*

* No side setback in the case of the attached side of a duplex lot.

Lot Frontage Occupancy

- **E** Primary Facade Build-to-Line: 60% Min.
- **F** Secondary Facade Build-to-Line: 40% Min.

Parking Structures and Accessory Buildings

- Garage Structures: Should be located in the third layer of the lot.
- Uncovered Parking: Should be located in the second or third layer of the lot.
- Accessory Buildings: Should be located in the third layer of the lot.

3.3.3 TOWNHOUSE

Build-to-Line (Distance from Property Line)

- **A** Front: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.
- **B** Secondary Street: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

Setback (Distance from Property Line)

- **C** Rear Yard: 4' Min.
- **D** Side Yard: 5' Min.*

* No side setback in the case of the attached side of a townhouse lot.

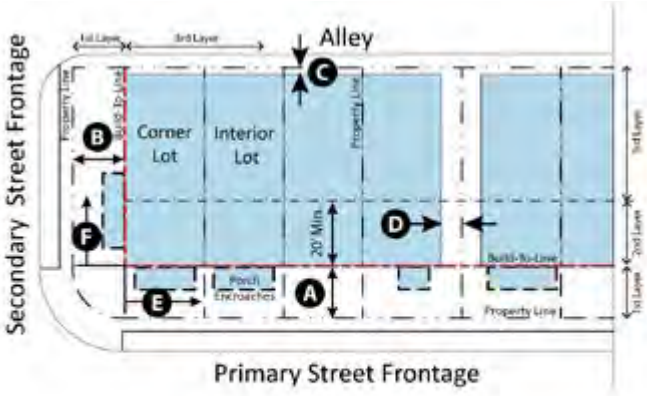
Lot Frontage Occupancy

- **E** Primary Facade Build-to-Line: 60% Min.
- **F** Secondary Facade Build-to-Line: 40% Min.

Parking Structures and Accessory Buildings

- Garage Structures: Should be located in the third layer of the lot.
- Uncovered Parking: Should be located in the second or third layer of the lot.
- Accessory Buildings: Should be located in the third layer of the lot.

3.3.4 TOWNHOUSE - INTEGRAL GARAGE



Build-to-Line (Distance from Property Line)

- **A** Front: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.
- **B** Secondary Street: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

Setback (Distance from Property Line)

- **C** Rear Yard: 4' Min.
- **D** Side Yard: 5' Min.*

* No side setback in the case of the attached side of a townhouse lot.

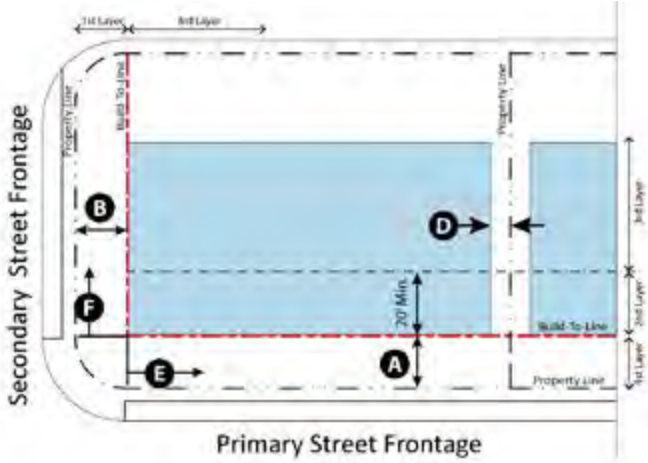
Lot Frontage Occupancy

- **E** Primary Facade Build-to-Line: 67% Min.
- **F** Secondary Facade Build-to-Line: 50% Min.

Parking Structures and Accessory Buildings

- Garage Structures: Should be located in the third layer of the lot.
- Uncovered Parking: Should be located in the second or third layer of the lot.
- Accessory Buildings: Should be located in the third layer of the lot.

3.3.5 MULTI-FAMILY, COMMERCIAL, AND MIXED-USE



Build-to-Line (Distance from Property Line)

- **A** Front: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.
- **B** Secondary Street: The build-to-line should be established based on the block's predominant existing setback unless otherwise specified on Regulating Plan.

Setback (Distance from Property Line)

- **C** Rear Yard: None backing to non-residential uses. 5' backing to residential uses.
- **D** Side Yard: None siding to non-residential uses. 5' siding to residential uses.

Lot Frontage Occupancy

- **E** Primary Facade Build-to-Line: 85% Min.
- **F** Secondary Facade Build-to-Line: 60% Min.

Parking Structures and Accessory Buildings

- Garage Structures: Should be located in the third layer of the lot.
- Uncovered Parking: Should be located in the second or third layer of the lot.
- Accessory Buildings: Should be located in the third layer of the lot.

3.4 PARKING AND LOADING

This section establishes guidelines for the placement, and design of parking within the West Side Main Street Zones.

3.4.1 PARKING PLACEMENT

a) Permitted parking locations should be governed by parking layers. The figure below illustrates the three parking layers. The first layer is located between the lot line along the primary frontage and the build-to-line. The second layer is located between the build-to-line and a 20 foot setback from the build-to-line. The third layer is located behind the second layer.

b) Parking along Lincoln Way and Western Avenue should be located within the third layer of a lot. Other streets should have all off-street parking located within the second and third layer of a lot. (See Lot Standards)

c) Front Loaded garages should only be permitted in existing front-loaded garage neighborhoods for single-family and duplex Infill Lots. In these existing neighborhoods single family and duplex lots may access garages by a 10' wide driveway when garages are located a minimum of 20' behind the Build-to-Line (Third layer of a lot).

d) Residential parking for new developments should be accessed from an alley.

3.4.2 PARKING ACCESS AND SCREENING

a) Parking areas should be accessed from secondary streets except where lots have no frontage on secondary streets.

b) Curb cuts should be kept to a minimum along all streets.

c) Vehicular entrances to parking areas should be no wider than 24' except where turn-lanes are required by the Department of Public Works.

d) Pedestrian entries and exits to and from all public parking lots and structured parking should be directly to a street or public frontage (i.e., not directly into a building).

e) All private parking structures should be designed with liner buildings along primary streets. Liner buildings on Secondary Streets are strongly encouraged.

f) Surface parking areas exposed to view from public streets, sidewalks, and other public spaces should be screened from the street and sidewalk with a 36" min. and 48" max. height wall or screened with an evergreen hedge maintained at 36" min. and 48" max. height and with a shrub spacing of no greater than 24" at time of planting located along the build-to-line.

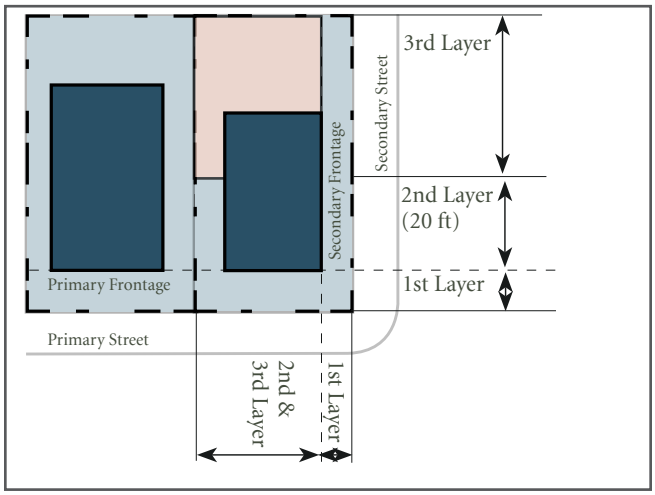


Diagram shows three layers with parking permitted in 3rd layer only as required along Lincoln Way and Western Avenue

Surface Parking Lot Screened with Hedge - Precedent

3.4.3 PARKING LOT LANDSCAPING AND MATERIALS STANDARDS

a) In surface parking lots, a tree planting island and tree(s) should be provided at a minimum of one island/tree for every 12 parking spaces in each side of a parking bay.

b) Every other row of parking should include a landscaped median separating parking bays for the entire length of a parking bay. The median should be planted with large shade trees approximately every 30 feet.

c) Pervious surfaces should be encouraged. Pervious surfaces include pervious concrete, pervious pavers, and pervious asphalt.

3.4.4 SERVICE AND LOADING

a) Number of loading spaces and dumpsters should be located in the parking lots of commercial areas per City of South Bend zoning ordinance.

b) Service functions such as trash and recycling should be located to the interior of a block, in the 3rd layer of a lot.

c) If service functions face a street they should be enclosed within a building and should have doors that close.

d) Service functions should be screened on all sides with screening equal in height to the objects or equipment being screened.

e) Refuse enclosures should be provided for all multi-family, commercial, and mixed-use developments. All developments should make suitable accommodation for refuse disposal and recycling and should provide adequate access for vehicles that pick up refuse and recycling.

Landscaped Surface Parking Lot - Precedent

Screened Dumpster - Precedent

3.5 WALLS, FENCES, AND HEDGES

a) Above grade walls, fences, and hedges higher than 40” are prohibited forward of the Build-to-Line.

b) Walls, fences, and hedges should be prohibited along Western Avenue and Lincoln Way West in the MUN Zone in the first layer except where used to screen existing parking areas or new parking lots located along secondary streets which do not exceed 320’ in length.

c) Single-Family, Duplex, and Townhouse lots may have a fence located at the front property line which should not be opaque and should not exceed a height of 40”.

d) Opaque fences are prohibited forward of the Build-to-Line.

e) Vinyl fencing should only be permitted in backyards.

f) Chain link, barbed wire, razor, chicken wire, stockade fencing, and split rail fencing should be prohibited.

g) Fence types should be of the same style as the style of the existing or proposed building on the lot.

h) Wrought iron fences or decorative aluminum fences no taller than 40” are permitted along the perimeter of a residential park. Hedges are not recommended along the perimeter of park spaces in order to maintain visibility and provide a safe environment.

i) Hedges, wrought iron fences or decorative aluminum fences are not permitted along the perimeter of plazas and parks located along Lincoln Way and Western Avenue.

Wood Picket Fence Precedent

Wrought Iron Fence on Residential Park

Hedge Precedent

Wrought Iron Fence Precedent

3.6 ENVIRONMENTAL SUSTAINABILITY

In order to foster environmental sustainability, the following sustainable guidelines for site and building design should be taken into consideration:

3.6.1 SITE DESIGN

Transportation

Reductions in carbon emissions significantly improve air quality. Programs to discourage car trips generated by single passenger vehicles are recommended, along with the use of hybrid or electric vehicles for public transportation. The following strategies are encouraged:

- Incorporate shared parking strategies to minimize the size and footprint of garages and parking lots.
- Provide no more than the minimum parking required.
- Bike parking at bus stops are encouraged

Site Grading

Existing functioning drainage patterns should be preserved.

Cut and Fill should be minimized.

Landscape

The selection of plants, preservation of wetlands, and the protection of the existing ecosystem should be considered. The following strategies should be employed:

- The saving of existing, healthy trees wherever possible is encouraged.
- The use of non-native plant species in the MUN zone is prohibited.
- Reforestation along existing streams is required.
- Monocultures should be avoided in order to provide ecological diversity and resistance to diseases.

Bike Parking near Bus Stop

Wetland Preserve Precedent

Bio-swale Precedent

Stormwater Management and Reduced Water Usage

Reducing stormwater run off, improving water quality, and minimizing freshwater usage are the three basic principles that should be taken into consideration. The following strategies should be used:

- Residential streetscapes within the Colfax District and Olive Cultural District should incorporate Bio-swales.
- Rain gardens and/or green roofs should be incorporated into the stormwater management strategy of each lot within the MUN Zone.
- Strategies should be employed to minimize the amount of impervious surfaces and increase the amount of pervious surfaces.
- Water collection systems for water re-use are encouraged.
- Avoid installation of permanent irrigation systems where possible.

Shading on Open Spaces

Pervious Pavers Precedent

Energy

There are various approaches to locally generate and/or minimize usage of energy on-site. To improve energy efficiency, these are some recommended strategies:

- The use of geo-thermal is encouraged.
- When possible, shared heating and cooling systems, such as central plants, is encouraged.
- On-site energy generation is encouraged. Examples include solar powered street and landscape lighting, solar panels on roofs, solar parking stations, etc.
- The purchase of green power is encouraged, if available.
- Reducing the heat island effect by providing shade, using light colored paving, and using light colored roofing on flat roofs is encouraged.

