

Revised: February 17, 2010

Architectural Design Standards

City of Hapeville, Georgia



Prepared for the City of Hapeville
by: Tunnell-Spangler-Walch &
Associates



Table of Contents

Sec. 81-1-1. Introduction and purpose.	2
Sec. 81-1-2. Definitions.	3
Sec. 81-1-3. Special design areas map.	11
Sec. 81-1-4. Design Review Committee.	12
Sec. 81-1-5. Applicability.	13
Sec. 81-1-6. Commercial/mixed-use area.	14
Sec. 81-1-7. Neighborhood conservation area.	28
Sec. 81-1-8. RSD and RMU Zoned Developments	44

Sec. 81-1-1. Introduction and purpose.

(a) *Introduction.* These urban design standards contain regulations that affect the design and character of the public and private realms of the city. Their intent is to carefully balance architecture, landscape design and urban stewardship at all levels to create the highest quality environment for residents and visitors.

This chapter is intended to focus primarily on urbanism, as opposed to style, for most buildings. Unless specifically required by underlying zoning, it is intended to provide guidance to the city's Design Review Committee (DRC) in the review process on universal principles such as: relationship of buildings to street; facade articulation; building orientation, etc. The standards are intended to balance historic urbanistic precedents in Hapeville with new building typologies not historically found in the area. As such, these standards generally do not indicate specific architectural styles for most parts of the city.

The document contains both mandatory requirements (indicated with "shall") and optional best practices (indicated with "should" or "where possible.") Where a project does not meet the mandatory requirements, the burden of varying from them is placed on the applicant. In said case, the applicant may solicit support for such variation by providing documentation that the proposed development is consistent with the spirit of this document, precedent, and city policies. Final approval, however, shall be at the discretion of the DRC.

This chapter comprises several sections. The first sections contain a review of the purpose of this chapter, followed by an overview of definitions, DRC duties, and applicability. These are followed by standards for the commercial/mixed-use area and the neighborhood conservation area. These sections contain text and supporting graphics. Unless specified, graphics and photos are for illustrative purposes only.

(b) *General purpose.* The purpose of this chapter is to encourage and provide a safe environment for pedestrian movement and improve open space areas throughout the community. Development goals include preserving and enhancing the character of existing residential properties and to address new and infill development opportunities. Increased density and intensity of development is allowed in order to maintain and enhance the existing characteristics of the community and to simultaneously improve the visual quality of the built environment throughout the city.

The standards are separated into commercial/mixed-use area and neighborhood conservation area standards. They respond to issues related to the built environment including, but not limited to, building orientation, heights, articulation, finishes, pedestrian and vehicular access and landscape components. The chapter provides regulations based on maintaining and enhancing the visual characteristics of each district of the community, and providing for new and infill development that maintains its existing fabric. Commercial development is directed away



First Baptist Church: Historic building in Hapeville.



Pedestrian-oriented storefront retail in Downtown Hapeville.

from strip-type, vehicle-oriented centers and towards projects that maintain the feel of an old town requiring walkable, pedestrian-friendly centers to ensure a quality lifestyle and related set of experiences supported by the built environment.

(c) *Goals.* The goals of this chapter are to:

- (1) Encourage and provide a safe environment for pedestrian movements throughout the city;
- (2) Address new and infill development that maintains and enhances the existing characteristics of the community;
- (3) Allow for increased density and intensity of development in underdeveloped portions of the city;
- (4) Improve open space areas throughout the community; and
- (5) Improve the visual quality of the built environment.

Sec. 81-1-2. Definitions.

(a) *Words given customary meaning.* For the purpose of interpreting this chapter, certain words or terms are herein defined. All other words used in this chapter shall carry their customary meaning.

(b) *Interpretation of certain terms and words.*

- (1) Words used in the present tense include the future tense.
- (2) Words used in the singular number include the plural, and words used in the plural include the singular.
- (3) The word "person" includes a firm, copartnership or corporation.
- (4) The word "lot" includes the words "plot" and "parcel."
- (5) The word "building" includes the word "structure."
- (6) The word "shall" is always mandatory, and not merely directory.
- (7) The words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged or designed to be used or occupied."

(c) *Definitions.*

Addition. Any expansion of a structure beyond the original footprint thereof or alteration in the roof line of the original structure where such alteration is attached to the original structure.

Alley. A public or private vehicular driveway generally located to the rear of lots providing access to parking, service areas, and outbuildings. Alleys may serve more than one building.

Alignment, horizontal elemental. An architectural feature which is required for structures on interior lots so that building elements will remain comparably proportional to existing neighboring structures.

Architectural design standards. A set of building guidelines adopted by the city providing site planning, design, and building regulations under a unified plan to promote aesthetically pleasing and economical viable land utilization.

Articulation. Vertical or horizontal offsets in the roof or facade of a designed structure comprised of architectural features created to provide visual relief in nonresidential structures and to introduce architectural character and prohibit establishment of blank building facades.

Basement. A story partly underground but having at least one-half of its height above the average level of the adjoining ground.

Big Box Store. A retail establishment with a floor area greater than 25,000 square feet

Board of appeals. A group of seven members appointed by the mayor and council who hear issues of administrative review of decisions of the building officials, perform reviews in zoning matters, and consider variances.

