SOUTH MAIN DEVELOPMENT STANDARDS

Buena Vista, Colorado

The South Main development will extend downtown Buena Vista to the Arkansas River. The site's location demands an innovative design solution that will allow existing and future generations of Buena Vista residents to enjoy the natural amenity of the riverfront.

Intent:

These Development Standards contain regulations that impact the design and character of South Main. The intent of these standards and regulating plan is to create a high-quality walkable neighborhood. These standards reflect the principles of Traditional Neighborhood Design (TND), which draws upon precedents established by historic towns, such as Buena Vista, in determining street layout and design, mixture of uses, building placement, and architectural standards. Environmental concerns are a high priority of this development; accordingly, the code contains green building standards for construction materials, environmentally sensitive landscape standards, and solar orientation utilized for passive heating and cooling purposes.

Additional certification through ***Built Green Colorado*** will be required. Please reference the appendix.

How to Use The Development Standards:

1. Find the lot type on the *Regulating Plan*. Look for any site-specific requirements such as build-to-line locations and required building elements.

2. Next, review the *Urban Standards* for specific provisions that correspond to each lot.

3. Finally, review the *Architectural Standards*, which contain regulations for buildings.

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I. Illustrative Plan .....Page 1.1

The Illustrative Plan depicts the streets, lots, civic buildings, and general landscaping of the proposed development.

II. Regulating Plan .....Page 2.1

The Regulating Plan designates the acceptable building type for any given lot. The Regulating Plan works hand-in-hand with the Urban Standards for rules regarding the particular details for each of the lot types, such as fixed setback locations, required frontage elements, tower locations and terminated vistas.

III. Urban Standards .....Page 3.1

The Urban Regulations establish the physical and functional relationships between buildings. It regulates the rules related to building placement (setbacks, build-to lines, lot coverage, lot frontage, uses, height, and parking).

IV. Architectural Standards ….....Page 4.1

The Architectural Regulations set the building materials, details and configurations that impact the neighborhood's quality and character. Architects and builders can find construction related information for the houses and buildings.

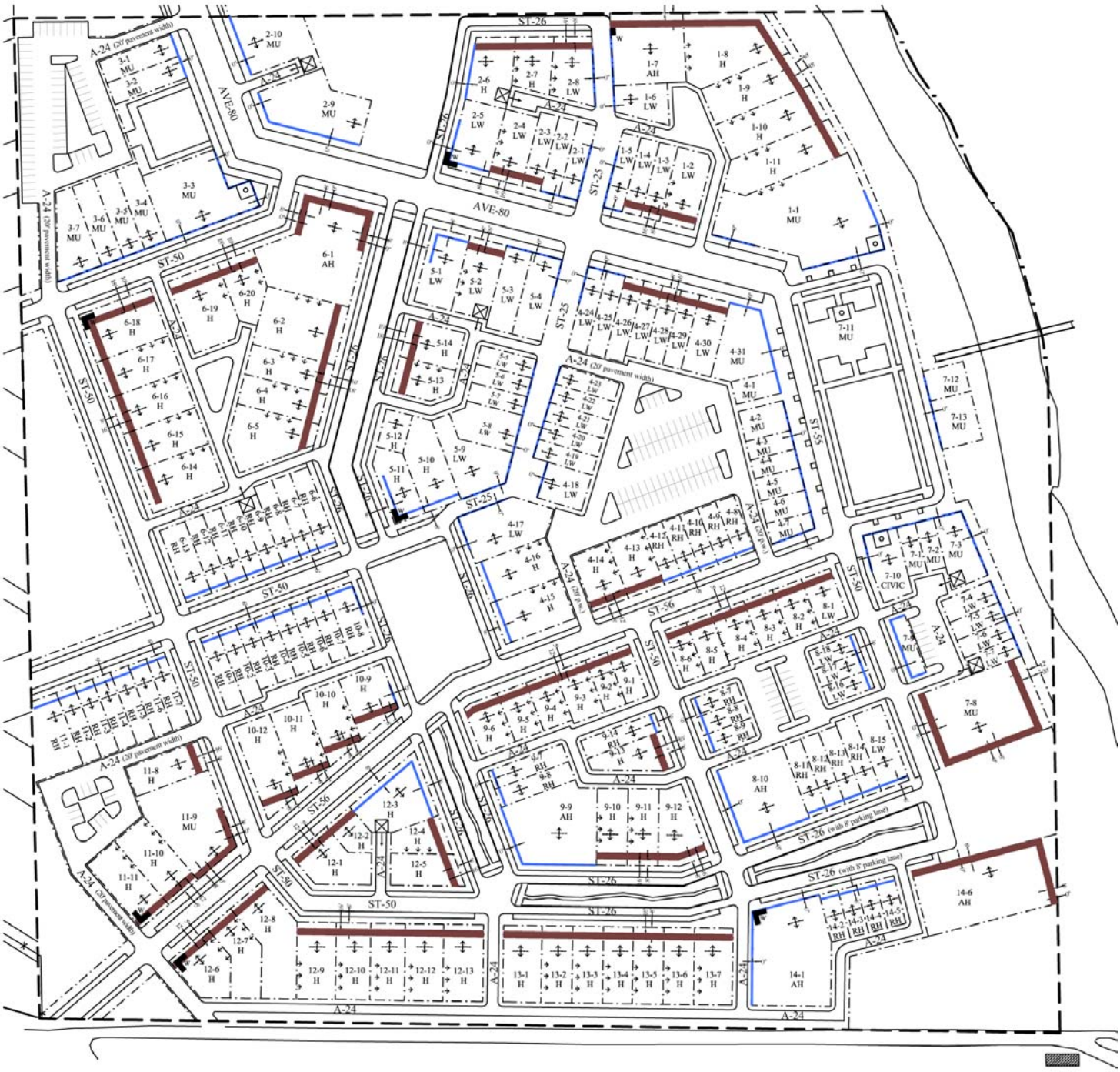
V. Street Standards .....Page 5.1

The Street Standards specify roadways, sidewalks, planting areas, street tree locations, and street lights. The street types are assigned to appropriate locations in the Regulating Plan.

I. Illustrative Plan

II. Regulating Plan

Please refer to full-size 24”x36” sheet to review regulating plan details.



III. Urban Standards

The Urban Standards contain regulations for the following lot types, as identified on the Regulating Plan:

(H): Single Family or Duplex House Lot ..... Page 3.2

(RH): Rowhouse Lot ..... Page 3.3

(AH): Apartment House Lot ..... Page 3.4

(LW): Live/Work Building Lot ..... Page 3.5

(MU): Mixed-Use Building Lot ..... Page 3.6

Single Family House

Rowhouse

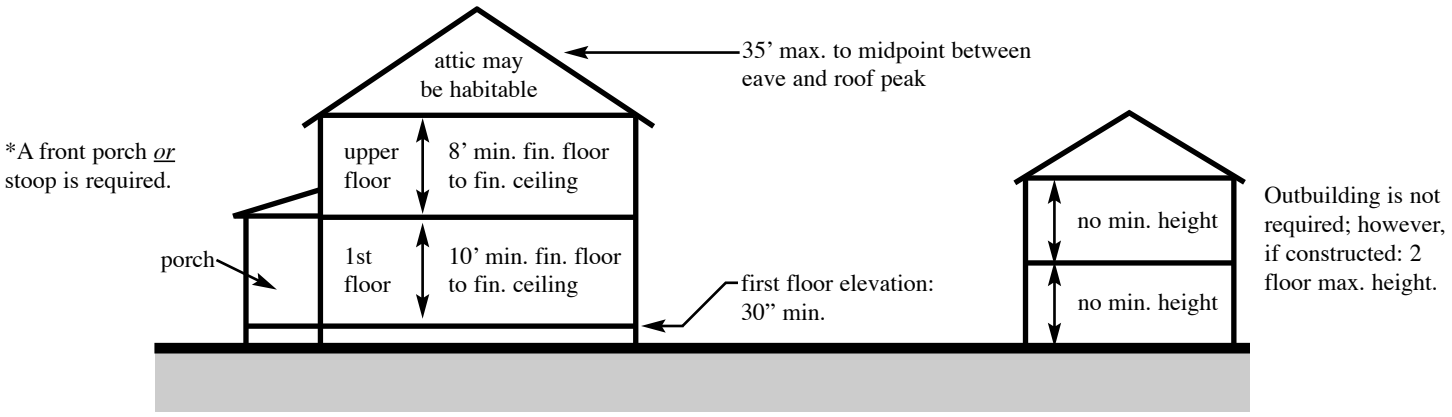
Apartment House

Live/Work Building

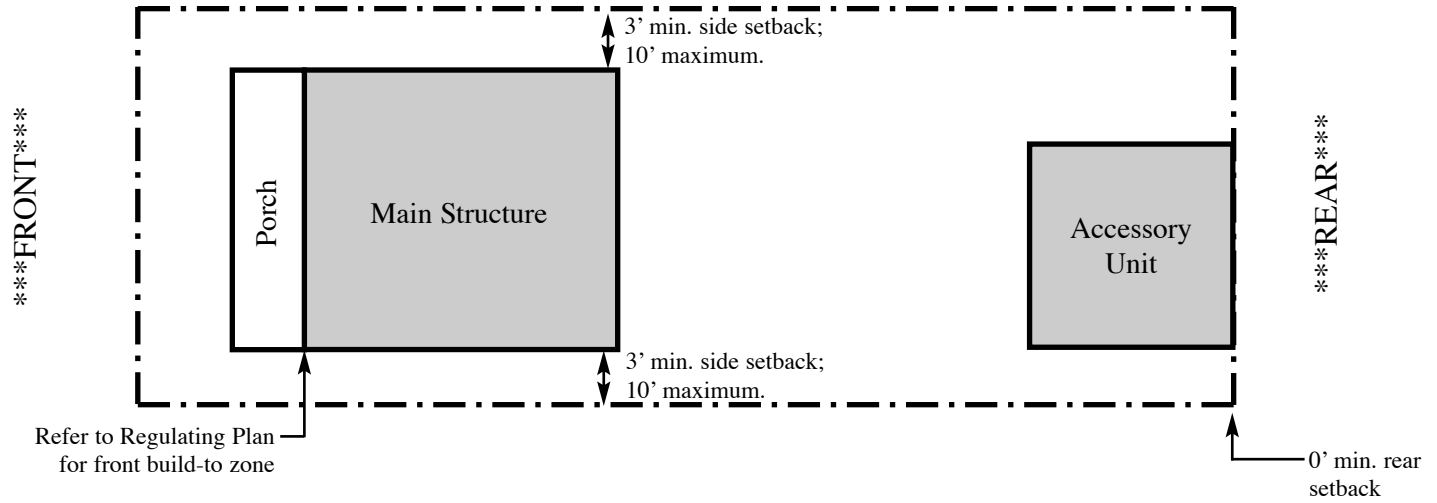
Mixed-Use Building

(H): Single Family House Lot

HEIGHTS DIAGRAM:



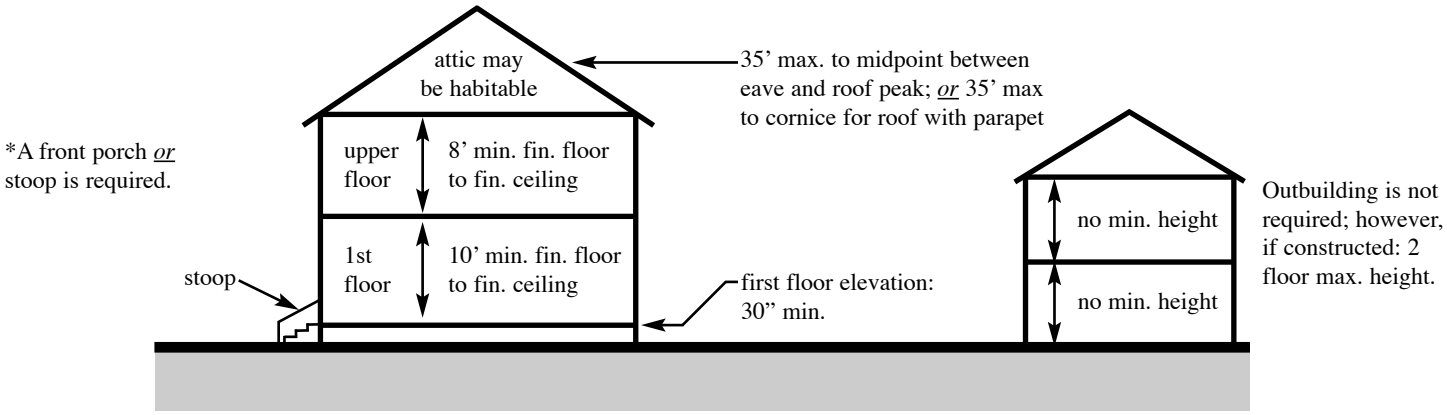
PLACEMENT DIAGRAM:



PRECEDENT IMAGES:

(RH): Rowhouse Lot

HEIGHTS DIAGRAM:



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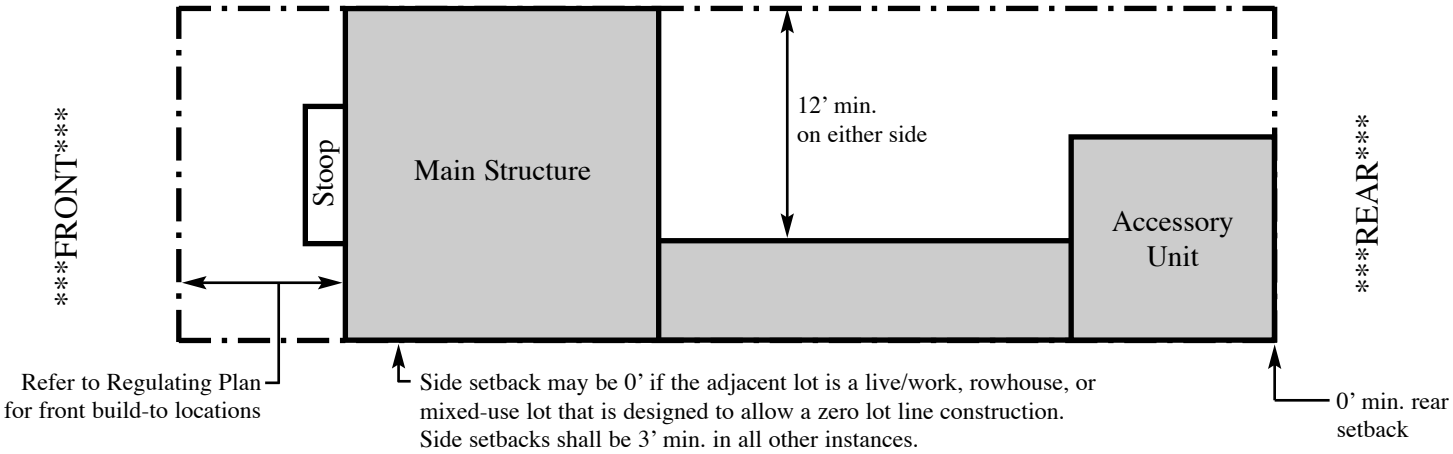
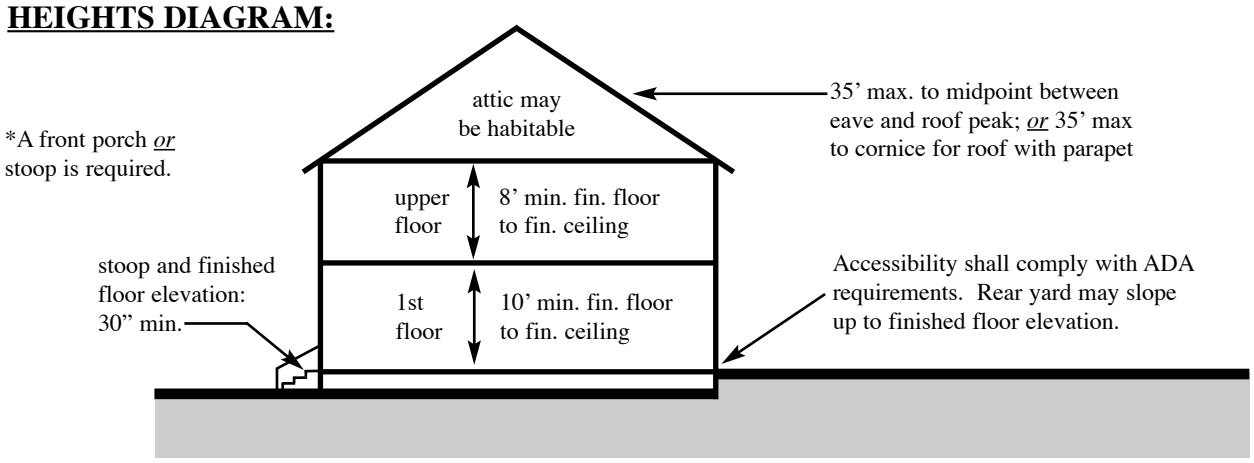


PRECEDENT IMAGES:

(AH): Apartment House Lot

HEIGHTS DIAGRAM:



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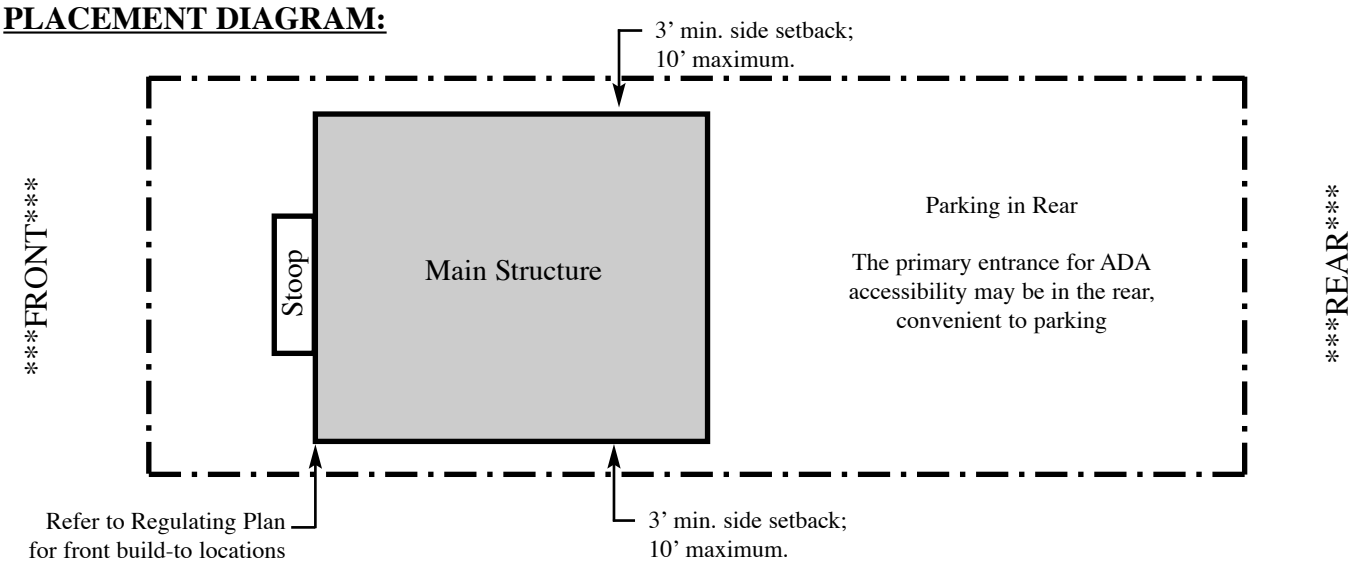

PRECEDENT IMAGES:

(LW): Live/Work Building Lot

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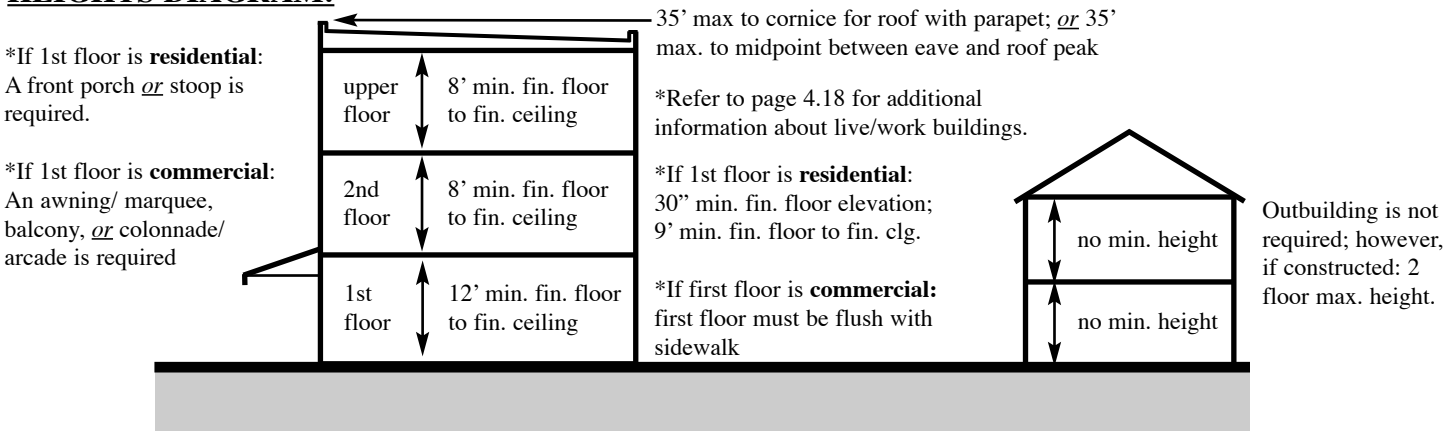

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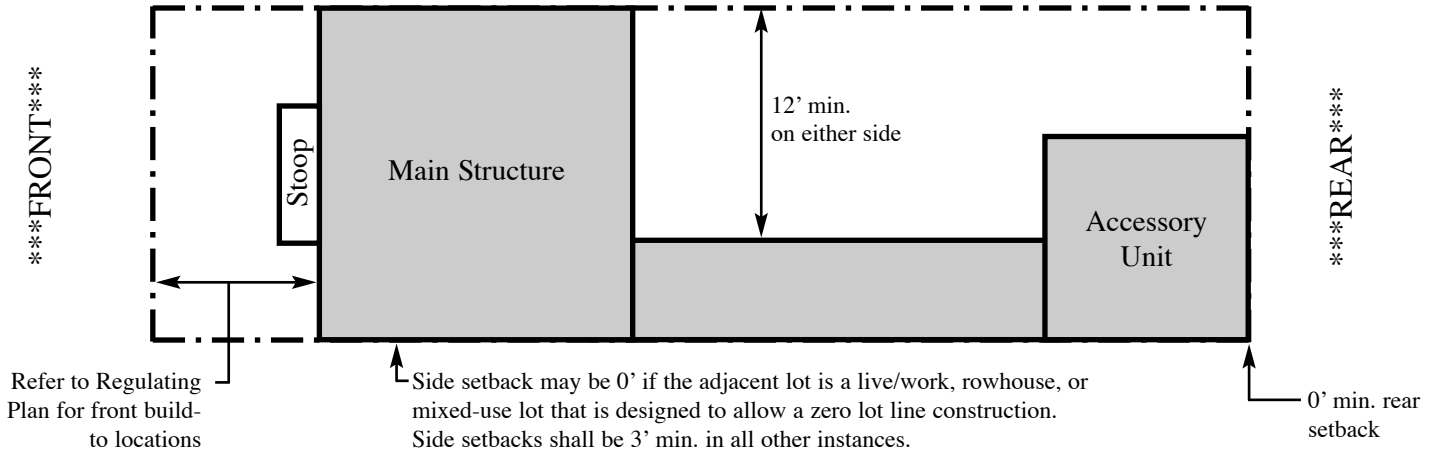
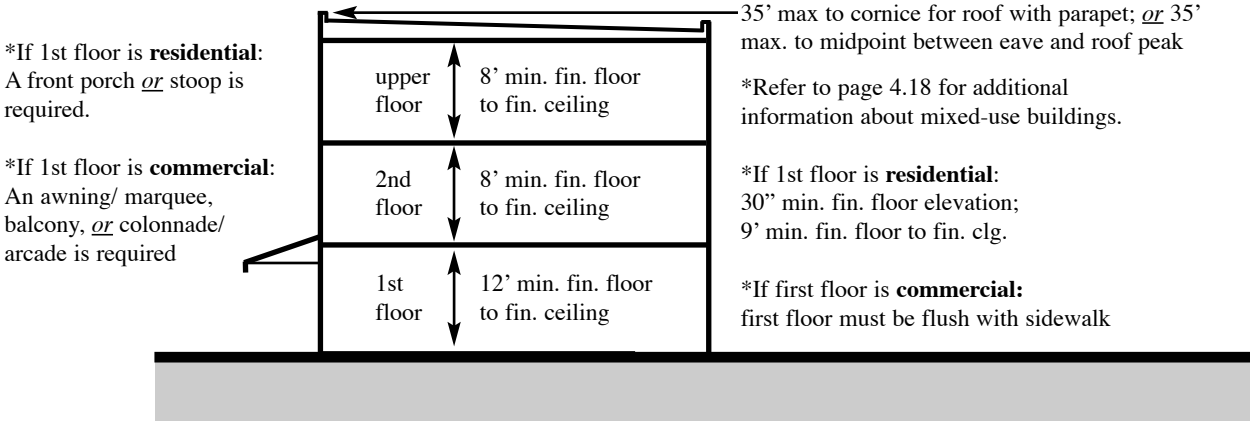


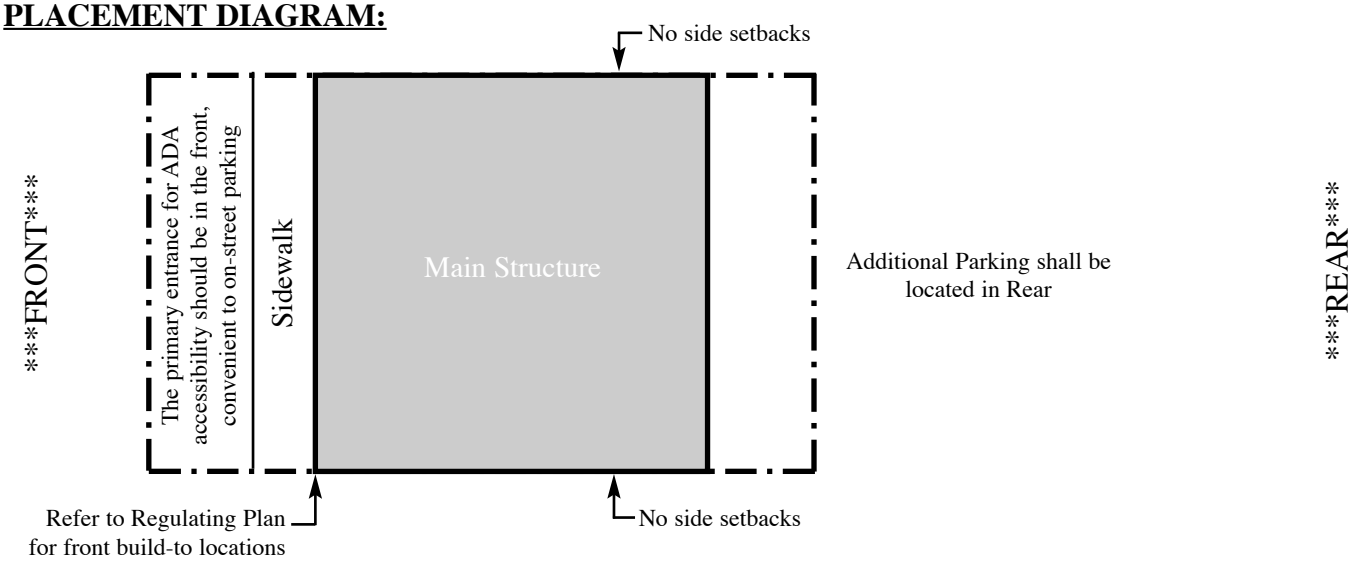
PRECEDENT IMAGES:

(MU): Mixed-Use Building Lot

HEIGHTS DIAGRAM:



PLACEMENT DIAGRAM:



PRECEDENT IMAGES:

IV. Architectural Standards

Contents:

A. Special Building Elements & Appurtenances
Rules in this section apply if any of the following special elements are included in a building design:

1. Awnings/ Marquees
2. Balconies
3. Colonnades/ Arcades
4. Turrets/ Cupolas
5. Front Porches
6. Stoops

B. Architectural Elements
This section contains general requirements, permitted finish materials and configurations for the following:

1. Building Walls
2. Columns, Arches, Piers, Railings & Balustrades
3. Windows, Skylights, & Doors
4. Roofs & Gutters
5. Minimum Brick Detailing
6. Garden Walls, Fences & Hedges
7. Opacity & Facades
8. Landscaping
9. Solar Design Features
10. Outdoor Dining
11. Accessory Dwelling Units
12. Signage & Lighting

C. Architectural Style Guidelines
All buildings are required to follow the regulations described in one of the following three architectural styles. Additional styles may be approved at the discretion of the Founders.