Air Quality

Air quality improvement strategies include strategies mentioned previously such as; tree planting, reforestation, public transportation, electric cars and low emission shuttles.

Solar Powered Parking Meter and Waste Compactor

3.6.2 BUILDING DESIGN

LEED certification, or an equivalent rating system, for buildings is encouraged. If these certifications are not pursued, the following guidelines provide basic strategies that help mitigate the significant impact of buildings on the environment.

Building Design

Sustainable concepts should be incorporated into a project during an early phase. These design decisions can benefit the environment while providing savings for owners and tenants. The following strategies should be taken into consideration:

- Provide flexible designs that allow buildings to accommodate different uses over time based on market demands.
- Design building facades that respond to solar orientation including shading elements and/or glazing that reduces solar heat gain.
- Provide bike storage in parking lots, garages, and inside buildings.
- Provide outlets for electric cars in parking lots, and garages.
- Utilize modular framing and construction to reduce waste.

Materials

The specification and selection of materials is one of the most important sustainable strategies to take into consideration. Conscious and educated decisions regarding materials can significantly reduce the impact on the environment. When selecting materials, the following are recommended;

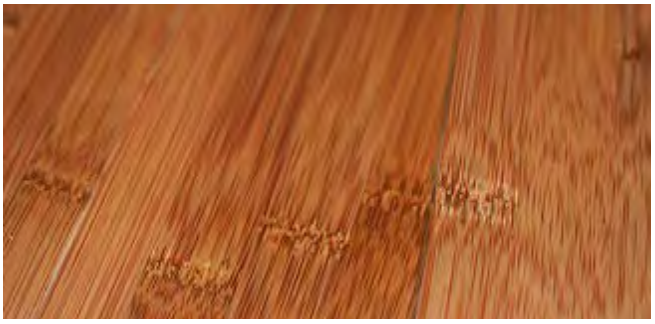
- Use regionally-sourced materials that are extracted, harvested, recovered, or manufactured within 500 miles of the project site.
- Use recycled, renewable, salvaged and/or refurbished materials.

Systems

Choosing, maintaining and monitoring the appropriate systems for water, energy and air will result in significant cost savings and a healthier indoor environment for workers, residents, and visitors. The following guidelines are encouraged:

Water: Plumbing systems for gray water re-use and low-flow plumbing fixtures are recommended. These strategies will minimize the amount of fresh water used on a daily basis.

Sustainable Wood



Regionally-Sourced Wood

Spray Foam Insulation

Energy: Sustainable energy strategies focus on three key principles; on-site energy generation, heat island effect reduction, and minimizing energy use. When applicable, the following strategies are recommended:

- Consider renewable energy sources, such as geothermal or solar power, to improve energy performance
- Provide green roofs/cool roofs that minimize the heat island effect
- Insulate building envelopes, HVAC systems, and hot water pipes to prevent heat gain/loss
- Provide all Energy Star appliances, fixtures, and heating and cooling systems
- Use controllable lighting systems for interior spaces

AIR: An indoor environment that achieves high levels of fresh and pollutant-free air should be a goal of building design. This provides healthier conditions for residents, workers, and tenants. The following strategies are recommended:

- Provide high performance windows and glass doors that reduce heating and/or cooling loads
- Supplement air conditioning with natural ventilation and passive cooling
- Minimize air leakage at doors and windows

3.6.3 CONSTRUCTION MANAGEMENT

Recommended practices include:

- Promote a conscious usage of energy and water
- Create and implement a construction waste management program
- Incorporate best practices for erosion and sediment control
- Use sustainable wood in temporary structures
- Create an environmental program that minimizes air, water and noise pollution and carbon emissions
- Promote site cleanliness
- Create guidelines to separate waste and recycle on site

Separate Waste and Recycle on Site

Tankless Water Heater

Solar Panels on Residential Home Roof

4. Regulating Plans and Standards

4.1 REGULATING PLAN

a) All development within the Colfax District and Olive Cultural District within the "West Side Main Streets: The Revitalization Plan for Lincoln Way, Western Avenue, and West Side Neighborhoods" document should adhere to the standards established in the Regulating Plan.

b) Where dimensional standards are absent in the Regulating Plan the Lot Standards should take precedence.

c) The Regulating Plan establishes the following standards for the noted Districts:

   1) Locates recommended public street alignments

   2) Identifies recommended public space and approximate locations

   3) Locates recommended Build-to-Lines

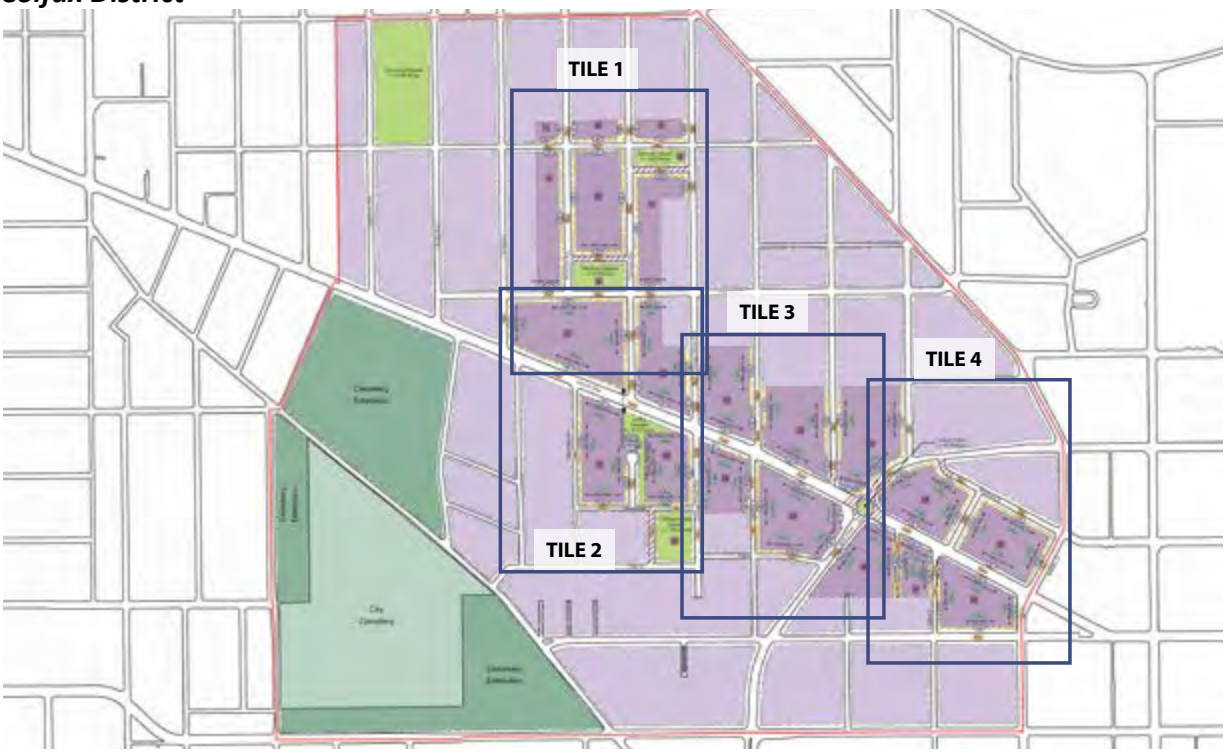
   4) Identifies recommended frontage occupancy

   5) Identifies maximum recommended height

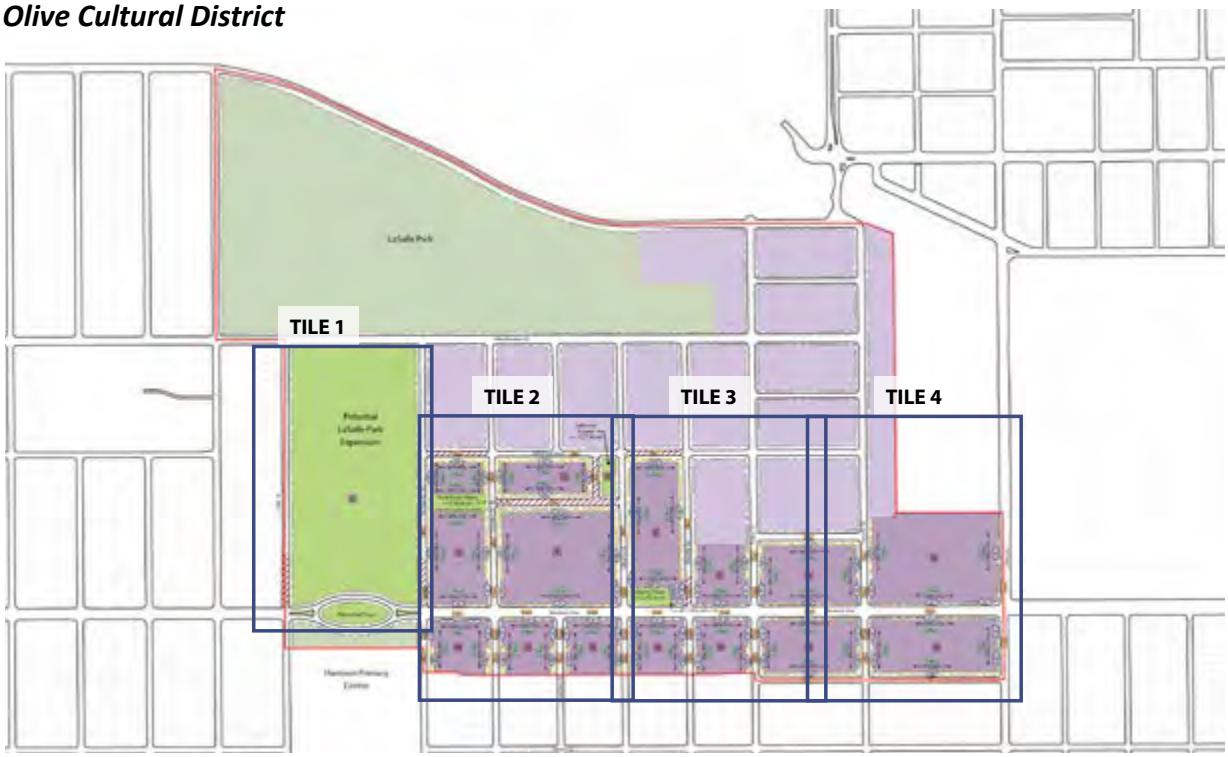
   6) Identifies and locates recommended streetscape types

d) This section defines each of the six Regulating Plan elements and provides regulations associated with each of the six elements.

Colfax District



Olive Cultural District



4.1.1 FRONTAGE OCCUPANCY

a) Frontage occupancy is defined as "The minimum length of primary facade that should be built along a build-to-line." Frontage occupancy requirements should apply to all stories of a building (excluding occupied or unoccupied space in roofs).

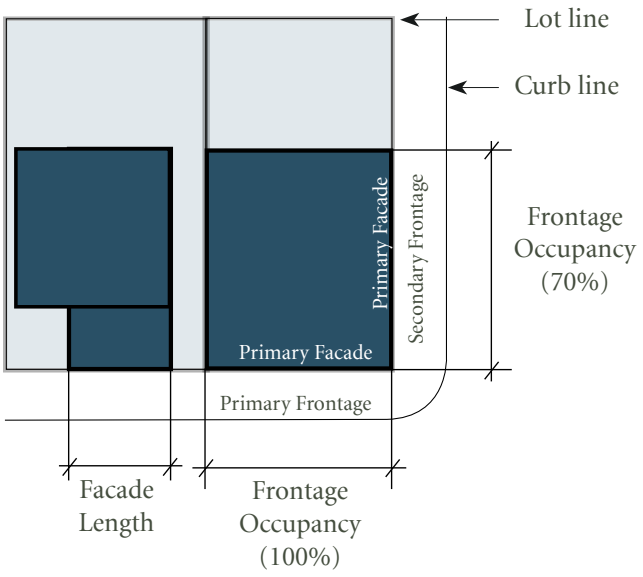
b) Buildings and primary facades should be located at block corners. The permitted void (what is left after subtracting the minimum frontage occupancy from the length of the block face) should not be located at a block corner.

c) Buildings located at corners should have two primary facades facing the thoroughfares.

d) Courtyard buildings or courtyard configurations where the courtyard width is no larger than 110' may count the 110' courtyard width as occupied frontage. Buildings or configurations that form a courtyard on the first floor facing a thoroughfare should be prohibited along Western Avenue and Lincoln Way in the MUN zone.

e) Single-family detached and duplex buildings should not be regulated by the Regulating Plan - They should be regulated by the Lot Standards.

f) A garden wall or hedge should be permitted to fulfill frontage occupancy requirements for surface parking lots along secondary streets only.