Build-to line. The line generally parallel to the front lot line to which buildings shall enfront to the extent identified in this chapter and the underlying zoning. It is a requirement, not a permissive minimum, as is a setback, however, where a minimum and maximum build-to line exists, the building may enfront anywhere between the two lines. The line shall be measured from the back of the required sidewalk clear zone along all street frontages and not from the front lot line. For the purposes of this chapter, the build-to line shall exist even when not enfronted by a building.

Building. Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals or chattels (personal property).

Building, accessory. See definition of "Outbuilding."

Building, front line of. A line parallel to the street, intersecting the foremost point of the building, excluding steps.

Building official. The director of community services or such other city official duly designated to enforce and interpret the building codes of the city and his/her designees. For zoning purposes this term shall refer to the planning and zoning manager.

Building, principal. A building in which is conducted the main use of the lot on which the building is located.

Bungalow. An architectural style characterized by: a long and low-form building, an irregular floor plan within an overall rectangular shape including such common features as an integral porch and low-pitched roof with wide overhang.

Bungalow, craftsman. An architectural style characterized by an asymmetrical open plan, emphasizing materials, especially woodwork, demonstrating how the structure is built, use of a wide variety of materials for the structure and detailing, a low-pitched roof, usually gabled, but sometimes hipped giving a horizontal effect, wide overhanging eaves with open exposed rafters, and large gables decorated and covered with half-timbered porches and short square columns of heavy masonry piers extending to the ground.

Carport. A roofed and open-sided structure that covers a driveway or other parking area.

Cellar. A story partly underground but having at least one-half of its height below the average level of the adjoining ground. See definition of "Basement".

City council. The Mayor and Council of the City of Hapeville.

Commercial, infill. A single structure built in an existing business development characterized by limited lot size, limited frontage, and construction on an existing lot of record.

Commercial/mixed-use area. Generally, properties zoned for commercial and mixed-use development. The commercial/mixed-use area boundary is more specifically shown on the special design areas map in section 81-1-3.

Converted, infill. A single structure rehabilitated from one use to another such as from a home to an office located in an existing building development characterized by limited lot size, limited frontage and construction on an existing lot of record.

Curb cut. Any interruption, or break, in the line of a street curb in order to connect a driveway to a street, or otherwise to provide vehicular access to abutting property. Alleys shall not be considered curb cuts, nor shall the relocation of an existing curb for the purpose of creating on-street parking.

Demolition, multi-structure. The process of eliminating more than one structure per lot requiring DRC review including a consideration of existing conditions on site and proposed build back options.

Demolition, single structure. The process of eliminating one existing structure per lot excluding permitted accessory buildings, which requires a permit but does not trigger application of DRC review except where such structures are otherwise regulated by this Code.

Design. For the purposes of this chapter only, any application or project requiring a building permit, site plan or landscape plan excluding single structure demolition permits and remodeling.

Destruction. The involuntary loss of a structure by fire, storm, flood, war or other catastrophic event.

Design review committee. A group of persons charged with the task of reviewing all development designs, when such designs are required, to determine whether or not the same are consistent with the architectural design standards and to make recommendations on said designs where appropriate.

Door, main entry. An entry portal of a structure allowing pedestrian access to the street and located along an enfronting facade.

Dwelling. A building, or portion thereof, designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Dwelling, one-family. A building designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Dwelling, one-family attached. A type of residential development which includes a dwelling unit on a subdivided lot usually individually owned, though attached by a common party wall to another dwelling unit on an adjoining lot.

Dwelling, two-family. A building designed, arranged or used for occupancy by two families living independently of each other.

Dwelling, multifamily. A multifamily dwelling is a residential building designed, arranged or used for occupancy by three or more families living independently of each other.

Dwelling unit. A dwelling or portion thereof providing complete living facilities for one family.

Eave. The overhanging lower edge of a roof.

Enfront. To place an element such as a building along a build-to line. In the absence of a zoning build-to line requirement, enfront shall also mean to place an element along the front setback or side setback abutting a street.

Facade. The exterior vertical portion of a building.

Fenestration. The arrangement, size, proportion and design of transparent windows, doors and other openings.

Fiber cement siding. A construction product made from silica, cement, wood fiber, water, and other ingredients also known proprietarily as "hardy board/plank" or cementitious siding.

Floodplain. An area identified by the [U.S. Army] Corps of Engineers or other surveying agencies as subject to flooding once every one hundred (100) years and necessary for the flow of floodwaters.

Floor area. The sum of the gross horizontal areas of each floor/story of a dwelling unit, exclusive of porches and balconies, garages, basements and cellars, measured from the exterior faces of the exterior walls or from the center lines of walls or partitions separating dwelling units. For uses other than residential, the floor area shall be measured from the exterior faces of the exterior walls or from the center lines of walls or partitions separating those uses, and shall include all floors, lofts, balconies, mezzanines, cellars, basements and similar areas devoted to those uses.

Frontage. The length of the front lot line.

Garage. An accessory building or portion of a principal building used for vehicular storage only, and having a capacity adequate to accommodate the automobiles or light trucks owned and registered in the name of the occupants of the principal building.

Grids between glass. Dual-paned windows having a grid (muntins) between the two panes of glass. The muntins are a series of thin bars that simulate the look of window made up of several panes of glass. The muntins serve no functional purpose and are simply cosmetic.

Height. A vertical measurement from the average adjacent grade of the ground to the ridge line of a structure.

H.E.L.P. Project Design Manual. A nonbinding study prepared by the Hapeville Emerging Land Use and Planning Committee of the city which includes identification of some community planning goals, surveys of existing housing and commercial-facility stock, and recommendations for guidelines to provide a unified approach to planning and development in the city.