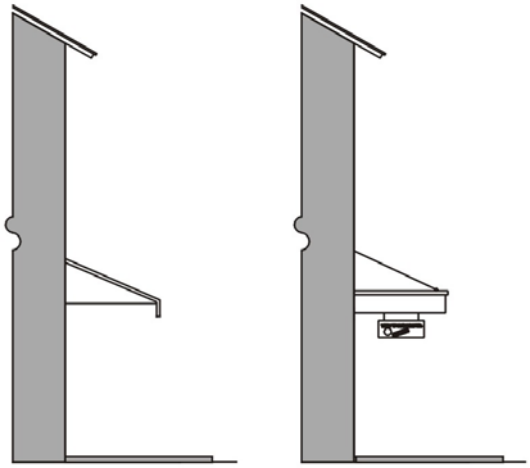
1. Frontier Victorian
2. American Arts & Crafts
3. Mountain Vernacular

D. Construction Techniques
Construction guidelines and tips for builders.

1. Converting from Residential to Commercial Uses

A. Special Building Elements and Appurtenances

1. Awnings/ Marquees



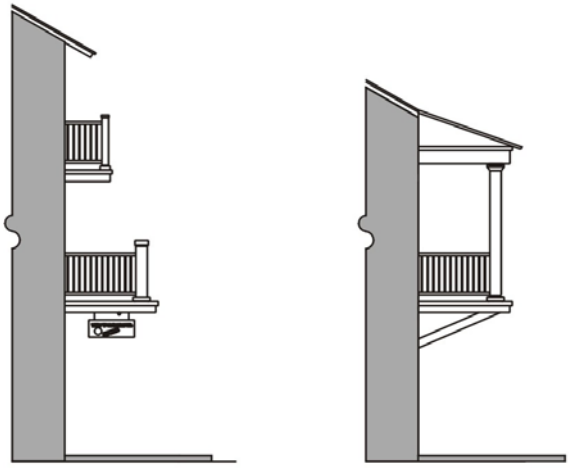
Depth = 6 ft minimum.
Height = 8 ft minimum clear.
Length = 25% to 100% of Building Front (for Mixed-Use Buildings only).

The above requirements are for first-floor awnings and marquees. Awnings above the first floor shall comply to the same dimensional requirements except they may be 2 ft in depth minimum.

Marquees and Awnings shall occur forward of the Build-to Line and may encroach within the right-of-way upon approval and issuance of an encroachment license by the town of Buena Vista, but shall not extend into the planting zone and shall not extend within 24" of the curb.

Awnings shall be made of fabric or metal. High-gloss or plasticized fabrics are prohibited.

2. Balconies



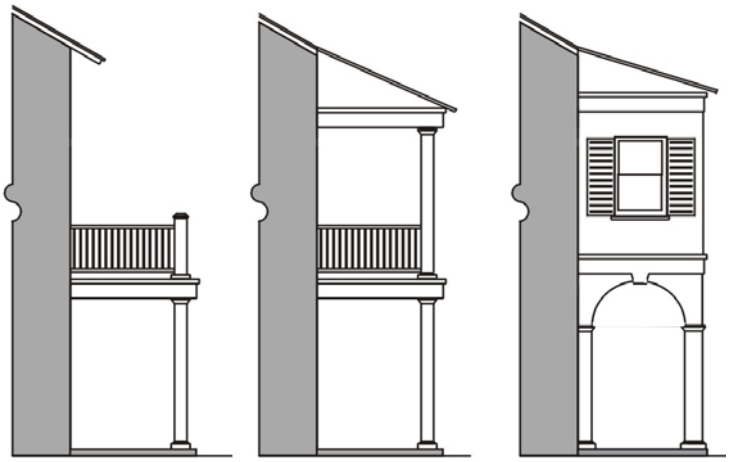
Depth = 5 ft minimum for 2nd floor balconies.
Height = 10 ft minimum clear.
Length = 25% to 100% of Building Front. (for Mixed-Use Buildings only)

Balconies shall occur forward of the build-to line and may encroach within the right-of-way with approval and issuance of an encroachment license by the town, but shall not extend into the planting zone and shall not extend within 24" of the curb.

Balconies may have roofs, but are required to be open, un-air-conditioned parts of the buildings.

On corners, balconies may wrap around the side of the building facing the side street.

3. Colonnades/ Arcades



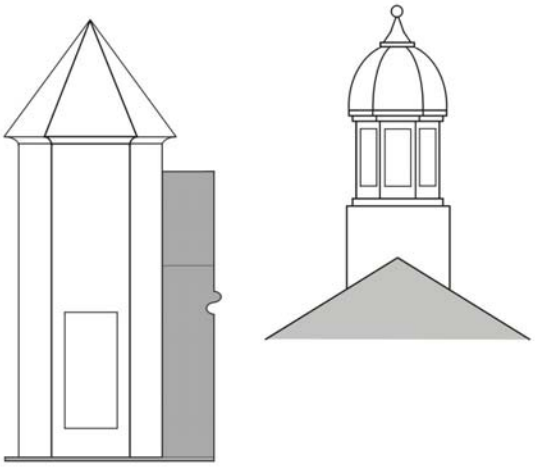
Depth = 8 ft min. from the build-to line to the inside column face. 18" from outside column face to curb.
Height = 10 ft minimum clear.
Length = 75-100% of Building Front. (for Mixed-Use Buildings only)

Open multi-story verandas, awnings, balconies, and enclosed useable space shall be permitted above the colonnade.

Colonnades shall only be constructed where the minimum depth can be obtained. Colonnades shall occur forward of the build-to line and may encroach within the right-of-way with approval and issuance of an encroachment license by the town., but shall not extend into the planting zone and shall not extend within 24" of the curb.

On corners, colonnades may wrap around the side of the building facing the side street. Colonnades may replace street trees along its length.

4. Turrets/ Cupolas

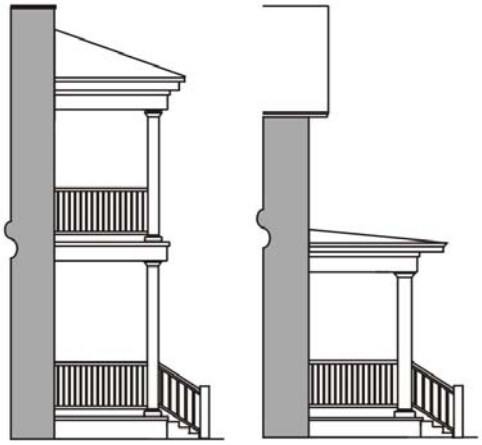


Plan Area= 20' x 20' Maximum Footprint

Height = 20' maximum above the highest point of the roof. Special approval may be granted by the Town of Buena Vista for turrets and cupolas to exceed this limit on sites of civic importance.

Cupolas or Turrets are required in locations identified on Regulating Plan.

5. Front Porches



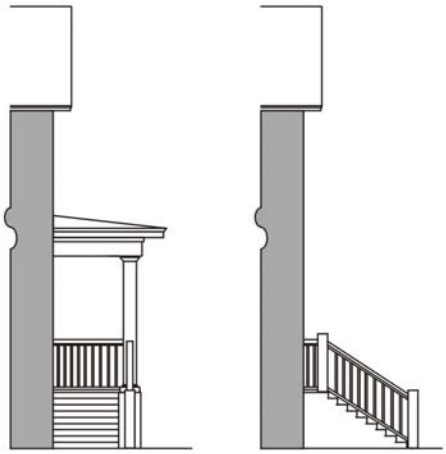
Depth = 8 ft minimum from building face to inside column face.
Length = 25% to 100% of Building Front.
= 25% to 100% of Building Side for wrap-around porches.
Height = 30" min. from grade to top of stairs; 96" maximum.

Front Porches may have multi-story verandas and/or balconies above.

Front Porches may occur forward of the Build-to Line or Zone. Porches shall not extend into the right-of-way.

Front Porches are required to be open, un-airconditioned parts of the buildings. No more than 25% of the floor area of a porch may be screened if the porch extends forward of the Build-to Line.

6. Stoops



Depth = 4 ft minimum.
Length = 10% to 25% of Building Front.
(length does not include stairs)
Height = 30" minimum from grade to top of stairs; 96" maximum.

Stoops may occur forward of the Build-to Line or Zone, but shall not extend into the right-of-way without approval and issuance of an encroachment license by the town. Stoop stairs may run to the front or to the side. Sidewalks shall have clear access for pedestrians. Stoops may be covered or uncovered.

***Front Porches and Stoops** shall not be built within 18" of the side property line on attached unit types.

B. Architectural Elements

The lists of permitted materials and configurations come from study of traditional buildings found in the Western United States, and have been selected for their appropriateness to the visual environment and climate.

A primary goal of the Architectural Standards is authenticity. The Standards encourage construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials.

General Requirements:

The following shall be located in rear yards or sideyards not facing side streets:
* Window and Wall Air Conditioners;
* Electrical Utility Meters;
* Air Conditioning Compressors; and
* Irrigation and pool pumps;

The following shall be located in the rear yards only:
* Antennas;
* Permanent Barbecues;
* Satellite dishes;
* Clotheslines.

The following are prohibited:
* Undersized shutters (the shutter or shutters must be sized so as to equal the width that would be required to cover the window opening.);
* Shutters made of plastic;
* Inoperable shutters;
* Reflective and/or bronze-tint glass;
* Plastic or PVC roof tiles;
* Backlit awnings;
* Glossy-finish awnings;
* Exposed cell phone towers; and
* Fences made of chain link, barbed wire, vinyl, plain wire mesh, or coated chain link concealed by hedges or other landscaping may be permitted by special approval only.