4.1.2 BUILDING HEIGHT

a) Building heights should be as required in the Regulating Plan. Where no maximum building height is specified in the Regulating Plan the maximum height should be 3-stories.

b) Building height should be measured in number of stories.

c) A story is defined as, "An interior space measured from one finished floor to the next finished floor above."

d) When a mezzanine is present, the mezzanine should be counted as an additional story.

e) Habitable space in roof areas with a sloping roof should not be counted as a story.

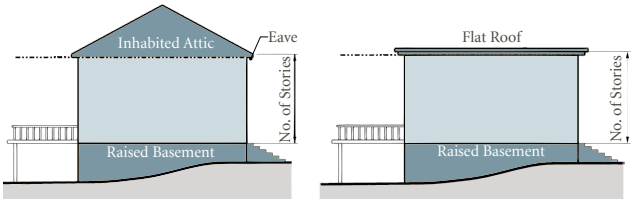
f) Basements that are completely buried should not count as a story.

g) Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, or mechanical penthouses.

h) Raised basements should not exceed ½ of a story in height above grade along the build-to line.

i) Structured parking should not exceed in height, measured in feet, the shortest building on a block measured to the high point of the roof.

j) Retail should have a minimum interior ceiling height of 14'.



4.1.3 URBAN DESIGN FEATURES

Buildings located at the end of streets should meet the requirements of a vista termination: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. Vista terminations may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

Corner Tower Precedent

Symmetrical Facade Centered on a Visual Axis

Plaza with Interactive Fountain Precedent

Neighborhood Park Precedent

Residential Square Precedent

4.1.4 OPEN SPACE

General

a) Location of required Open Space is shown in the Regulating Plan.

b) Location of Open Space is approximate and may be located in the same general area.

c) Sizes of Open Space provided should be as shown in the Regulating Plan.

d) In no case should required open spaces measure less than 80' in width or length.

Colfax District

Colfax Triangle

a) A plaza should be provided in the general location shown in the Regulating Plan and should be designed as a flexible space that can accommodate various activities.

b) A water feature, such as a splash pool flush with the ground is encouraged.

c) Outdoor dining for adjacent restaurants should be permitted along edges of Plaza, but should be temporary and movable.

Sherman Square

a) A Neighborhood Square should be provided in the general location as shown in the Regulating Plan and should be primarily soft-scape and should provide seating.

b) The Neighborhood Square should be publicly accessible.

Harrison Square

a) A Neighborhood Square should be provided in the general location as shown in the Regulating Plan. It should be primarily soft-scape and should provide seating.

b) The Neighborhood Square should be publicly accessible.

Cottage Grove Square

a) A Neighborhood Square should be provided in the general location as shown in the Regulating Plan. It should be primarily soft-scape, and should provide playgrounds, seating, and a multi-purpose lawn.

b) The Neighborhood Square should be publicly accessible.

Olive Cultural District

Liberty Square

a) Liberty Square should be a primarily paved space that allows for programming of varied activities.

b) A water feature, such as a splash pool flush with the ground is encouraged.

c) Outdoor dining for adjacent restaurants should be permitted along edges of Plaza, but should be temporary and movable.

Jefferson Square

a) Neighborhood Squares should be provided in the general locations shown in the Regulating Plan. It should be primarily soft-scape and should provide seating.

b) The Neighborhood Square should be publicly accessible.

LaSalle Park Expansion

a) LaSalle park expansion should be provided in the general location shown in the Regulating Plan. It should be primarily soft-scape and should provide seating, and active recreation fields.

b) The park expansion should be publicly accessible.

4.2 COLFAX DISTRICT

4.2.1 POLICY

Summarizing the West Side Main Streets Revitalization Master Plan, the policy for the Colfax District is to retain the historic pattern of development composed of commercial nodes and to halt the creep of a continuous suburban strip retail pattern that has slowly been occurring along the corridor in order to better support retail uses in a pedestrian-friendly environment, as well as maintaining the historic nature of Lincoln Way. The key elements of the Colfax District are as follows:

a) Lincoln Way Urban Streetscape

b) New Block Framework to Accommodate Permitted Uses

c) Buildings Built to Build-to-Line

d) Cushing Plaza and Fountain

e) Cemetery Expansion

f) Diversity of Housing Types

g) Incorporation of Multi-Family Uses

h) Incorporation of Townhouses

i) Mixed-Use Buildings and Lots

j) Parking to Support Commercial Uses Including On-Street Parking and Public Parking Lots

k) Infill Single-Family Uses

l) Streetscape Implementation to Foster Pedestrian Activity

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2014

4.2.2 COLFAX DISTRICT BOUNDARIES AND ZONES

The Lincoln Way Colfax District is generally bounded by WIlliam Street and Portage Avenue to the east, Walnut Street to the west, California Avenue to the north, and Colfax Avenue to the south (See "Colfax District Map" below for exact boundaries).

Colfax District Map

Zones

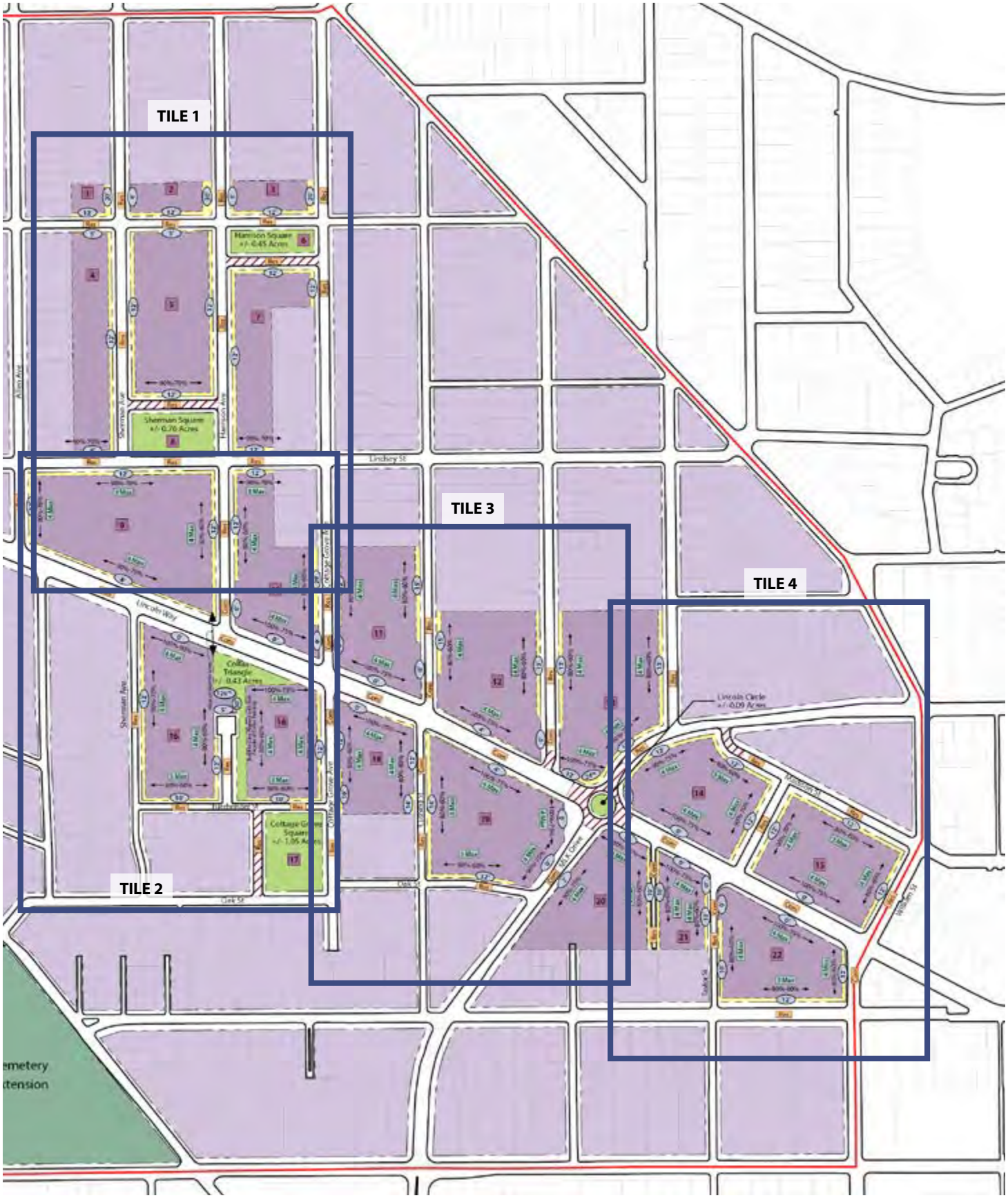
- MUN - Mixed-Use Node
- LCR - Lincoln Way Corridor Residential
- RN - Residential Neighborhood

4.2.3 MASTER PLAN COLFAX DISTRICT PILOT PROJECT - ILLUSTRATIVE PLAN

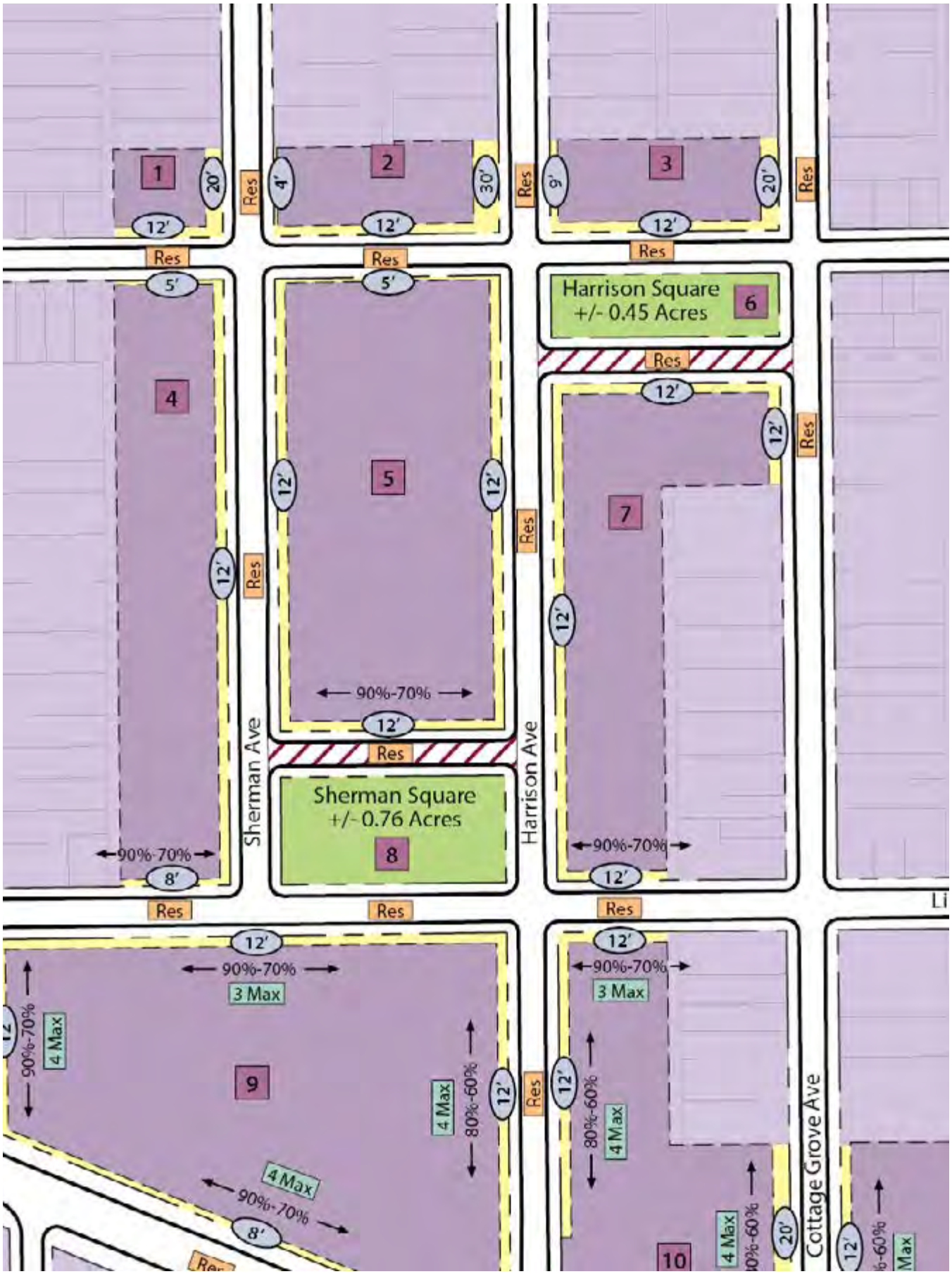
4.2.4 COLFAX DISTRICT REGULATING PLAN

Regulating Plan Legend

- xx — Block Number
- Property Line
- xx' — Build-to-Line
- X%-X% — Frontage Occupancy
- 4 Max — Maximum Building Height
- Res — Streetscape Type
- Proposed Roads
- Blocks not Regulated by Regulating Plan
- City Cemetery
- Cemetery Expansion
- Proposed Open Spaces
- District Boundary