Lot. A portion or parcel of land devoted to a single principal use, or occupied by a building or group of buildings devoted to a common use, together with the customary accessories and open spaces belonging to the same.

Lot, corner. A lot fronting on two or more streets at their intersection.

Lot coverage. The total horizontal ground area of a lot covered by all buildings on the lot and which is not open to the sky.

Lot coverage, maximum. The maximum permitted ratio of lot coverage to usable area of the lot. Usable area shall not include flood plains or slopes in excess of thirty (30) percent grade.

Lot depth. The mean horizontal distance between the front and rear lot lines, measured perpendicular to the front lot line.

Lot, double frontage. An interior lot having frontage on two parallel or approximately parallel streets not intersecting at a point common with the boundary lines of lot.

Lot, interior. A lot other than a corner lot.

Lot line, front. The lot line coincident with a street right-of-way line.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the Clerk of the Superior Court of Fulton County; or a parcel of land, the deed to which has been recorded in the same offices as of the effective date of this chapter.

Lot width. The horizontal distance between the side lot lines, measured at right angles to the depth.

Neighborhood conservation area. Generally, parcels north of North Central Avenue or west of Virginia Avenue having a single-family residential character warranting long-term preservation. The neighborhood conservation area boundary is more specifically shown on the special design areas map in section 81-1-3.

Space able to be occupied. Covered floor area utilized for any principal permitted use of the underlying zoning except parking, storage, digital industry switchboards, power generators, and other relay equipment.

Outbuilding. A building subordinate in nature, extent or purposes to the principal building on a lot, and used for purposes customarily incidental to those of the principal building. Said building may be connected to the principal building by an enclosed breezeway, and may include garages, home occupation, storage buildings, work studios, or living space for a family member or guest. Outbuilding footprint shall not exceed the lesser of six hundred (600) square feet or seventy-five (75) percent of the footprint of the principal building.

Planning commission. A group of seven persons appointed by the mayor and council with the powers, duties, and responsibilities of site plan review and recommendations regarding text and map amendments to the zoning ordinance.

Porch. The covered portion of a building, with the sides exposed to the weather, in which furniture and a sitting area might occur as opposed to a stoop which serves as a covered area in front of a door to a building. Porches with less than forty (40) square feet of floor area shall be considered stoops.

Porte-cochere. A roofed structure covering a driveway at the entrance of a building and structurally connected to said building to provide shelter while entering or leaving a vehicle.

Ranch. A housing style characterized by: long, narrow, rectangle shapes, with or without projections, bedrooms usually clustered at one end, principal entry and living spaces located near the center of the house with a garage or carport often at the opposite end of the structure, typically with a low-pitched roof, often one story with a brick exterior.

Remodeling. The process of altering or renovating any structure where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Remodeling, commercial. The process of altering or renovating a structure used for any nonresidential function where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Remodeling, exterior. The process of altering or renovating the portion of a structure designed to be exposed to the elements and subject to the architectural design standards.

Remodeling, interior. The process of altering or renovating a portion of a structure designed not to be exposed to the elements and not subject to the architectural design standards.

Remodeling, residential. The process of altering or renovating a structure used for a dwelling for human beings where such work does not expand the footprint or roof line of the structure in existence before the renovation.

Residential, infill. Small-scale single-family residential development consisting of a single structure in developed neighborhoods constructed on an existing lot of record.

Setback. The distance from the public right-of-way to the nearest point of a building.

Sidewalk, required. The new sidewalk that is required to be constructed by a developer in accordance with the architectural design standards or the underlying zoning. Where a conflict exists between the architectural design standards and the underlying zoning, the wider sidewalk standard shall constitute the required sidewalk.

Spandrel. The space between the top of a window in one story and the sill of the window in the story above.



The graphics above show spandrels on both contemporary building designs (left) and traditional designs (right) to demonstrate the different ways in which they may be designed.

Stoop. A small platform of less than forty (40) square feet, or a staircase leading to the entrance of a house or building.

Street. A public way for vehicular traffic which affords primary means of access to abutting property.

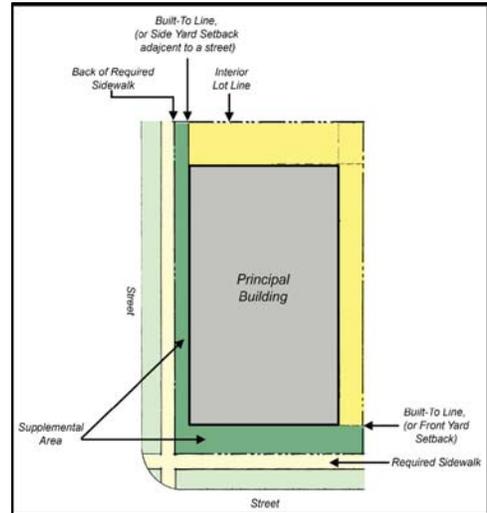
Street, centerline. A line surveyed at the direction of the mayor and council and designated as an official street centerline, or in the absence of such line, a line drawn parallel to and midway between the right-of-way lines of any mapped street.

Story. The portion of a building included between the surface of any floor and the surface of the floor next above it; or if there is no floor above it, the space between any floor and the ceiling next above it. A basement shall be counted as a story for height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet. A cellar shall not be counted as a story for height measurement.

Story, half. A story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of that story.