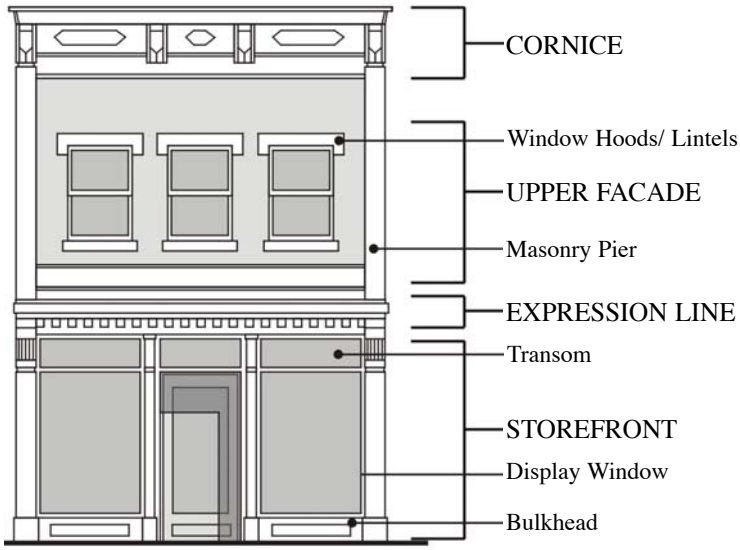
1. Building Walls

Required for all buildings:

* Exposed foundation walls (below the first floor elevation) shall be concrete (C.B.S), brick, or natural/ manufactured stone. Stucco may be used for ornamentation and for visual emphasis but should not be used as a finish material especially over existing brick and stone.
* All chimneys shall be made of brick or natural or manufactured stone.
* The front facades of buildings are encouraged to be finished with more than one finish material. Heavier materials (Stone, Brick etc.) shall be located below lighter materials (Wood, Hardie-Plank Siding, etc). The change in material shall occur along a horizontal line, preferably at the floor level.

Required for all buildings except attached and detached single family houses:

*An expression line shall delineate the division between the first story and the second story. A cornice shall delineate the tops of the facades. Expression lines shall either be moldings extending a minimum of 2 inches, or jogs in the surface plane of the building wall greater than 2 inches. Cornices shall extend a minimum of 10 inches from the building wall.



Permitted Finish Materials:

* "Hardie-Plank" siding (50-year siding product)
* Wood (termite resistant, 50-year siding product): painted white, left natural, or painted/ stained with earth-toned colors, as approved by the Founders.
* Brick (refer to section 5 for detailing)
* Stone (natural or manufactured)
* Concrete masonry units with stucco for small areas of adornment only (not as a complete finish)
* Reinforced concrete with stucco for small areas of adornment only (not as a complete finish)
* E.I.F.S., Fiberglass (as cornice material), and composite materials: must be located out of reach of pedestrians and must visually appear to have a hand troweled finish.
* Wherever possible, Green building materials shall be used in the construction of building walls, including recycled-content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally-produced stone or brick.

2. Columns, Arches, Piers, Railings, Balustrades

General Requirements:

*Column and Pier spacing:

Columns and Piers shall be spaced no farther apart than they are tall.

Column Proportions shall be consistent with those found in the *American Vignola: A Guide to the Making of Classical Architecture by William R. Ware, W.W. Norton & Company, New York, 1977.*

Permitted Finish Materials:

*Columns:

Wood (termite resistant), painted or natural
Cast Iron
Concrete with smooth finish
Brick
Stone

*Arches, Lintels, and Sills:

Concrete Masonry Units with Stucco (C.B.S.)
Reinforced Concrete with Stucco
Brick
Stone

*Piers:

Concrete Masonry Units with Stucco (C.B.S.)
Reinforced Concrete with Stucco
Brick
Stone

*Railings & Balusters:

Wood (termite resistant), painted or natural
Wrought Iron

Permitted Configurations:

*Columns:

Square, 6" minimum, with or without capitals and bases
Round, 6" minimum outer diameter, with or without capitals and bases
Classical orders

*Arches: Semi-circular & Segmental

*Piers: 8" minimum dimension

*Porches:

Top Rail: 2-3/4" minimum diameter
Balusters: 4” o.c. spacing minimum, 6” o.c. spacing maximum. All dimensions must also conform with local building codes.

3. Windows & Doors

General Requirements:
*Window and door openings shall be taller than they are wide.

* Window openings may be grouped horizontally.

**Masonry Construction*: A header and sill is required for all windows that are not located in a shopfront (refer to section 5 for detailing).

**Wood Construction*: Windows are required to have trim on all four sides.

*The following accessories are permitted: Shutters (operable only), Window Boxes, Muntins and Mullions, Fabric or Metal Awnings (no back lighting; no glossy-finish fabrics)

Permitted Finish Materials:
*Windows & Storefronts: Wood, Aluminum, Copper, Steel, Clad Wood

*Doors: Wood or Metal

*Whenever possible, Green building materials shall be used for windows & doors, including wood/ composite windows, finger-jointed wood windows; reconstituted or recycled-content doors, (luan doors are prohibited.

Permitted Configurations:
*Windows: Rectangular, Round (18" max. outer diameter), Semi-circular, Octagonal, Transom, Sidelite

*Window Operations: Casement, Single- and Double-Hung, Industrial, Fixed Frame (36 square feet max.)

*Door Operations: Casement, French

4. Roofs

General Requirements:
*Permitted Roof Types: gabled, hipped, shed, barrel vaulted & domed. Flat roofs shall be concealed with parapets along the street frontage. Applied mansard roofs are not permitted.

*Downspouts are to match gutters in material and finish.

Permitted Finish Materials:
*Metal: Galvanized, Copper, Aluminum, Zinc-Alum

*Shingles: Asphalt or Metal, "dimensional" type, Slate, Composite Slate

*Gutters: Copper, Aluminum, Galvanized Steel

*Use recycled-content, 30- or 40-year roofing material.

Permitted Configurations:
*Metal: Standing Seam or "Five-vee," 24" maximum spacing, panel ends exposed at overhang

*Shingles: Square, Rectangular, Fishscale, Diamond

*Gutters: Rectangular section, Square section, Half-round section

5. Minimum Brick Detailing

<u>Header:</u> The horizontal member spanning the top of an opening.

All openings in brick construction should be spanned by a header.

Basic header forms are the lintel, arch, and jack arch. Headers may also be composed of more ornate moldings or pediments.

Headers may be comprised of a variety of materials including: brick, stone, cast stone, terra cotta, and metal. The header should visually appear able to carry the wall load above.

Headers should be a minimum of 4 inches in height and should project from the wall surface a minimum of ½ inch. Headers should be slightly wider than the opening they span.

<u>Sill:</u> The horizontal member at the base of a window opening.

All window openings in brick construction should have a sill at their base.

Sills are generally rectangular in form, and are sloped slightly away from the window opening to shed water. Sills may be comprised of a variety of materials including: brick, stone, cast stone, and terra cotta.

Sills should be a minimum of 2 inches in height and should project from the wall surface a minimum of 1 inch. Sills should be slightly wider than the window opening.

Sandstone arch header

Brick segmental arch

Cast stone sills

Cast stone lintel

Terra Cotta arch

Shared sills

<u>Cap:</u> The protective top layer of a brick structure exposed to weather from above.

A cap should protect the tops of all brick structures exposed to the weather including: garden walls, stair treads, planter edges, and freestanding piers.

Caps are generally comprised of brick, but may also be comprised of stone, cast stone, terra cotta, concrete, or slate. The edges of caps may be rectangular, or may be more ornate.

Caps should project past the edge of the brick structure below a minimum of 1/2 inch.

Wall with cap

Headers, Sills, and Caps:

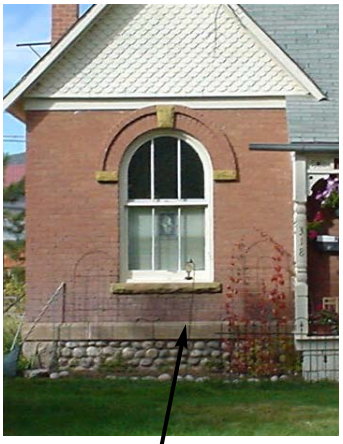
<u>Water Table:</u> The horizontal reveal marking the height of the first finished floor level.

All buildings with a raised first finished floor level should have a water table.

Water tables on brick buildings are generally comprised of brick, but may also be comprised of stone or cast stone.

Water tables should involve a reveal in the wall surface a minimum of 1/2 inch.

Water Table



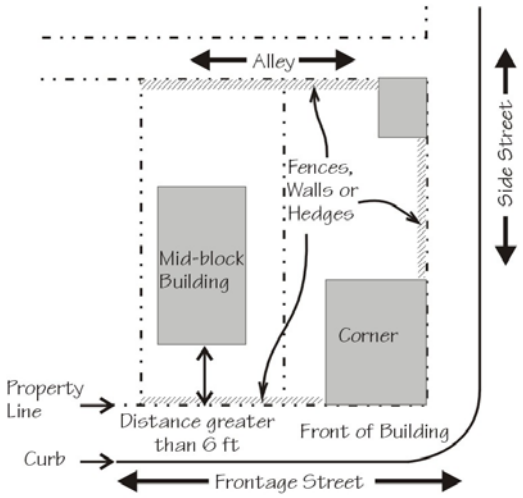
Water Table

<u>Cornice:</u> A horizontal molded projection that crowns or completes a building or wall.

A cornice may be composed of brick and may be a simple corbel to provide a shadow line, or may be more ornate in construction. (For additional cornice requirements, refer to page 4.6, Building Walls.)

6. Garden Walls, Fences & Hedges

General Requirements:
Fences, garden walls, or hedges are required along all un-built rights-of-way which abut streets and alleys as shown in the diagram below. Fences, garden walls, or hedges are encouraged along Side Yards (behind the front plane of the primary structure), and Rear Yards. Fences, garden walls and hedges shall be minimum 25% opaque.



Height :
*Front Yard (in front of the primary structure): maximum height of 42 inches. Pillars and posts may extend farther.
*Rear Yards and Side Yards (behind the front plane of the primary structure): minimum height of 36 inches, maximum height 6 feet.

Permitted Finish Materials:
*Wood (termite resistant): painted white, left natural, or painted/ stained with colors approved by the Founders
*Wrought Iron
*Brick
*Stone
*Concrete Masonry Units with Stucco (C.B.S. - *if primary structure is masonry*)
*Reinforced Concrete with Stucco - *if primary structure is masonry*

Permitted Configurations:
*Wood: picket fences with corner posts; split rail
*Wrought Iron: Vertical, 5/8" minimum dimension, 4" to 6" spacing
*Brick
*Stone
*Stucco: with texture and color to match building walls

7. Opacity & Facades

General Requirements:
Each floor of any building facade facing a park, square or street shall contain transparent windows covering from 15% to 70% of the wall area.