TILE 1
TILE 2
TILE 3
TILE 4
Harrison Square
+/- 0.45 Acres
Sherman Square
+/- 0.70 Acres
Lindsey St
Lincoln Way
College Triangle
+/- 0.43 Acres
Lincoln Circle
+/- 0.09 Acres
Clark St
Cottage Grove Ave
Sherman Ave
Harrison Ave
Allen Ave
Lincoln Ave
Washington St
William St
emetery
tension

TILE 1


1
2
3
4
5
6
7
8
9
10
Harrison Square
+/- 0.45 Acres
Sherman Square
+/- 0.76 Acres
Sherman Ave
Harrison Ave
Cottage Grove Ave
Res
90%-70%
80%-60%
3 Max
4 Max
20'
30'
12'
5'
8'
4'
9'

TILE 2

Res
Res
Res
12'
90%-70%
3 Max
12'
90%-70%
4 Max
9
4 Max
80%-60%
12'
Res
4 Max
90%-70%
8'
Res
Lincoln Way
12'
90%-70%
3 Max
12'
80%-60%
4 Max
10
4 Max
80%-60%
20'
Cottage Grove Ave
Res
0'
4 Max
100%-75%
0'
0'
Com
Com
Com
0'
100%-90%
4 Max
Aligned Build-to-Lines
Colfax Triangle
+/- 0.43 Acres
126'*
30'
5'
Sherman Ave
Res
12'
90%-70%
4 Max
16
4 Max
80%-60%
12'
Res
3 Max
80%-60%
10'
Res
Fuerbringer St
Res
100%-75%
4 Max
Build-to-Line Aligned with Side Facade of Colfax Building
80%-60%
4 Max
16
4 Max
80%-60%
12'
3 Max
80%-60%
10'
Com
Cottage Grove Ave
12'
80%-60%
10'
Res
Cottage Grove Square
+/- 1.05 Acres
17
Res
Oak St

TILE 3

Cottage Grove Ave
Cushing St
Oak St
MLK Drive
11
12
13
18
19
20
Res
Com
4 Max
3 Max
80%-60%
100%-75%
90%-75%
0'
2'
4'
10'
12'
13'
14'
15'
16'*
20'
24'*

TILE 4

Lincoln Circle
+/- 0.09 Acres
Madison St
William St
Taylor St
13
14
15
20
21
22
4 Max
3 Max
80%-60%
90%-75%
90%-70%
100%-75%
80%-50%
13'
12'
16'*
10'
0'
Res
Com

4.3 OLIVE CULTURAL DISTRICT

4.3.1 POLICY

Summarizing the West Side Main Streets Revitalization Master Plan, the policy for the Olive Cultural District is to prevent the encroachment of a continuous suburban strip retail pattern and to create/reinforce a mixed-use node that better support retail uses in a pedestrian-friendly environment. The key elements of the Western Avenue Cultural District are as follows:

a) Western Avenue Urban Streetscape

b) New Block Framework to Accommodate Permitted Uses

c) Buildings Built to Build-to-Line

d) Liberty Plaza

e) LaSalle Park Active Rec. Fields Expansion

f) Diversity of Housing Types

g) Incorporation of Multi-Family Uses

h) Incorporation of Townhouses

i) Mixed-Use Buildings and Lots

j) Parking to Support Commercial Uses Including On-Street Parking and Public Parking Lots

k) Infill Single-Family Uses

l) Streetscape Implementation to Foster Pedestrian Activity

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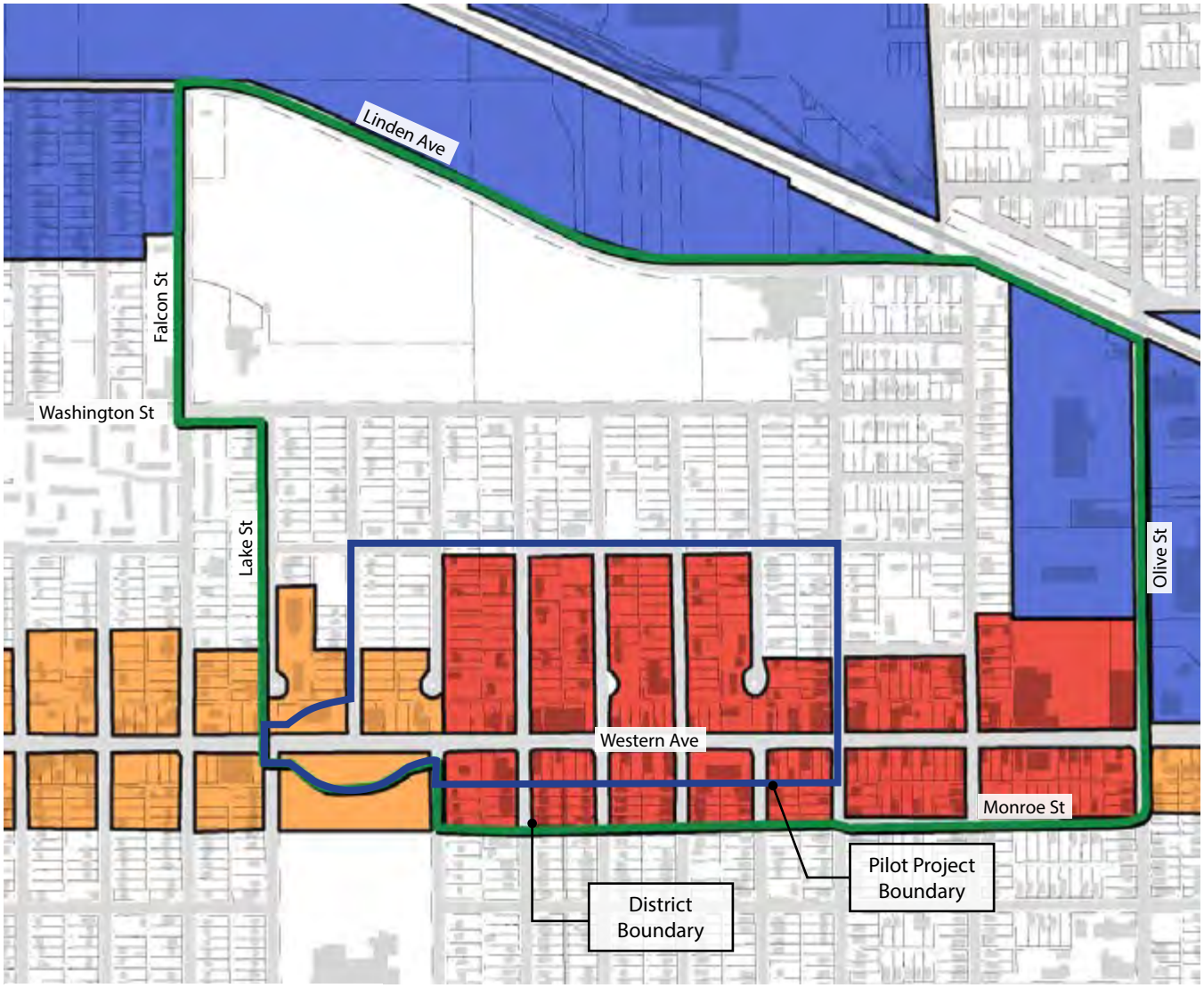
4.3.2 DISTRICT BOUNDARIES AND ZONES

The Western Avenue Cultural District is generally bounded by Olive Street to the east, Lake Street and Falcon Street to the west, Linden Avenue to the north, and Monroe Street to the south (See "Olive Cultural District Map" below for exact boundaries).

Olive Cultural District Map



Zones

- MUN - Mixed-Use Node
- IND - Industrial
- WCR - Western Ave. Corridor Residential
- RN - Residential Neighborhood