Structure. Anything constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on the ground. Structures include, but are not limited to, the following: site-built buildings, industrialized buildings, modular homes, manufactured homes, mobile homes, billboards, swimming pools, advertising signs, satellite dishes, fallout shelters, telecommunications towers and facilities, and satellite communication facilities.

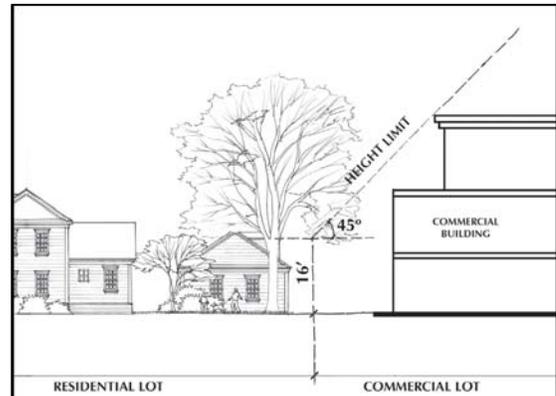
Supplemental area. The privately held area between the back of the required sidewalk clear zone and the build-to line. In the absence of a zoning build-to line requirement, the supplemental area shall be considered the front yard or side yard when adjacent to a street. The structures and landscaping within the supplemental area may be held to specific standards.



Transitional height plane. An imaginary plane (having a vertical component and angular component) specifically designed to restrict the maximum height of buildings or structures within mixed-use districts and their relationship to adjoining districts so as to provide adequate air and light to properties.

Such imaginary plane shall be:

- (a) A vertical component measured at the required setback adjoining the common property line by a 16-foot vertical distance above the finished grade, and;
- (b) An angular component extending inward over such structure at an angle of forty-five (45) degrees, and;
- (c) Such determination shall be made on a point-by-point basis and not average grade.



No portion of any structure including but not limited to balconies, bay windows, porches, or chimneys shall protrude through such transitional height limiting plane as determined by specific sections.

Trash receptacle. A container designed for household or business garbage but not designed for hard goods, negative trimming, industrial debris or large unwanted items as

opposed to a dumpster which is a device design to hold large amounts of household and other debris.

Use, accessory. A use subordinate in nature, extent or purpose to the principal use of a building or lot, and customarily incidental thereto.

Use, conditional. A use of a building or lot that is permitted only if the mayor and council specifically approve that use, and all plans, specifications, written conditions or written restrictions are complied with on a continuing basis.

Use, nonconforming. Any lawful use of a building or lot which does not comply with all of the regulations of this chapter governing the use at that particular location.

Use, principal. The main use of a building or lot.

Window, fixed. An opening in a building to allow the entry of air and light with non-movable glass fixtures inserted.

Window, movable sash. An opening in a building to allow the entry of air and light with a mobile structure holding glass.

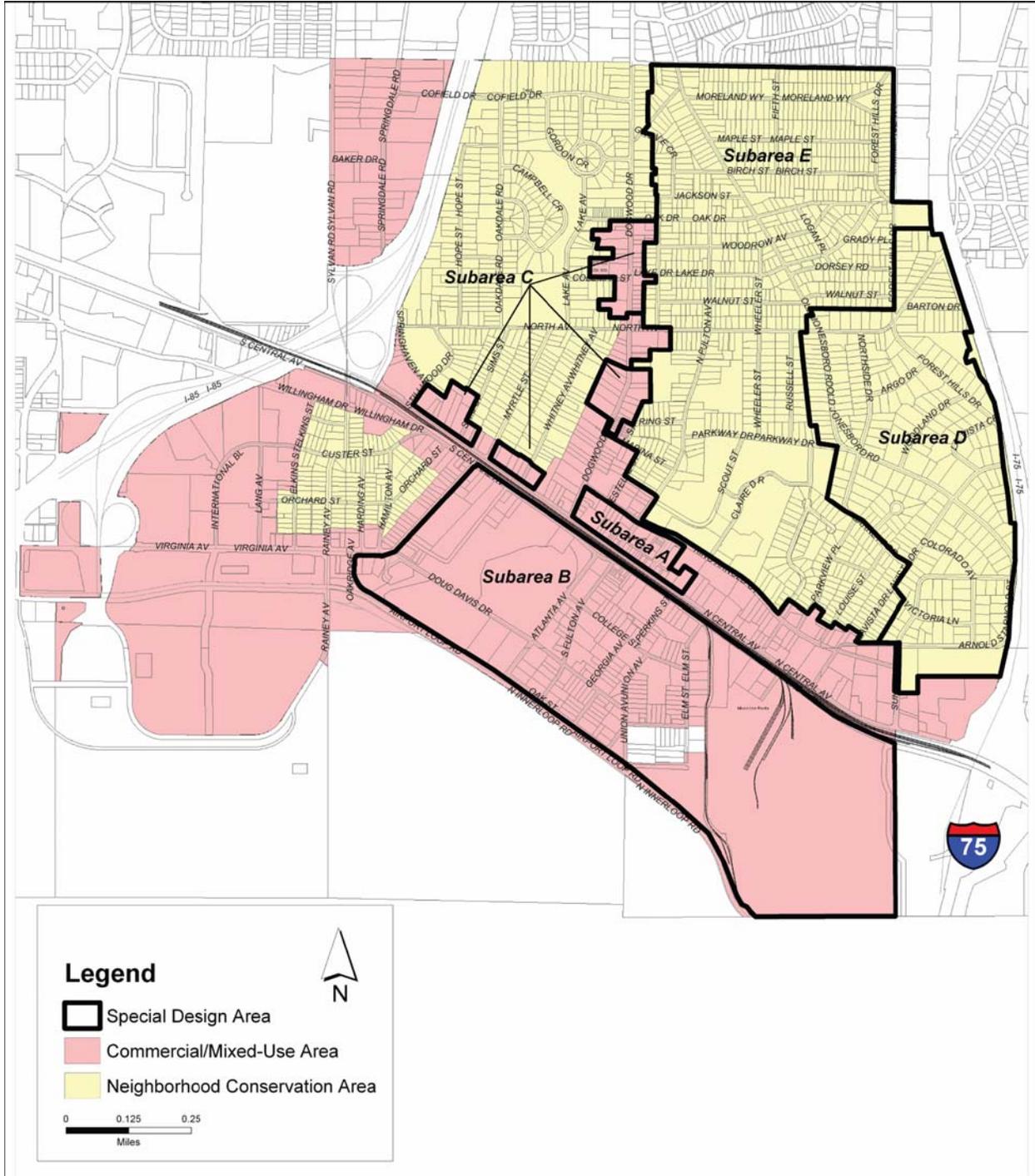
Yard. An unoccupied space, open to the sky, on the same lot with a building.