Retail storefront areas only:
In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have untinted transparent storefront windows and / or doors covering no less than 75% of the wall area. Low emissivity glass with high visual light transmittance may be permitted. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade. Storefronts shall remain unshuttered at night and shall provide clear views of interior spaces lit from within. Doors or entrances for public access shall be provided at intervals no greater than 50 feet, unless otherwise approved by the design review board.

Storefront Configuration

8. Landscaping

General Requirements:
* Preserve existing native landscaping as vegetation where possible.

* Replant or donate removed vegetation for immediate reuse.

* Use grass types requiring less irrigation and minimal maintenance.

* Mulch landscape beds with 2 in. organic mulch.

* Use compost soil amendments to establish turf and other vegetation with less irrigation.

* Landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements.

Permitted Configurations:
* Limit use of turf grass to 25% of landscaped area.

* Landscaping taller than 5', located within 10' of the south facade of a building must be deciduous, to add cooling to the building in the summer, and allow sun to heat the building in the winter.

9. Solar Design Features

General Requirements:
* Provide south shading- install properly sized overhangs or building appurtenances on south facing glazing to provide shade in the summer and allow light to penetrate in the winter.

* Orient windows to make best use of passive solar.

* Provide east and west shading- use glazing with solar heat gain coefficient less than 0.40 or provide natural shading with deciduous landscaping.

* The primary roof facade should face as close to solar south as possible, to allow for installation or retrofit with solar panels - refer to the Regulating Plan for the primary roof ridge / slope direction required for each lot.

10. Outdoor Dining

*Outdoor dining (winterized or open) is permitted within the public sidewalk area provided that a minimum of 5 feet of clear sidewalk access for pedestrians can be maintained. Outdoor dining areas shall require a temporary use permit and an encroachment license if they extend into the public right-of-way. Temporary uses should be evaluated in accordance with the provisions of Section 16-63 of the Buena Vista Municipal Code. The outdoor dining area is permitted forward of the build-to-line.

11. Accessory Dwelling Units

*Accessory dwelling unit (ADU) means an attached or detached dwelling unit that is accessory and subordinate in size and character to a principal building situated on the same lot or parcel, and that otherwise satisfies the requirements contained in Section 16-257 of Article X, Regulations of General Application, of Chapter 16, Zoning, of the Buena Vista Municipal Code, <u>with the following changes:</u>

*A minimum of one parking space shall be provided for each ADU in addition to the required parking spaces for the principal building/use. The parking space may be located on-street or off-street (exception to Section 16-257e).

*ADUs may have a building footprint equal to or less than 70% of the building footprint of the primary structure on the same lot or parcel.

*ADUs may be located as part of the primary dwelling unit, or in a separate detached structure that may or may not also contain a garage.

*The addition of an accessory dwelling unit shall not increase the total unit count for the property.

12. Signage & Lighting

General Requirements:

*All signs shall be subject to a Discretionary Aesthetic Appropriateness Review by the design review board in order that signs are consistent and in harmony with Buena Vista. The design review board shall use the graphics in this section as non-binding guidelines, to make a determination of appropriateness on a case by case basis.
*Signs shall be flat against the facade, or mounted projecting from the facade. Free standing monument signs are not permitted.
*Signs shall be externally lit from the front. Back lighting of signs is prohibited.
*Neon-lit signs shall be permitted if size and location is controlled to prevent excessive light pollution.
*Flashing or animated signs are prohibited.
*Building numbers are required.
*Temporary signs, such as sandwich boards, shall be allowed, subject to a discretionary review by the design review board. Temporary signs to be located within the right-of-way shall also require an encroachment license from the Town of Buena Vista.
*To avoid light pollution and adverse lighting impacts, outdoor lighting must shine downward, utilize full cut off fixtures, not shine onto adjacent properties, and be designed and aimed to minimize adverse visual impact to pedestrians and vehicular traffic.

Finish Materials:

*Wood: painted or natural
*Metal: copper, brass, galvanized steel
*Painted Canvas
*Paint/engraved directly on facade surface

Configurations:

*Maximum gross area of signs on a given facade shall not exceed 10% of the facade area.
*Maximum area of any single sign mounted perpendicular to a given facade shall not exceed 10 square feet.
*Maximum gross area of any temporary sign shall be 8 square feet.
*Signs shall maintain a minimum clear height above sidewalks of 8 feet.
*Signs shall not extend closer than 24 inches to the curb.
*Commercial building numbers shall be a minimum of 6 inches in height, and a maximum of 10 inches in height.

Signs mounted projecting from the facade:

Signs mounted flat against the facade:

C. Architectural Style Guidelines

1. Frontier Victorian

* Roofs:
    - -Steeply pitched gable roofs are required on residential buildings *(40 degree to 60 degree pitch).*
    - -Intersecting gabled roofs are common.
    - -Eaves are generally enclosed and rafter tabs are not exposed. Eaves are often supported by brackets.
    - -Carved wood roof gable decorations are common.
* Materials:
    - -Gables often have wood shingles.
    - -Siding is predominantly horizontal clapboard, but may also be shingle or vertical board and batten.
    - -Brick commonly has ornamental detailing.
* Colors:
    - -Trim is generally lighter than body color.
    - -Lighter, pastel colors are preferred.
    - -Colors can vary widely and are often based on regional flowers and landscape.
* General:
    - -Ornament is derived from structure.
    - -Elaborate brick chimneys are common.
    - -Porches often have brackets supporting the lintel.
    - -Porch posts are generally turned, round posts or ornamented, square posts.
    - -Cut-out patterns in porch frieze are common.
    - -Windows are often double-hung.

2. American Arts & Crafts

* Roofs:
  - -A fairly low roof pitch is required on residential buildings *(25 degree to 45 degree pitch)*.
  - -Rafters, ridge beams, and purlins are usually exposed, and extend beyond the wall and roof.
  - -Roofs project past the building wall to create shade.
* Materials:
  - -Siding is predominantly shingle, but may also be horizontal clapboard or vertical board and batten.
  - -Brick window openings have straight lintels or jack arches.
  - -Stucco is to be hand-worked and earth-toned in color.
  - -Exposed portions of foundation walls are stone or brick (Rubble stone foundations are common).
* Colors:
  - -Wood siding is stained or painted with earth-tone colors. Other materials are to be left natural.
* General:
  - -Porch posts are tapered, and often sit on heavy railing-height piers.
  - -Windows are often casement, or double-hung with 3-over-1 mullion divisions.
  - -Doors and windows have transoms with vertically-oriented lights.

3. Mountain Vernacular

*Roofs:

-Steeply pitched gable roofs are required on residential buildings *(40 degree to 60 degree pitch)*.

* Materials:

-Siding is predominantly vertical board and batten, but may also be horizontal clapboard.

-Stucco is to be hand-worked and earth-tone in color.

-Stone may be rough or ashlar.

* Colors:

-Wood siding is stained or painted with earth-tone colors. Other materials are to be left natural.

* Porches are designed with simple, straight rails and balusters.

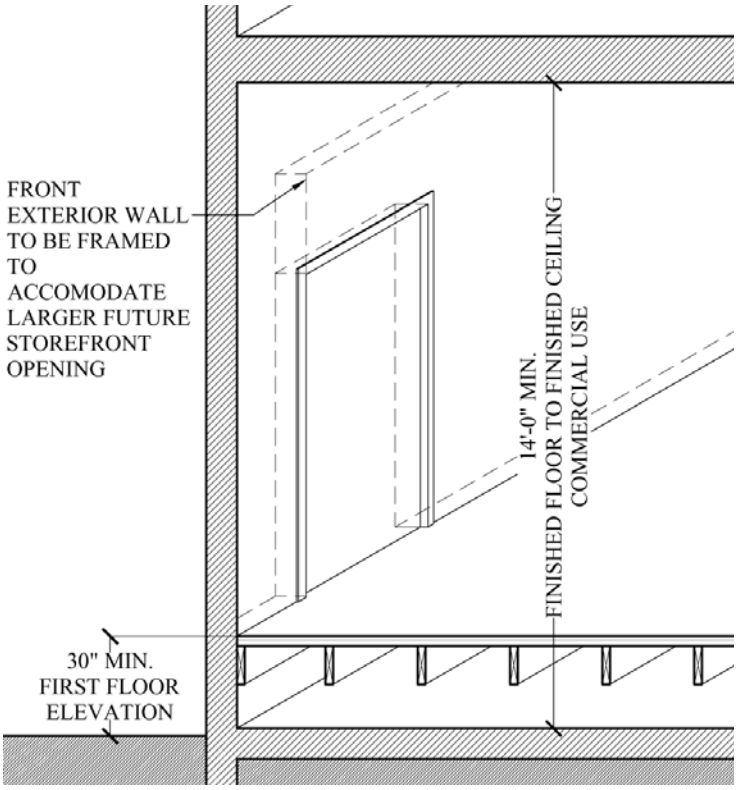
*Windows are often double-hung.

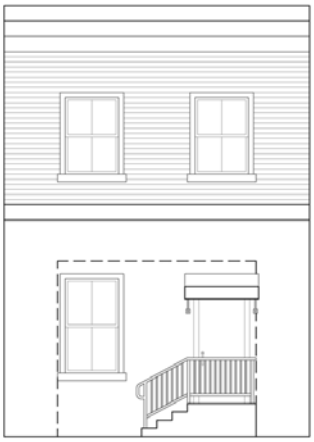
D. Construction Techniques

1. Converting from Residential to Commercial Uses

* Commercial live/work or mixed-use units are required to have 14’-0” min. between finished floor and finished ceiling on the ground level; floor level shall be flush with the sidewalk to allow for ADA accessibility.