4.3.3 MASTER PLAN OLIVE CULTURAL DISTRICT PILOT PROJECT - ILLUSTRATIVE PLAN

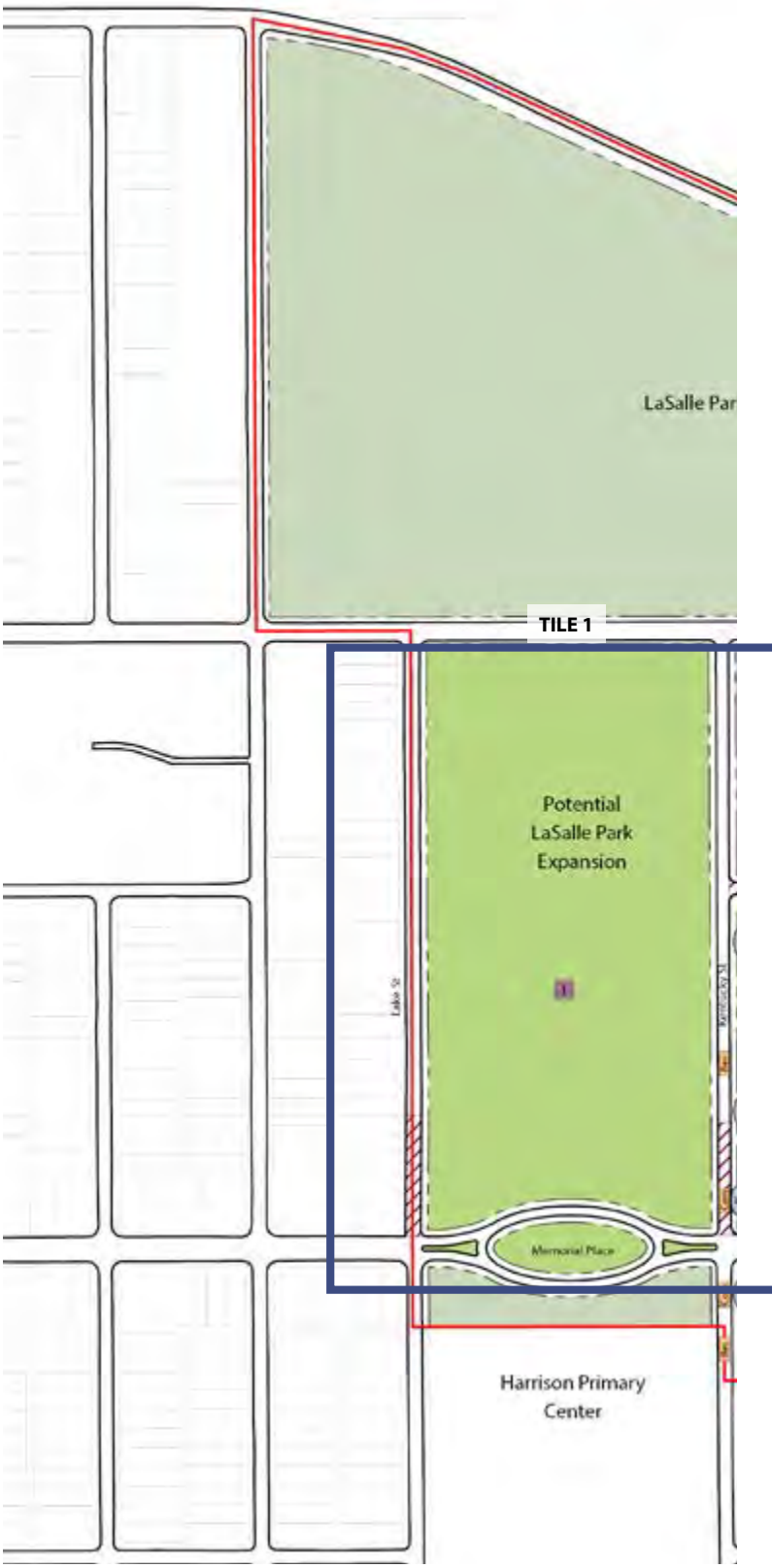
Legend

- Proposed Buildings
- Existing Buildings

4.3.4 OLIVE CULTURAL DISTRICT REGULATING PLAN

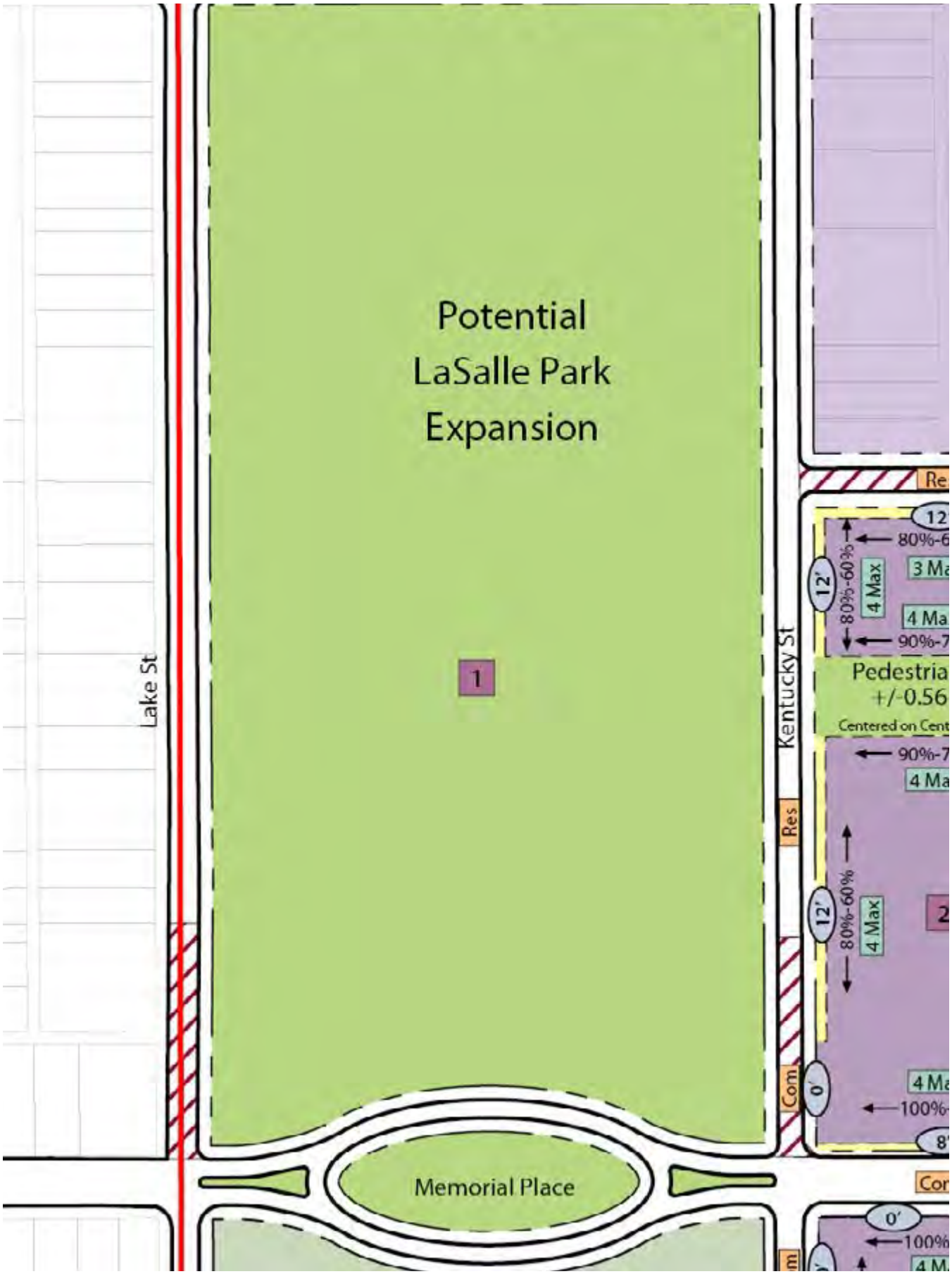
Regulating Plan Legend

- xx — Block Number
- Property Line
- xx' — Build-to-Line
- X%-X% — Frontage Occupancy
- 4 Max — Maximum Building Height
- Res — Streetscape Type
- Proposed Roads
- Blocks not Regulated by Regulating Plan
- Proposed Open Spaces
- Existing Open Space
- District Boundary

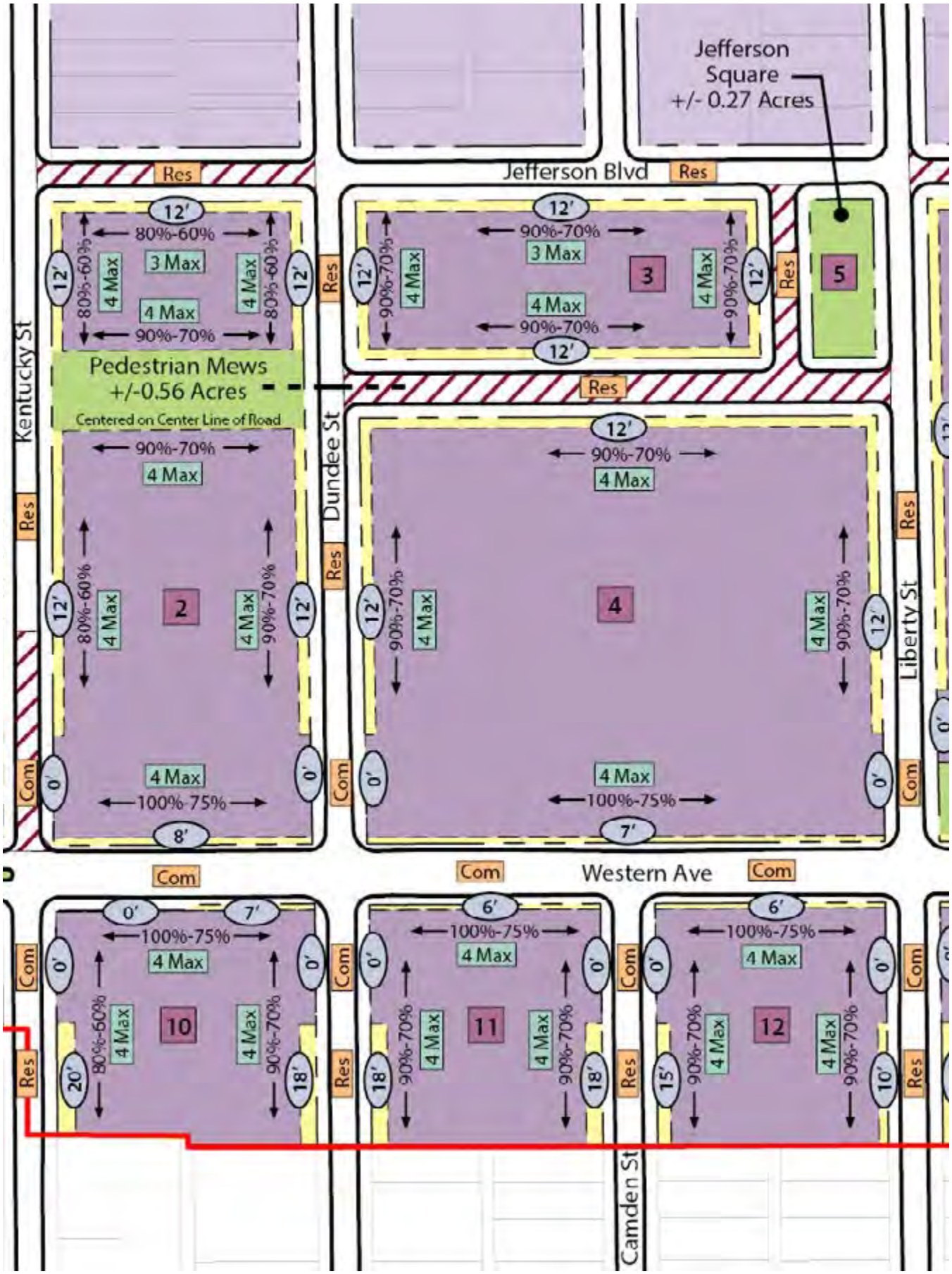


TILE 2
TILE 3
TILE 4
Washington St
Jefferson Blvd
Jefferson Square +/- 0.27 Acres
Pedestrian Mews +/- 0.56 Acres
Liberty Plaza +/- 0.35 Acres
Western Ave
Western Ave
Huron St
Kelley St
Olive St

TILE 1


Potential
LaSalle Park
Expansion
1
Lake St
Kentucky St
Memorial Place
Res
Com
12'
80%-60%
4 Max
0'
100%

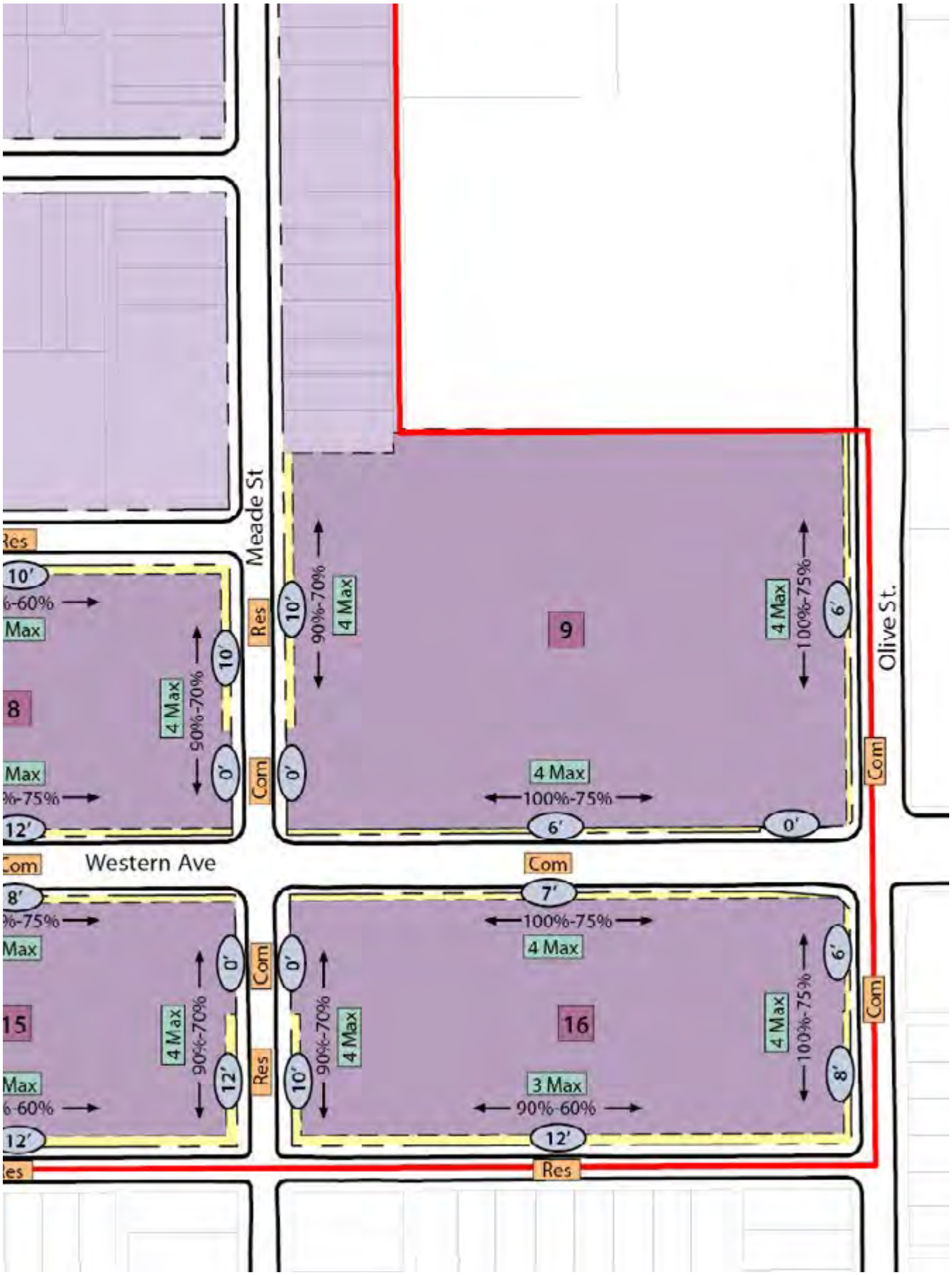
TILE 2


Jefferson Square +/- 0.27 Acres
Jefferson Blvd
Res
12'
80%-60%
3 Max
4 Max
80%-60%
90%-70%
Pedestrian Mews +/-0.56 Acres
Centered on Center Line of Road
90%-70%
4 Max
2
3
4
5
Kentucky St
Dundee St
Liberty St
Com
0'
100%-75%
8'
7'
Western Ave
10
11
12
6'
20'
18'
15'
10'
Camden St