Yard, front. A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, rear. A yard measured at right angles from a rear lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, side. A yard measured at right angles from a side lot line to the nearest point of the principal building, exclusive of steps, and extending the front yard to the rear yard.

Sec. 81-1-3. Special design areas map.



Sec. 81-1-4. Design Review Committee.

(a) **Membership.** The DRC shall consist of five members appointed by the mayor and council. Each member of the DRC shall be a resident of the city at the time of appointment and for at least six months immediately preceding the date of taking office and shall remain a resident of the city while serving as a member of the DRC. No member of the DRC shall be employed by the city. All appointees may be reappointed and removed at the pleasure of the mayor and council. The planning and zoning manager shall serve in an advisory capacity to the DRC. In this capacity, he/she may provide information, comments or other data pertinent to a particular issue; however, he/she shall not have any voting powers.”

(b) **Training.** Relevant city staff shall provide necessary training regarding the architectural design standards, architecture, community planning, urban design, land use, the zoning ordinance of the city, and on such other topics as the mayor and council may deem relevant to redevelopment and urban renewal.

(c) **Officers, quorums, voting.** The DRC shall elect a chairman from among its members. The term of the chairman shall be one year with eligibility for re-election. The DRC may appoint a secretary, who may be an officer or employee of the city and may or may not be one of the five voting members depending upon the skills and willingness of the members to record such meetings in accordance with the open-meetings law. The DRC may make its own rules of procedure and determine its time of meeting and shall meet at the call of the chairman or when deemed necessary by a majority of the members. However, the DRC shall have a scheduled meeting once a month. However, such meetings may be cancelled and rescheduled as may be needed within compliance of the law. All meetings of the DRC at which official action is taken shall be open to the public and all records of the DRC shall be a public record.

Three voting members of the DRC shall be required in order to have a quorum to transact business, during both the initial phase and once the citizen body is impaneled. The presence of the chairman of the DRC is not required to constitute a quorum. The chairman may vote in all matters, unless he/she recuses himself/herself and shall vote in order to break a tie.

(d) **Duties and authority.**

(1) All design, as defined in this chapter, in the city requires design review except as listed herein below.

(2) When a design is submitted which does not require site plan review then the same shall be considered by the DRC solely. When a design is submitted which requires site plan review then the DRC shall review the same only after the planning commission has reviewed and supported the site plan. Commercial new construction, single-family residential construction and additions of structures that meet or exceed fifty (50) percent of the existing structure, combining two or more parcels that are adjacent or subdividing two or more parcels, increase of commercial parking by fifty (50) percent or more than thirty (30) inches in elevation adjustments as approved by the city engineer for commercial parking require planning commission approval and DRC review.

(e) **Standards of review.** The DRC shall utilize the purpose and goals outlined in section 81-1-1, the requirements of this chapter as to specific architectural standards.

(f) *Appeals.* Although this chapter is not a zoning regulation, binding decisions of the Design Review Committee are appealable to the board of zoning appeals.

(g) *Design Exceptions*

Relief from these standards may be granted by the Design Review Committee upon finding that the Design Exception:

- (1) Will not increase traffic, decrease access to the proposed development, or adversely impact the general public safety; and
- (2) Will not reduce the adequacy of off-street parking, loading, and service for the proposed development unless specifically granted by the Planning Commission, Board of Zoning Appeals, or authorized shared parking arrangement; and
- (3) Will not adversely affect the compliance with landscaping, buffering, and irrigation provisions of other Code requirements, and
- (4) Will result in design that is compatible with adjacent parcels. As used herein “compatible” shall mean “A unified architectural design and signage program within a development having minimal impact on adjacent parcels.”

Sec. 81-1-5. Applicability.

(a) *Application of standards.* The architectural design standards provided in this chapter shall be wholly applicable when the design is for:

- (1) New structures;
- (2) Residential, commercial or mixed-use infill;
- (3) Exterior remodeling;
- (4) Multi-structure demolition projects;
- (5) Replacement with new structures where destruction occurs; and
- (6) Replacement structure built after single structure demolition.

(b) *Exemptions from review.* The following shall be exempted from review by the Design Review Committee provided that construction complies with all applicable design requirements:

- (1) Interior remodeling;
- (2) Single-structure demolition;
- (3) Replacement windows on existing structures;
- (4) Replacement siding;
- (5) Accessory structures less than one hundred forty-four (144) square feet, including, but not limited to, decks, porches, patios, landings, sheds, arbors, and gazebos.