* Residential live/work or mixed-use units are required to have a 30” min. finished floor elevation on the ground level. The raised floor shall be constructed in a temporary material, such as wood, to allow for easy removal and conversion to a commercial use. The shell of the building shall be constructed to meet dimensional requirements of a commercial unit, to allow future conversion.





residential unit

commercial unit

V. Street Standards

The Street Standards contain regulations for the following street types, as identified on the Regulating Plan:

(AVE-80): Avenue..... ..... Page 5.2

(ST-56): Neighborhood Street ..... Page 5.3

(ST-50): Neighborhood Give-Way Street ..... Page 5.4

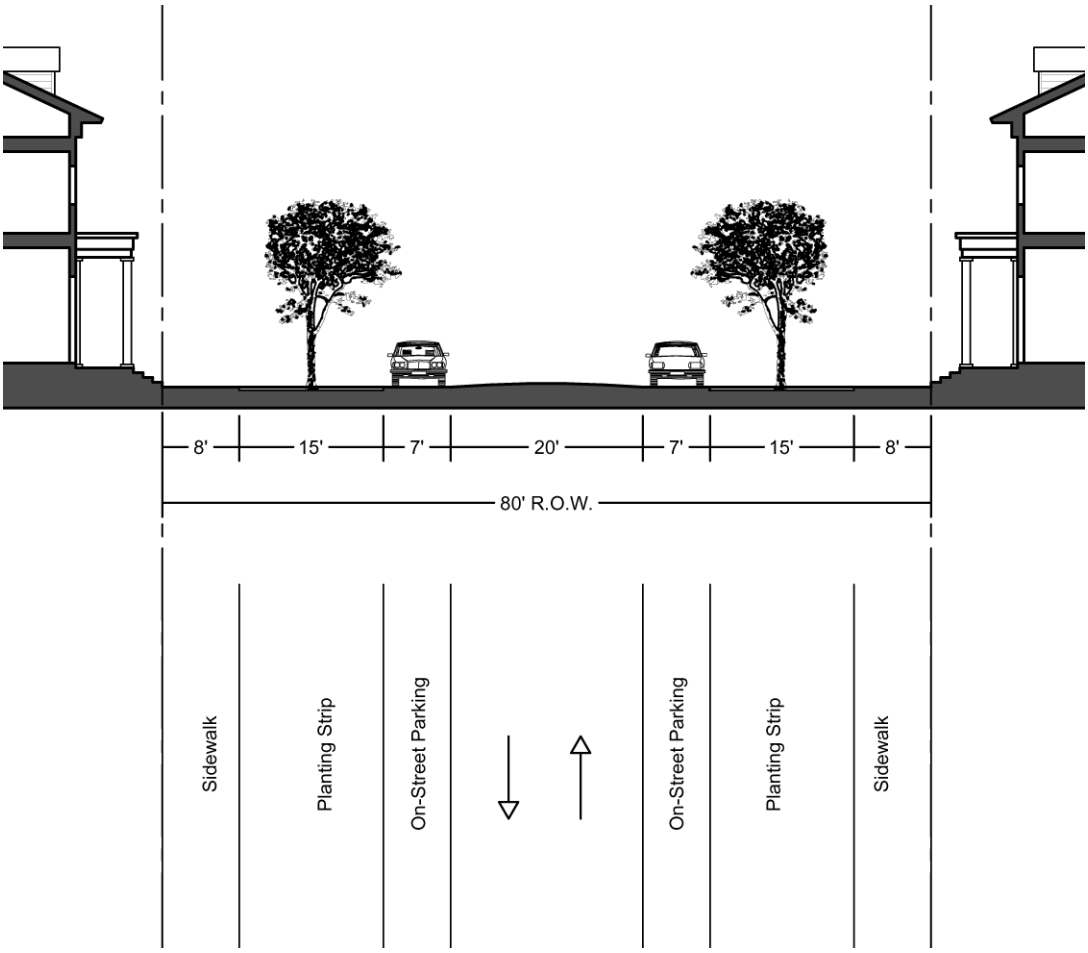
(ST-55): Mixed-Use Street..... Page 5.5

(ST-26): Neighborhood Divided Street ..... Page 5.6

(ST-25): Pedestrian Dominant Street ..... Page 5.7

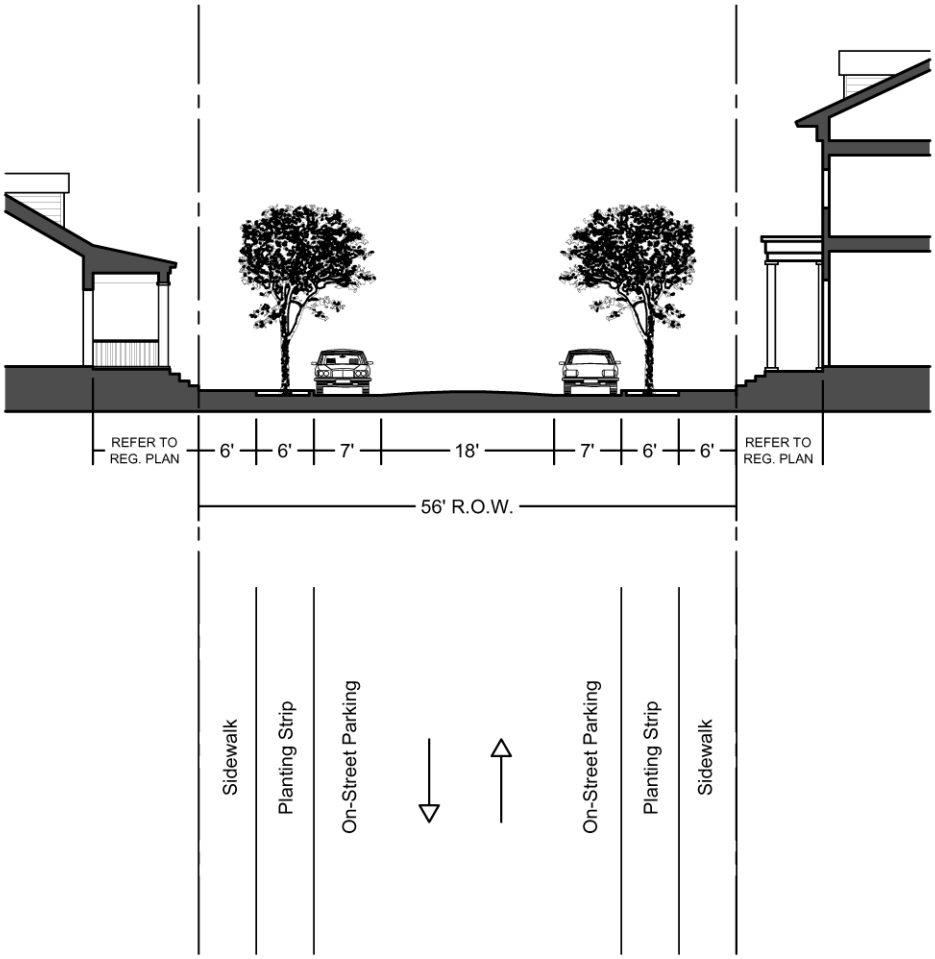
(A-24): Alley ..... Page 5.8

(AVE-80): Avenue



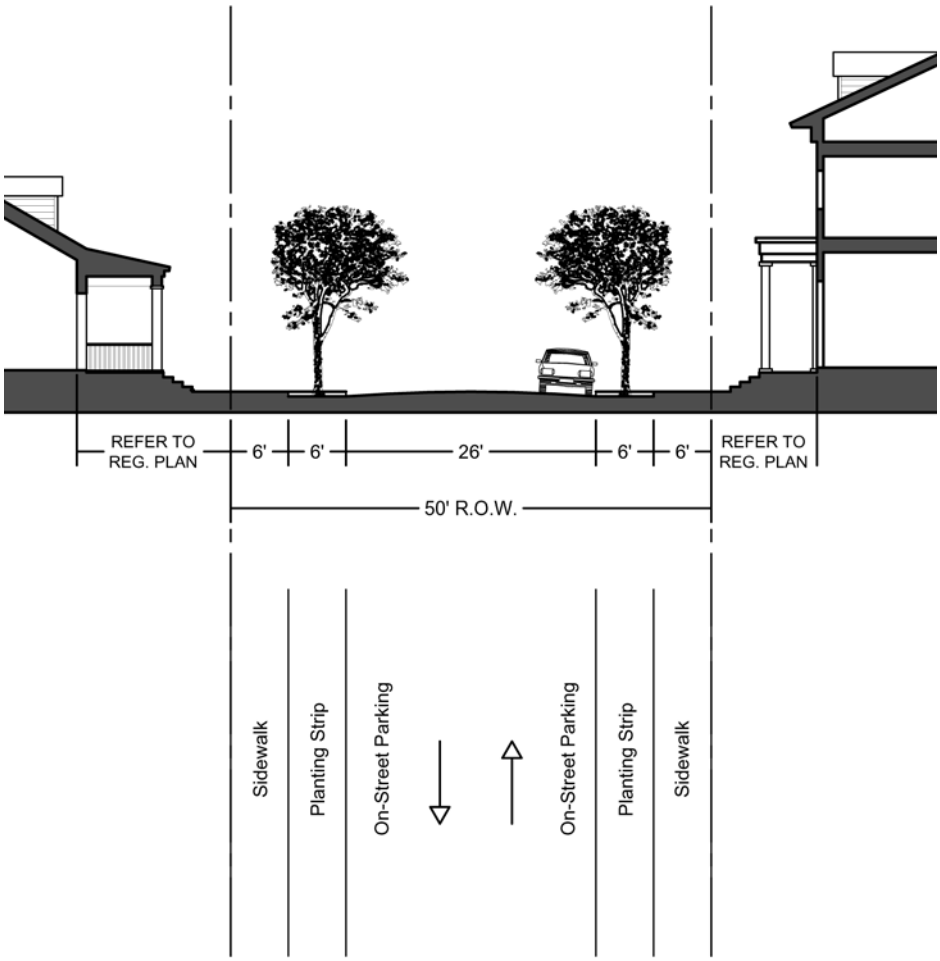
Pavement Width: 34’
Travel Lane(s): 20’
On-Street Parking: Yes
Planting Strip: 15’
Sidewalk: 8’