TILE 3

Res
12'
80%-60%
3 Max
12'
90%-60%
4 Max
4 Max
80%-60%
12'
6
Liberty St
Bendix Dr
Kaley St
4 Max
100%-90%
87'
Liberty Plaza
+/- 0.38 Acres
193'
7'
0'
Com
12'
90%-70%
4 Max
7
100%-75%
10'
90%-60%
8
100%-90%
6'
100%-75%
13
14
8'
15
16'
10'
14'

TILE 4


Meade St
Olive St.
Western Ave
Res
Com
8
9
15
16
4 Max
3 Max
90%-70%
100%-75%
90%-60%
10'
0'
6'
7'
8'
12'

5. Streetscapes

5.1 COMMERCIAL STREETSCAPES

Streetscape is defined as, "All of the elements that are located between the street curb and the primary facade when the sidewalk extends from the street curb to the primary facade and all of the elements that are located between the street curb and right-of-way when the sidewalk does not extend to the primary facade."

5.1.1 SIDEWALKS

a) Commercial and Mixed-Use streetscapes should be primarily paved from curb to building face and designed to accommodate the higher level of use and the additional activities that typically take place on them.

b) Building entrances along Primary Streets should be flush with exterior grade.

c) Furnishing Zone should be established adjacent to the curb and should be 4' in width minimum. Elements such as street lights, benches and garbage receptacles should be located in this zone and should be located along the centerline of the Furnishing Zone.

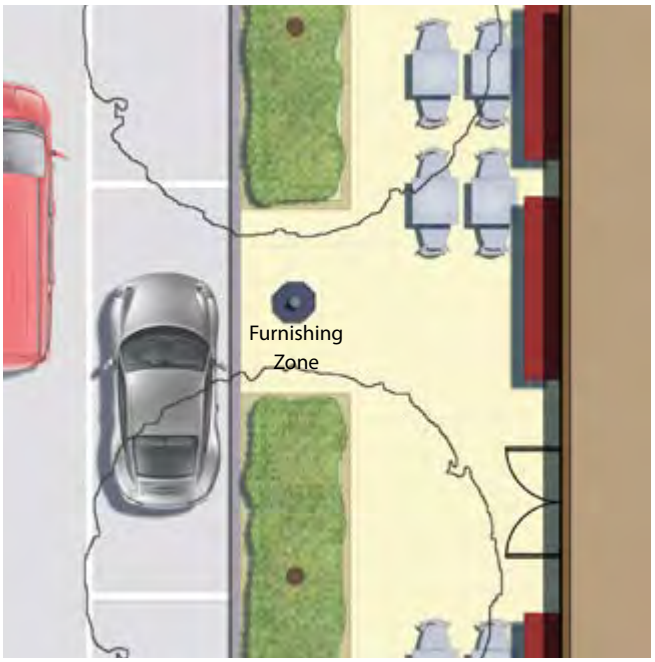
d) Outdoor dining and seating should be permitted and is encouraged along commercial sidewalks in the MUN Zone.

e) Outdoor dining and seating should not be permitted in zones other than the MUN Zone.

f) Transformers and all other mechanical equipment should be located behind the buildings or on the side of buildings and should be screened.

g) Existing narrow streetscapes along Lincoln Way and Western Avenue should be improved by adding street trees and landscaping in islands in the designated on-street parking space zone.

Commercial and Mixed-Use Streetscape - Typical Condition



Commercial and Mixed-Use Streetscape - Narrow Sidewalk Condition

h) Interim improvements to streetscapes along Lincoln Way and Western Avenue in the MUN zone should be implemented. Examples include movable planting and turf grass on future planting areas with adequate protection from cars.

Interim Improvements to Streetscapes - Copyright Streets.mn

Urban Tree Planting Precedent

5.1.2 PAVING MATERIALS

a) All crosswalks in the MUN zones should use some form of special paving, such as scored concrete, stone pavers, brick pavers, concrete unit pavers, or paint (painted crosswalks should either be an artistic crosswalk or a Continental pattern).

b) Parking access points should match sidewalk materials and pattern.

c) Paver selection and paving patterns should be consistent with the permitted architectural styles.

5.1.3 PLANTERS

a) Movable planters should be permitted in the MUN zone and should be consistent with the approved architectural styles.

5.1.4 TRASH RECEPTACLES

a) Trash Receptacles should be provided at a rate of one receptacle (each side of the street) per 240 linear feet of street.

b) Trash Receptacles should be black 45-Gallon steel with rain guard manufactured by OCC Outdoors or equivalent.

5.1.5 BIKE RACKS

a) Bike racks should be provided at a rate of one rack (each side of the street) per 240' of linear feet of street.

b) Bike racks should be Bike Hitch manufactured by Dero or equivalent.

Artistic Crosswalk Precedent - Copyright On-Milwaukee.com

Image of Trash Receptacle

Pavers on Crosswalk Precedent

Image of Bike Racks

5.1.6 STREET TREES

a) Street trees should be planted along all streets.

b) Street trees should be planted in tree pits.

c) Street trees should be planted at approximately 30’ spacing on Western Avenue on both sides of the street and at approximately 40’ spacing on other streets and should be paired across the street, not staggered.

d) Street trees should be 3” caliper minimum at time of planting.

e) Street trees should be planted centered in the furnishing zone or centered in the verge.

f) Bio-swales and rain gardens are encouraged in the tree pits and verges of residential areas.

g) Native tree species are encouraged.

5.1.7 STREET LIGHTS

a) Street lights in the MUN zone should be Sternberg Lake Bluff Series with both roadway light and pedestrian fixture with banner attachments.

b) Street lights should be located centered in the furnishing zone or centered in the verge.

c) Lighting for commercial purposes should be appropriately shielded to minimize spillover to residential areas.

d) High pressure sodium lamps should not be permitted.

Image of Required Street Light

5.1.8 SEATING

a) Decorative benches should be provided in the furnishing zone of the commercial and mixed-use streetscapes.

b) Benches should be 5’ to 6’ in length.

c) There should be an average of one bench (each side of the street) per 120 linear feet of street.

d) Benches should be black powder coated Presidio bench manufactured by Landscape Forms or equivalent.

Bench Precedent

Bench Precedent

5.1.9 MOVABLE CHAIRS AND TABLES

a) Movable chairs and tables should be permitted on sidewalks, but should maintain a 5’ min. clear walking path parallel to the street when chairs and tables are occupied.

b) Where existing sidewalks from building face to curb are narrow and a “bump-out” in the parking lane is provided, movable tables and chairs should be permitted in the “bump-out” and a planter barrier should be provided.

c) Where existing sidewalks from building face to curb are narrow, movable tables and chairs should be permitted in the parking lane if a planter barrier between the seating and the travel lane is provided.

Movable Tables and Chairs Precedent

5.2 RESIDENTIAL STREETSCAPE

a) 5’ width sidewalk and a 5’ minimum width street tree planting strip should be provided.

b) The 5’ width street tree planting strip should be contingent with the curb and should be planted with grass or should be a bio-swale or rain garden.

c) Ornamental street lights should be used.

d) Street trees should be planted along all streets and should have approximately 40’ spacing and should be 3” caliper minimum at time of planting.

e) Transformers and all other mechanical equipment should not be located in front of a building. Transformers and all other mechanical equipment should be located behind the building, or on the side of buildings if screened.

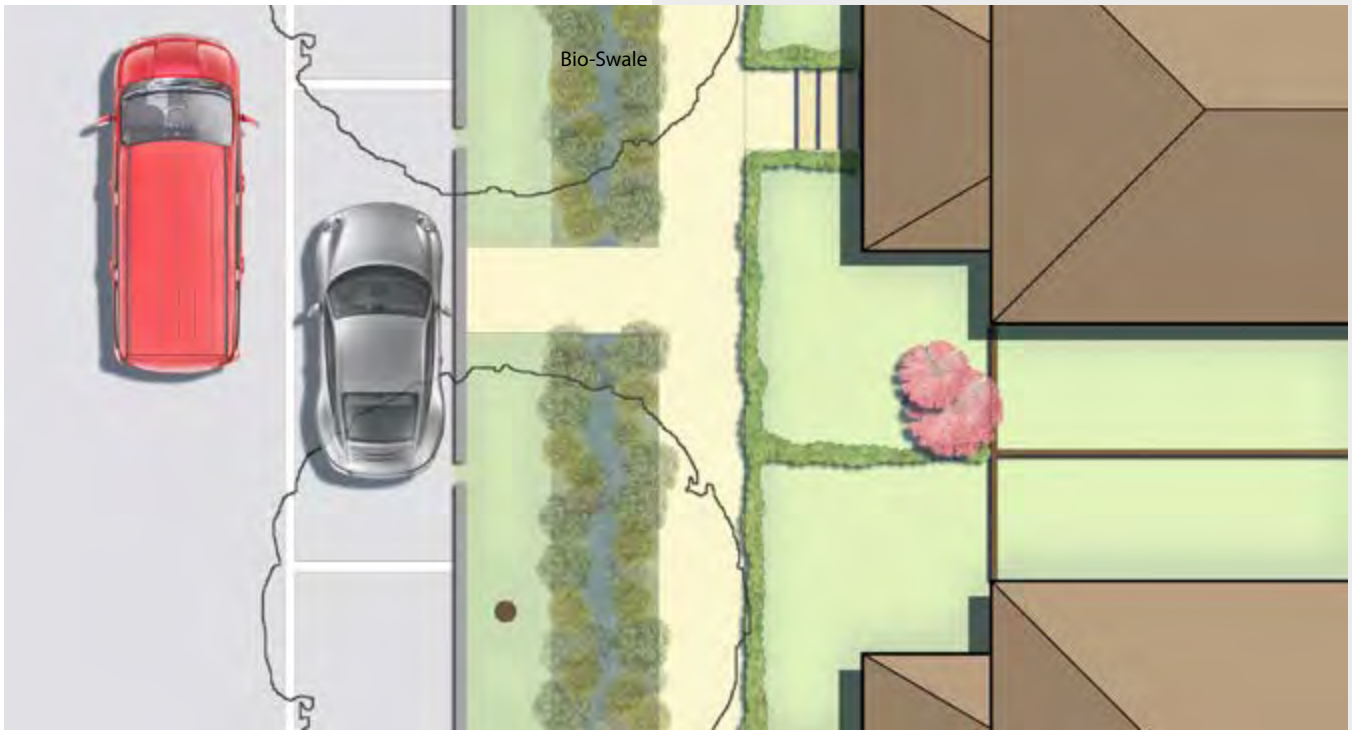
f) Driveway aprons should match sidewalk material and pattern.

g) Curbs should be vertical (not rolled).

h) Covered porches and covered stoops on the principal facade are encouraged. Porches and stoops should be consistent with approved styles.