(c) *Submittal requirements.* All applications shall be prepared in accordance with the current application requirements established by the city planning and zoning manager.

Sec. 81-1-6. Commercial/mixed-use area.

Based on goals established in this chapter, the following standards are required in the commercial/mixed-use area identified in section 81-1-3. This includes three subareas: subarea A, subarea B, and subarea C. All of the standards contained in this section shall apply to all private development in subareas A and B. Subarea requirements are found within the applicable subsection.

Private development in subarea C shall be governed by section 81-1-7 Neighborhood conservation area. Although commercial and mixed-uses are permitted in this subarea, the Hapeville Main Street Town Center LCI Plan established a desire to preserve a residential character of this subarea, regardless of use.

The above notwithstanding, applicants for one-family attached or detached dwellings, two-family dwellings, and multifamily buildings in the commercial/mixed-use area shall elect to comply with the requirements of this section or those of section 81-1-7. The section elected shall be applied to said structures in its entirety.

To the extent determined by the Design Review Committee, this section's standards should also apply to industrial uses not within the commercial/mixed-use area. For example, certain standards, such as storefront requirements, may not be appropriate for industrial uses, while others, such as material and landscaping requirements, may be.

(a) *Site development standards.*

1. Except where indicated, setbacks shall be established by zoning.
2. On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
3. On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
4. Except where a greater height is required by zoning, buildings shall provide a minimum height of twenty-four (24) feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
5. Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of twelve (12) feet.
6. Maximum building heights shall be established by zoning, except that buildings within one hundred fifty (150) feet of a neighborhood conservation area and without an intervening street shall be limited to a



On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning



Building height shall be limited by a Transitional Height Plane adjacent to a Neighborhood Conservation Area

maximum height of thirty-five (35) feet, and shall meet the transitional height plane requirements.

7. Space able to be occupied requirements shall be as follows:

a. One-family attached and detached dwellings, and two-family dwellings shall provide first story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.

b. Reserved.

c. All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first twenty (20) feet of depth along the enfronting facade.

8. Individual front facades of one-family detached dwellings within fifteen (15) feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.

9. Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten (10) feet.

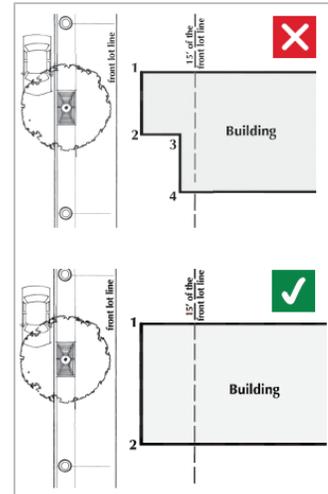


Figure 1: Sec.81-1-6(a)9

10. Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of eighty (80) percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed thirty (30) feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11 for all uses.

11. Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-Use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.

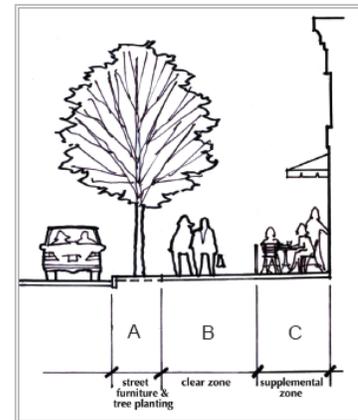


Figure 2: Sidewalk graphic showing landscape area (A), clear area (B), and supplemental area (C).

a. The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of forty (40) feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches (2.5”) measured twelve (12) inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of forty (40) feet. Variations to this may be reviewed as approved by the city planning commission.



Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other unbuilt area fronts a required sidewalk.

Commercial/Mixed-Use Area Sidewalk Table

	General		Subarea A		Subarea B		Subarea C	
	Landscape Area	Clear Area						
South Central Avenue	5 ft	10 ft	n/a	n/a	5 ft	10 ft	n/a	n/a
North Central Avenue (west of Whitney Ave)	5 ft	6 ft	n/a	n/a	n/a	n/a	5 ft	6 ft
North Central Avenue (east of Whitney Ave)	5 ft	10 ft	5 ft*	10 ft*	n/a	n/a	5 ft	6 ft
Perry Hudson Blvd	5 ft	10 ft	n/a	n/a	5 ft	10 ft	n/a	n/a
Dogwood Drive	5 ft	10 ft	5 ft	10 ft	n/a	n/a	5 ft	6 ft
Sylvan Road	5 ft	10 ft	n/a	n/a	n/a	n/a	n/a	n/a
Virginia Avenue	5 ft	10 ft	n/a	n/a	n/a	n/a	n/a	n/a
International Blvd	5 ft	10 ft	n/a	n/a	n/a	n/a	n/a	n/a
Atlanta Avenue	5 ft	10 ft	n/a	n/a	5 ft	10 ft	n/a	n/a
Other Streets	5 ft	6 ft	5 ft	10 ft	5 ft	6 ft	5 ft	6 ft

**For developments where the adjoining buildings were built before 1950, the minimum required sidewalk width shall match the average width of the two adjoining sidewalks.*

c. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.

d. Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within twenty (20) feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six (6) feet, measured from the street curb, or as approved by the planning commission.

(c) *Supplemental area and fence standards.*

1. Supplemental areas in the commercial/mixed-use area shall limited to the treatments identified in Figure 3 and as otherwise identified in this section.