(ST-56): Neighborhood Street



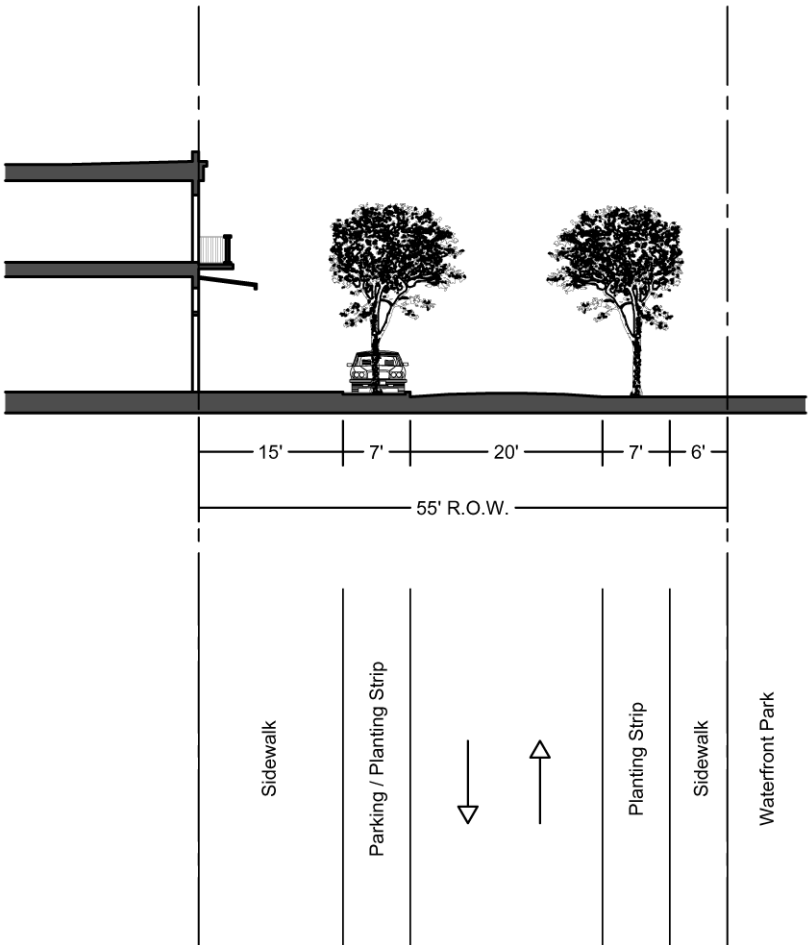
Pavement Width: 32’
Travel Lane(s): 9’
On-Street Parking: Yes
Planting Strip: 6’
Sidewalk: 6’

(ST-50): Neighborhood Give-Way Street



Pavement Width: 26’
Travel Lane(s): 26’ *(yield)*
On-Street Parking: Yes *(yield)*
Planting Strip: 6’
Sidewalk: 6’

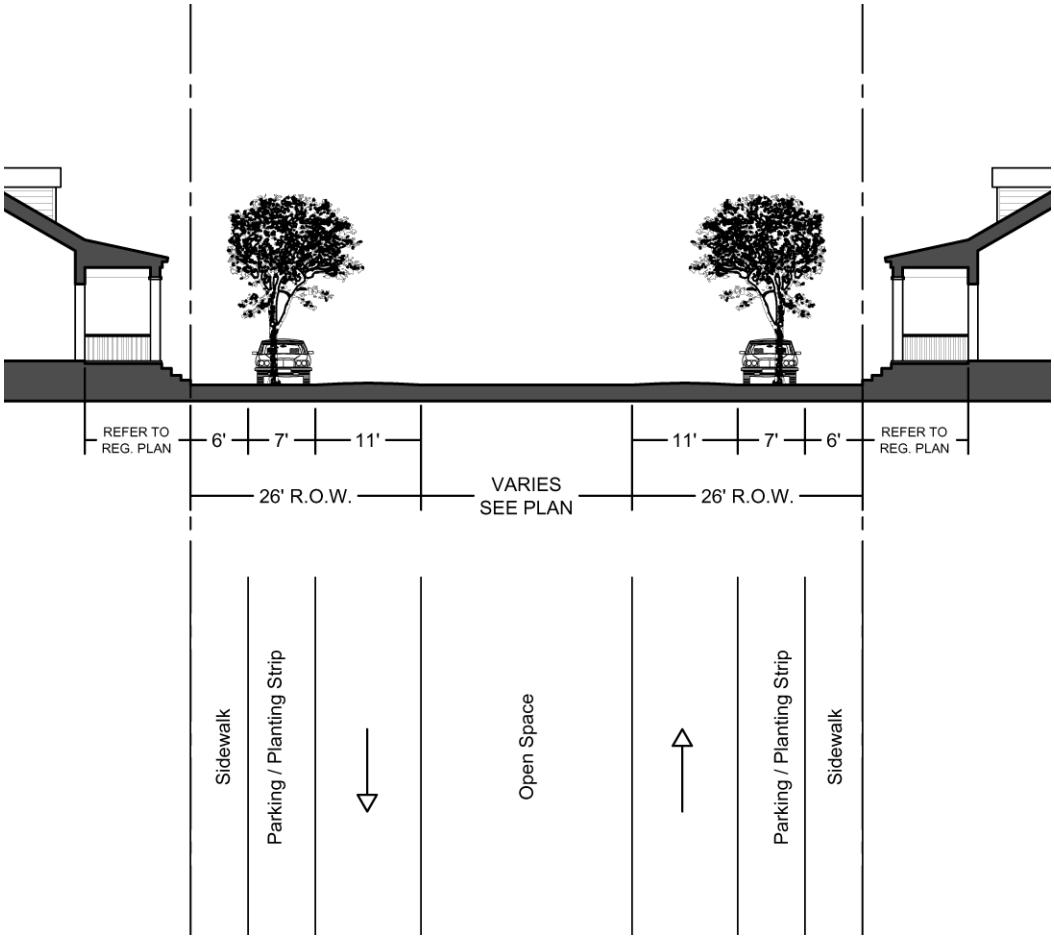
(ST-55): Mixed-Use Street



Pavement Width: 20’
Travel Lane(s): 20’
On-Street Parking: Yes
Planting Strip: 7’
Sidewalk: 15’ adjacent to buildings;
6’ adjacent to Park

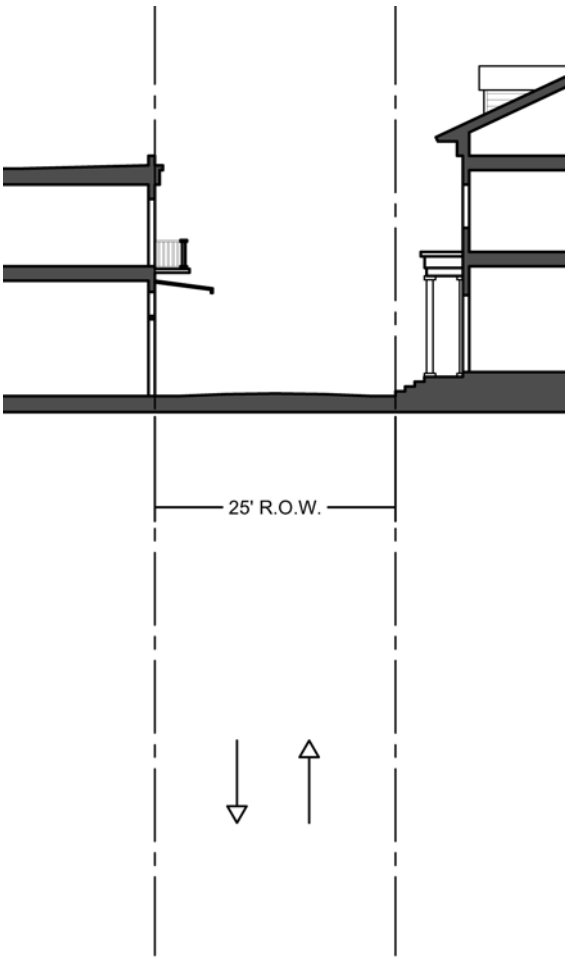
**Drainage: Curb & Gutter

(ST-26): Neighborhood Divided Street



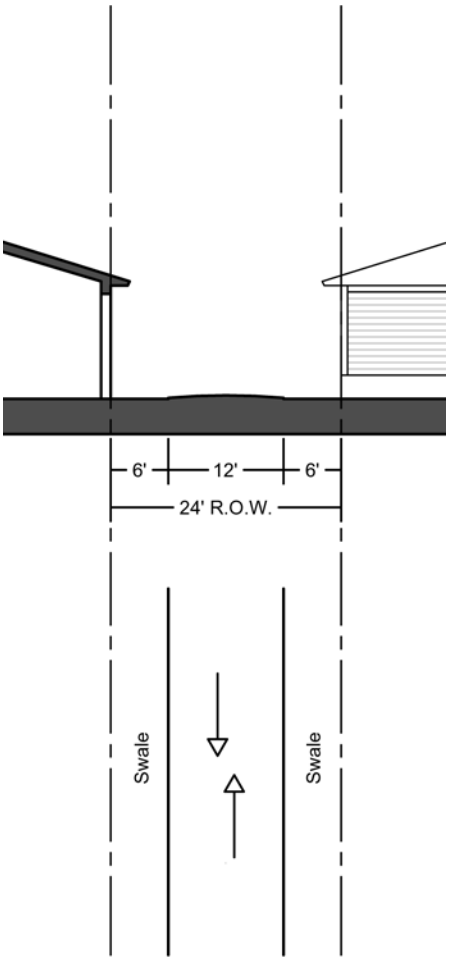
Pavement Width: 11’
Travel Lane(s): 11’
On-Street Parking: Yes
Planting Strip: 7’
Sidewalk: 6’

(ST-25): Pedestrian Dominant Street



Pavement Width: 25’
Travel Lane(s): 25’ *(yield to pedestrian)*
On-Street Parking: No
Planting Strip: No
Sidewalk: N/A

(A-24): Alley



Pavement Width: 12’
Travel Lane(s): 12’ *(yield)*
On-Street Parking: N/A
Planting Strip: No
Sidewalk: N/A