Bio-swale Precedent

Residential Streetscape with Bio-swale



6. Architecture Standards

6.1 ARCHITECTURE STYLES

6.1.1 PERMITTED STYLES

Styles appropriate to the regional history and culture are Federal, Greek Revival, Italianate, Victorian, Gothic Revival, Prairie, and Craftsman. Also commonly found are the noted styles adapted to industrial uses (larger buildings with larger windows). Recommended styles are shown in the Architectural Style Chart (page 63). All applications for the construction, renovation, or alteration of buildings should designate which architectural style has been selected, and the building should follow the requirements for that style. Additions should be consistent with the existing building style. Both vernacular and high-styles should be permitted.

The following publications should be used to determine if a submission is consistent with the approved styles:

- *"A Field Guide to American Houses"* (McAlester & McAlester, 1984)
- "*Traditional Construction Patterns: Design & Detail Rules of Thumb*" (Mouzon, 2004)
- *"Get Your House Right: Architectural Elements to Use and Avoid"* (Cusato, et al, 2007)

Architectural Style Chart

	MUN	IND	WCR	LCR	RN
Federal	P	P	P	P	P
Greek Revival	P	P	P	P	P
Gothic Revival	N	N	P	P	P
Italianate	P	P	P	P	P
Victorian	P	N	P	P	P
Prairie	N	N	P	P	P
Craftsman	P	N	P	P	P

6.2 GENERAL RESIDENTIAL ARCHITECTURE GUIDELINES

6.2.1 GENERAL

All building elements should be consistent with the approved style.

6.2.2 ORIENTATION

a) Primary Building Facades should be oriented to the street.

b) Buildings should line the Build-to-Line in a continuous edge and should meet the minimum frontage occupancy requirements.

6.2.3 ENTRIES

a) Residential entries should be located at the street building front.

b) Service entrances should be at the rear of the buildings.

c) Entrances to second and third story uses should be located along the street building front.

d) Secondary entrances may be located at the rear and sides of buildings.

e) Multi-family Buildings should be designed in such a way that ground floor units have individual entries from the street.

f) All entries on primary facades should be higher than the sidewalk elevation.

6.2.4 ROOFS

a) Dormers should be placed a minimum of 3’ from side building walls.

b) Roof penetrations, except stucco or brick chimneys, should be placed so as not to be easily visible from streets and painted to match the color of the roof, except those of metal which may be left unpainted.

c) Gable ends on stoops, porches, and balconies should have no less than a 6 in 12 pitch.

d) Hip roofs should have no less than a 6 in 12 pitch, except when consistent with an approved style.

e) Roof-vent penetrations should be located at least 10'-0" from any exterior building face.

f) All hipped or gabled roofs must have Eaves.

g) Cornices are required on buildings with flat roofs. They should include a projection beyond the Building Face.

h) Gutters and downspouts, when used, should be made of galvanized steel, copper (not copper coated), or aluminum.

i) Attic vents should be appropriate to the style.

6.2.5 WINDOWS ALONG STREET FRONTAGE

a) Specialty windows (oval, octagonal, Palladian) are restricted to one per section of facade.

b) Triangular windows are not permitted.

c) Openings for windows and window panes must have a vertical dimension greater than or equal to the horizontal dimension, except when consistent with an approved style.

d) If exterior shutters are used, they should be sized and mounted appropriately to fit their window.

e) It is encouraged that windows on the ground floor be Simulated True Divided Light.

f) Glass block is not permitted.

g) Windows may be grouped, if separated by a mullion at least 5" wide, to create a horizontal composition. The maximum combined horizontal dimension may not exceed three times the combined vertical dimension.

h) Windowsills should project a minimum of 1" from the Building Face.

i) Doors, except garage doors, should be, or appear to be, constructed of planks or raised panels (not flush with applied trim).

j) Where masonry is used, all Entryway and window openings should have concrete, or masonry, lintels.

k) All window trim should be a minimum of 3 1/2" in width.

l) Any building utilizing masonry or stucco as the exterior material should have windows inset at least 3".

m) Windows should be clear glass. No reflective or tinted glass is permitted.

6.2.6 WALLS

a) Designs and materials must be consistent on all primary facades.

b) Accessory Buildings should be constructed of the same materials as the principle structure.

c) Foundation walls of stoops and porches must be consistent with the foundation treatment of the building.

d) Where real or simulated brick, stone, stucco or similar materials are used on the primary facade(s), the material should continue along the secondary facades a minimum of 16" in depth measured from the face of the primary facade.

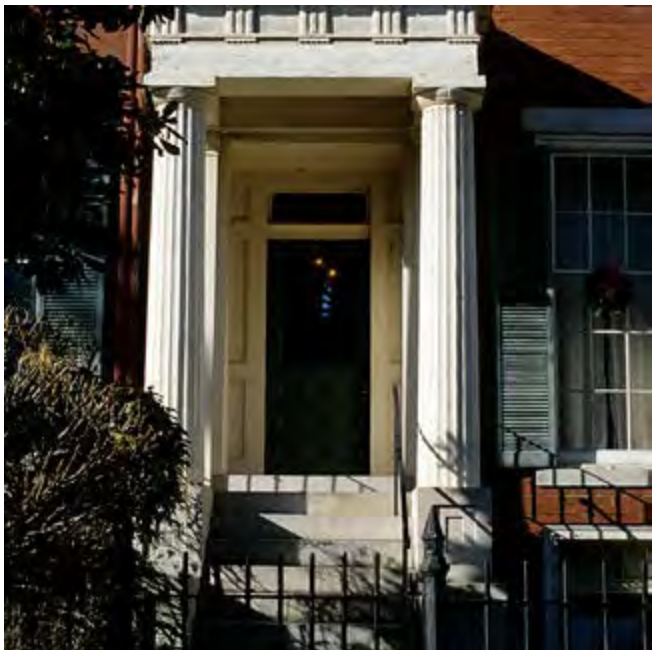
6.2.7 COLONNADE, ARCADES AND LOGGIAS

The vertical dimension of the openings between columns, piers, or posts on colonnades or arcades should be at least 1.0 times the horizontal dimension of the openings.

6.2.8 COLUMNS

a) Where classical arcades or colonnades are used, the Orders should be Tuscan, Doric, or Ionic with correct proportions and profiles according to The American Vignola.

b) Other posts, columns, and pilasters should be consistent with the architectural style of the building.



6.2.9 STOOPS, PORCHES AND BALCONIES

a) All townhouses should have either a covered stoop or door casing appropriate to the style.

b) The vertical dimension of the openings between columns, piers, or posts on a porch, stoop, or balcony should be at least 1.6 times the horizontal dimension of the openings.

c) Screens are not permitted on stoops, porches, or balconies facing the street.

d) Balconies should be structurally supported by brackets or beams when facing public streets.

e) Porches and stoops must be a minimum of 12” above the adjacent sidewalk elevation.

f) Asphalt shingles are not permitted on roofs of stoops or ground level porches.

g) Balconies are permitted to wrap around corners.

6.2.10 COLORS

a) Colors should be consistent with the style.

b) Garish, Neon, or otherwise “Loud” colors should not be permitted.

c) Changes in color from one town house unit to another should only occur when there is either a horizontal or vertical break in the building wall plane.

d) A maximum of six town houses or four stacked townhouse units in a row should have the same color facade.

6.2.11 MECHANICAL EQUIPMENT

HVAC equipment, utility meters, satellite dishes, permanent grills, and other mechanical equipment should be located so as not to be visible from the street. They should be located to the interior of the block or on roofs and should not be visible from the street. Mechanical equipment should not vent to the street side of the building. Window air conditioning units are not permitted.

6.2.12 SITE UTILITIES

Site utility structures, such as transformers, should be located to the interior of blocks (behind buildings) or along the side of the buildings.

6.2.13 LIGHTING

All street lighting, parking lot lighting, and porch lights should be incandescent, halogen, natural gas elements, or metal halide. High pressure sodium is permitted only in parking lots.

6.2.14 MATERIALS

a) Natural materials are permitted on all facades of buildings.

b) Natural materials are permitted on building roofs. Architectural Grade asphalt shingles are also permitted.

c) Vinyl siding should not be permitted on primary facades.

d) Wood, EIFS, Synthetic Board (synthetic wood product), fiber cement trim material, extruded polyurethane (such as Fypon) should be permitted as trim material.

e) Natural and artificial trim & elements such as brackets, door & window surrounds, and columns, should adhere to historic proportions and dimensions.

f) Wood windows, vinyl clad windows, aluminum clad windows, fiberglass windows, and vinyl windows should be permitted.

g) For brick and stone facades, vinyl windows should have an oversized moulding surround that measures a minimum of 3 ½" and should be recessed into the brick face.

h) For facade clad with siding, vinyl windows should have trim appropriate to the architectural style (consistent in style, dimensions, and placement).

i) A maximum of two primary materials on a facade should be used. A primary material is one that occupies one-third or more of the facade (excluding windows) for 3-story buildings or one-fourth or more of the primary facade (excluding windows) for 4-story buildings. A maximum of one primary material should be used on a primary facade for 2-story buildings unless a craftsman style is used where the proportions of materials should be consistent with the historical style .

j) Metal columns should not be permitted.

k) Exterior light fixtures should match the architectural style of the building.

6.2.15 ROOF MATERIALS

The following roofing materials should be permitted:

a) Asphalt Shingles

b) Metal Roofing (sheet metal roofing with exposed fasteners should not be allowed)

c) Slate

d) Membrane (for flat roofs only)

6.3 COMMERCIAL AND MIXED-USE BUILDINGS

The character of the architecture lining the street should reinforce the idea of a pedestrian scale. Buildings should be articulated to create a human scale and have the varied look of a number of buildings built over time. Building masses and edges along the street should be articulated with windows and entryways that provide interest. The following requirements apply to all Commercial and Mixed-Use buildings.

6.3.1 USES

a) Mixed-Use Buildings should be able to accommodate commercial uses on the first floor.

b) A minimum of two stories is encouraged.

c) When a commercial building is one-story it should be a minimum of 20' in height.

6.3.2 ORIENTATION

a) Primary Building Facades should be oriented to the street (See Retail Fenestration).

b) Buildings should line the Build-to-Line in a continuous edge and should meet the minimum frontage occupancy requirements.

c) Blank walls should not face streets. Liner buildings with primary building facades should be used to screen blank walls from the street.

6.3.3 FACADE LENGTH

Facades longer than 120' should be designed to look like more than one building. For buildings that are 120' or longer, no section of building longer than 60' may look like one building. Each section of building should be different in color and/or material than the other sections.

6.3.4 RETAIL FENESTRATION

a) Minimum percentage of surface along Primary Streets that is to be glazed (window surface area) is seventy (70) percent of the first floor facade. On all other primary frontages where retail is used, the minimum percentage is sixty (60) percent of the first floor facade.

b) Glazing must be clear. Reflective (mirror) or colored glass should be prohibited.

c) Maximum height of sill above sidewalk is eighteen (18) inches.

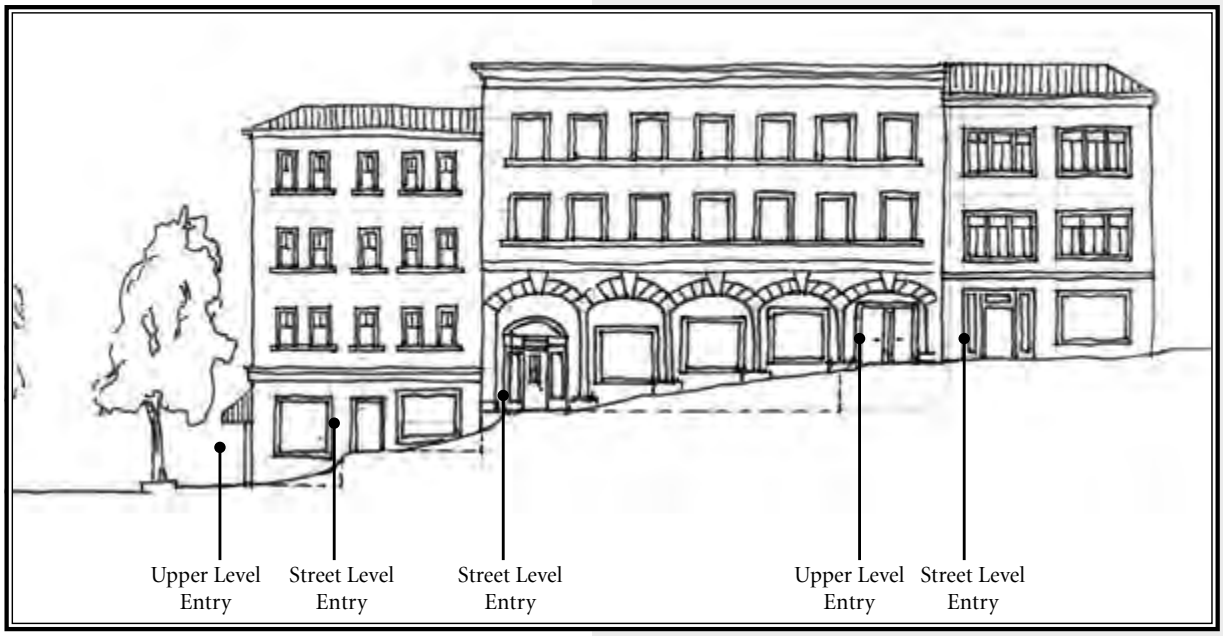
d) Maximum percentage of glass that may be blocked with interior fixtures or paper signs along commercial streets is twenty (20) percent.

e) Maximum height above sidewalk that any retail glazing may be blocked with wood fixtures is four (4) feet from the exterior ground line.