2. All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:

a. The supplemental area shall be hardscaped.

b. Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.

3. Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.

4. All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.

5. "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every fifty (50) feet of frontage. See list of allowed trees on in section 93-2-14.

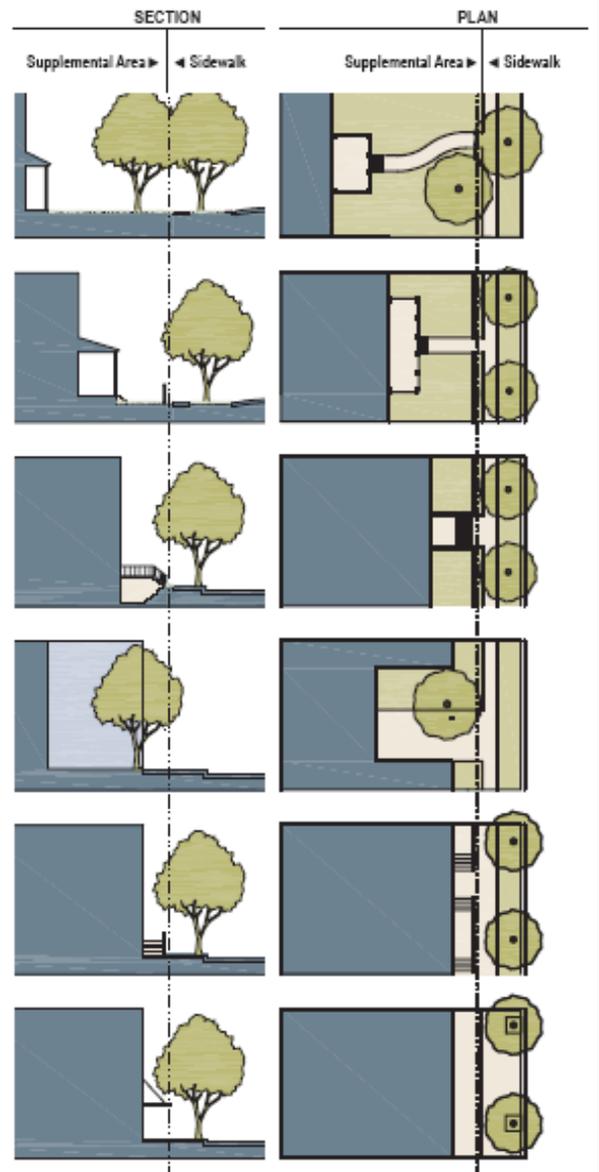
6. For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

a. Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

- b. Retaining walls in the supplemental area are permitted and shall not exceed thirty-two (32) inches in height unless required by topography.
 - c. All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
7. Chain link and any type of wire fencing is not permitted in areas visible from a public right-of-way.

Figure 3: Commercial/Mixed-Use Area Supplemental Area Treatments (Courtesy of Smart Code 8.0 and Duany Plater-Zyberk & Co.)

- a) Common Yard:** a treatment wherein the facade is set back substantially from sidewalk. The supplemental area shall be unfenced, unwallled, and visually continuous with adjacent supplemental areas, supporting a common landscape.
- b) Porch & Fence:** a treatment wherein the facade is set back from the sidewalk with an attached porch permitted to encroach. A fence at the back of the required sidewalk is required as a demarcation of the yard. The porch shall be no less than 8 feet deep.
- c) Terrace or Light Court:** a treatment wherein the facade is set back from the sidewalk by an elevated terrace or a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Fences and walls are permitted in this treatment.
- d) Forecourt:** a treatment wherein a portion of the facade is close to the sidewalk and the central portion is set back. The forecourt is suitable for circular drives or other vehicular drop-offs. Large trees within the forecourts may overhang the sidewalks. Fences and walls are permitted in this treatment.
- e) Stoopfront:** a treatment wherein the facade is aligned close to the sidewalk with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use. Fences and walls are permitted in this treatment.
- f) Storefront and Awning:** a treatment wherein the facade is aligned close to the sidewalk with the building entrance at sidewalk grade. This type is conventional for retail use. It meets the requirements of Section 81-1-6(G)11. Awnings are encouraged to overlap the sidewalk. Permanent fences and walls are prohibited.

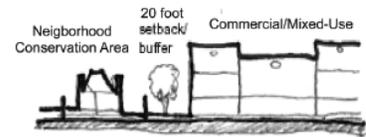


8. Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:

- a. A minimum twenty (20) foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per forty (40) linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four (4) feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
- b. A permanent opaque wall between six and eight (6'-8') feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
- c. Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

(d) *Utility standards.*

1. Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable non-vegetative materials for screening shall include painted wood or those found in Section 93-2-5. Said features are encouraged not to be located in the supplemental area.
2. When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
3. Skylights are not permitted facing a public right-of-way.
4. Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not



Buffer Zone Plan and Section

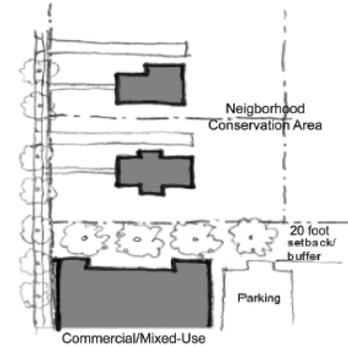


Figure 4: Sec.81-1-6(c)8a

apply to projects on lots with less than ten feet of frontage along a public right-of-way.