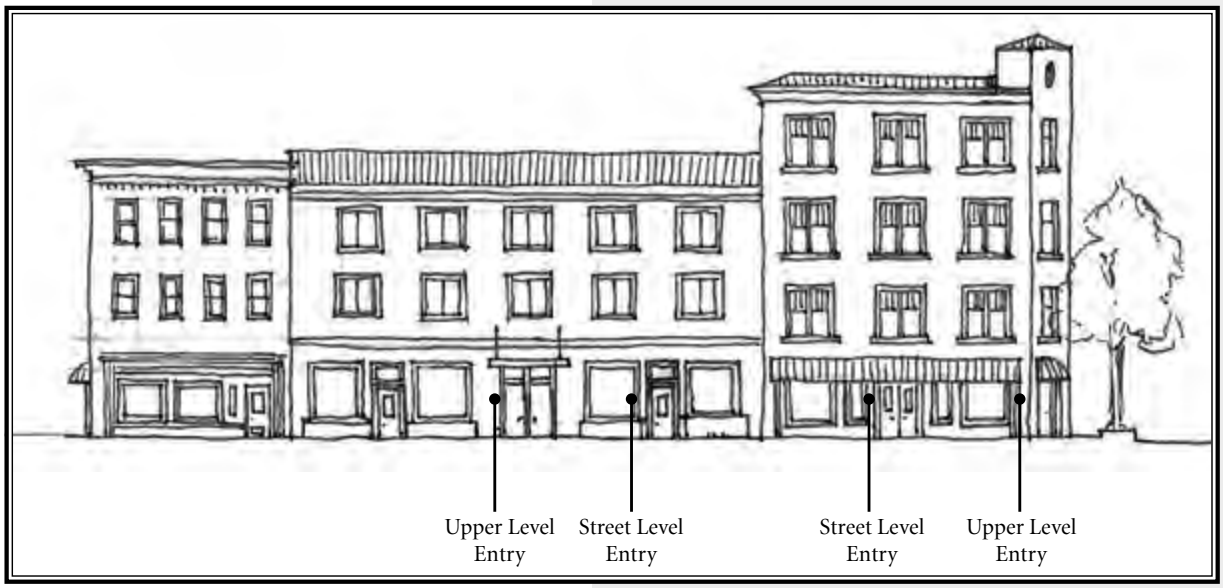
f) Solid metal security gates and solid roll-down windows installed on the outside of a building should not be permitted. Solid metal security gates, solid roll-down windows, link, grill or other similar security devices should only be permitted when installed from the inside of a building within the window or frame.

6.3.5 RETAIL & MIXED USE ENTRIES

- Ground floor retail or commercial space entries should be located at the street building front.
- Service entrances should be at the rear of the buildings.
- Entrances to second and third story uses should be located along the street building front and articulated differently than the retail entrances.
- Entries along sloping streets should provide safe, flat entryways while maintaining easy access to storefronts for window shopping.
- Secondary entrances may be located at the rear and sides of buildings.
- See diagram below for graphic illustration of Entries.



Sloping Street



Level Street

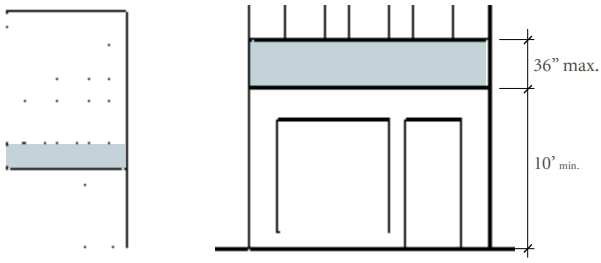
6.3.6 RETAIL SIGNAGE

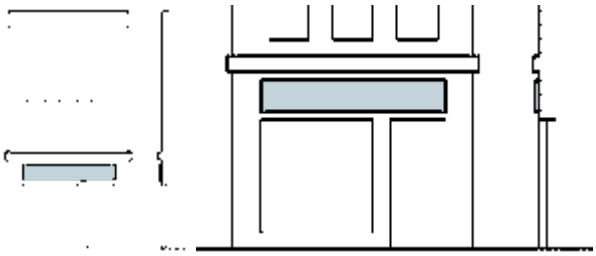
Materials

- Signs should be of materials consistent with the architectural style.
- Address numbers should be 6” in height or as required by Indiana State law and should be gold leaf, metal, ceramic or paint in a color contrasting with the background color.
- Neon signs, fluorescent or glowing paint, billboards, moving or intermittently illuminated signs or advertising devices, and flashing signs should be prohibited.

Configurations

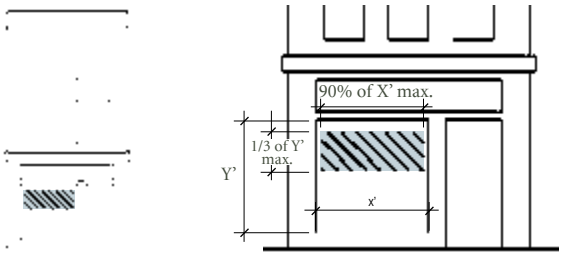
- Four types of attached signs are permitted:
- The Band Sign: The band sign consists of a band of lettering across the entire width of the building. If lit, band signs should be front-lit with goose-neck lights. Band signs should be a maximum of 36” tall, and the bottom of the band sign should not be installed less than 10 ft. above the sidewalk.
- The Board Sign: The board sign consists of painted or vinyl graphics on a signboard attached flush with the building wall.
- Window Signs: The window sign is located behind the glass or is comprised of painted, gold leaf, or vinyl applied directly to the glass. Window signs should not be mounted on opaque signboards. The height of any window sign is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90 percent of the width of the glass in

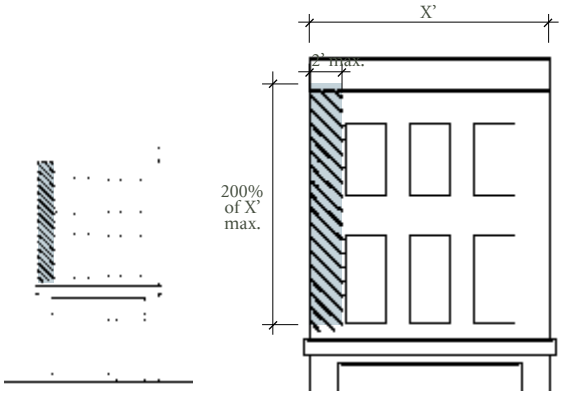




the sash where the sign is installed. Signs may not be affixed with tape or other temporary means to the exterior nor to the interior of the glass surfaces. Neon signs should be prohibited. Decals should not be affixed to glass.

- Painted Wall Signs: Painted wall signs may only occur on wall surfaces that are set back at least 50 ft. from the edge of the pavement to allow for equal viewing by pedestrians and motorists and should not be the primary sign of the business they represent. Such signs should be rectangular, oriented horizontally or vertically, and no larger in area than 2 ft. by two times the building width. These signs should have a dark background color with a black border.
- Two types of projecting signs are permitted:
- Blade Signs: Blade signs hung from an architectural element should be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign should be between 9' and 12'. above the sidewalk. The blade sign should be 32 in. tall maximum. Blade signs should be no more than 4 ft. wide nor project more than 5 ft. from the wall. No blade sign should exceed 6 sq. ft. Brackets or other suspension device should match the architectural style of the building and should not be computed as part of the allowable size of the sign.
- Vertical Signs: Vertical corner signs are permitted at the corners of blocks. They may project perpendicular from one side of the building or at a 45 degree angle to the corner. Vertical corner signs may be lit with goose-neck lights. Vertical corner signs should be mounted a minimum of 12' in height from the sidewalk, measured to the bottom of the sign. The height





of the sign should not exceed the first-story wall height. Vertical corner signs should be mounted 12” maximum away from the exterior wall of the building and should be a maximum of 3 ft. wide.

- Ground Signs: Sculptural and A-frame sign boards placed on the sidewalk should be permitted if they are temporary and removed during non-operating hours.
- Awning Signs: Signage may be painted either on the fringe of an awning or in the center of the body of the awning. Awning signs should be painted directly on canvas. Back lit awnings are prohibited. Signs that occupy the fringe of the awning may fill the entire height and width of the fringe up to a maximum fringe height of 9”.
- Rooftop Signs: Roof top signs meant to be viewed from great distances should be prohibited unless determined by the Zoning Administrator to be consistent with the regulations and intent of this section.
- Home-based Business Signs: Signs advertising a home-based business should be permitted and should be consistent with the architectural style and should be painted wood with a maximum size of 6 sq. ft. Signs may have engraved gold leaf letters and symbols. Signs may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Brass signs may be used for signs mounted to masonry building walls. One sign advertising a home-based business is permitted at each frontage.
- Security Signs: One sign providing notice of a security system is permitted at each frontage and should be affixed to a building.
- Real Estate “For Sale” and “For Rent” Signs: One

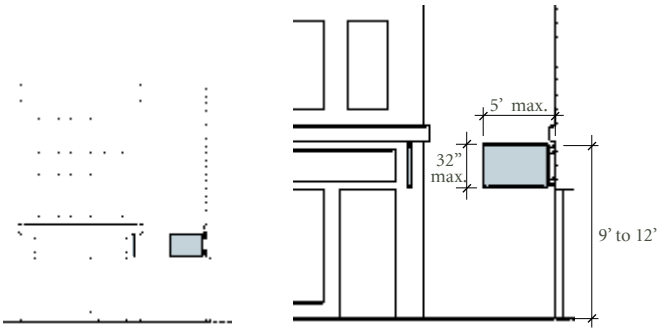


Figure 213-1: Diagram of Blade Sign Dimension

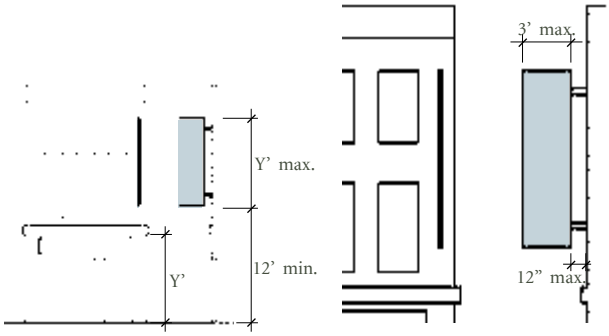


Figure 213-2: Diagram of Vertical Sign Dimension

real estate sign advertising a property for sale or rent may be displayed at each frontage.

- Freestanding, off-site and detached signs are prohibited unless noted otherwise.
- Signs may encroach into setbacks and across right-of-way lines, but not across private lot lines.

6.4 TOWNHOUSE STRING COMPOSITION

- String should be designed as a composed building and should not be designed as individual independent facades.
- Horizontal breaks in the street/building face, as well as vertical breaks, should be designed to occur as a part of the building composition and should not occur randomly or arbitrarily.
- Changes in material should occur to reinforce the building composition and should not occur randomly or arbitrarily.

Desirable Composition

Undesirable Composition

Desirable Composition

Undesirable Composition