5. Trees shall not be planted on top of storm drains.
6. Service areas and dumpsters:
 - a. Shall be in the rear or side yard of the development; and
 - b. Shall be screened from the public right-of-way to a height of eight (8) feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in Section 93-2-5.

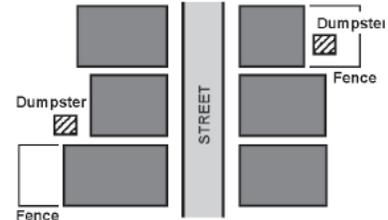


Figure 5: Sec.81-1-6(d)6

(e) *Parking and traffic standards.*

1. Two curb cuts serving two one-way driveways shall be counted as one curb cut.
2. Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
3. New public streets shall not count as curb cuts.
4. Parcels are permitted a maximum of one (1) driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
5. Circular drives are prohibited, with the exception of hotel and hospital uses.
6. No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
7. Driveways shall have widths of:
 - a. *One-family attached dwellings.* A minimum of ten (10) feet for a one-way and a maximum of fifteen (15) feet for two-way.



Public or private alleys shall not constitute a curb cut.

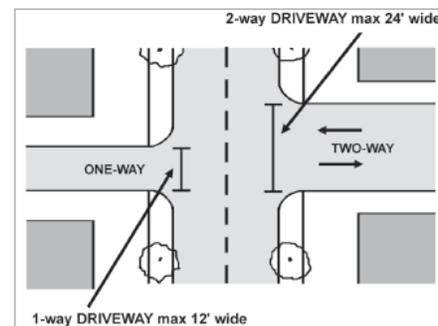


Figure 6: Sec.81-1-6(e)7b

- b. *All other uses.* A maximum of twelve (12) feet for one-way and a maximum of twenty-four (24) feet for two-way.
8. Carports are only permitted subject to the following requirements:
- a. Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - b. Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - c. The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.

9. Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.

10. A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.

11. Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.

12. Underground parking is allowed when possible.

13. Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within twenty-five (25) feet of the back of the required sidewalk.

14. Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and



Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels.

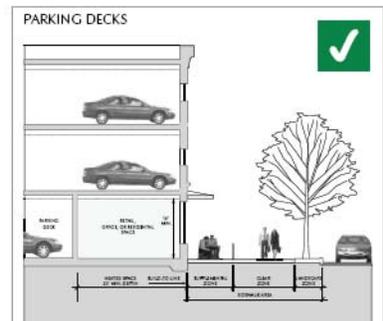


Figure 7: Sec.81-1-6(d)11

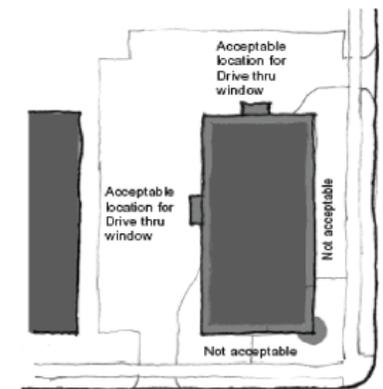
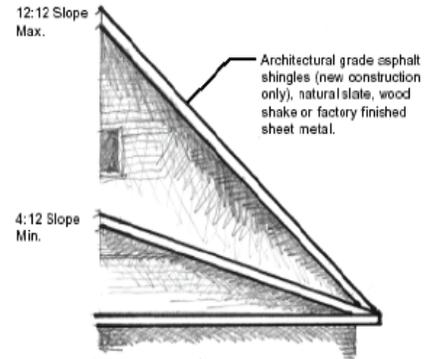


Figure 8: Sec.81-1-6(d)13

associated queuing shall not be visible from any adjacent street or located within twenty-five (25) feet of the sidewalk.

(f) *Roof and chimney standards.*

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.
2. Roof shingles shall be slate, cedar, or asphalt.
3. Roof tiles shall be clay, terra cotta or concrete.
4. Street-facing gutters shall be copper, aluminum or galvanized steel.
5. Downspouts shall match gutters in material and finish.
6. Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
7. Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
8. Chimneys located on an exterior building wall shall begin at grade.
9. Flat roofs shall be permitted.
10. Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched roof materials are limited to roof shingles, natural slate, wood shake, factory finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the Planning & Zoning Manager.



Pitched Roof Slope Range

Figure 9: Sec.81-1-6(f)10

11. Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
12. In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

(g) *Facade and style standards.*

1. Exterior facade materials shall be limited as follow:
 - a. *Subarea A.* Unpainted full-depth brick.
 - b. *Subarea B.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - c. *Subarea C.* See neighborhood conservation area.

- d. *Remaining commercial/mixed-use area.* Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
 - e. *[Split-face block.]* In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
 - f. The materials utilized along an enfronting façade shall be provided for the first twenty (20) feet in length along adjacent non-enfronting facades.
 - g. Façade colors and materials shall be limited to three (3) per façade face.
2. Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed Twenty (20) percent of the total enfronting facade area, provided that:
 - a. Where a development includes only one building this requirement shall apply to said building.
 - b. Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
 3. Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
 4. In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.

5. Facade materials shall be combined horizontally, with the heavier below the lighter.

6. Enfronting upper and lower facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.

7. Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:



In traditional urbanism it was not uncommon for corner commercial buildings to provide storefronts along the abutting shopping street, but not along the adjacent residential street. This provided a transition between commercial and residential areas.

a. The first twenty (20) feet of said facade meets the above requirements, and

b. The area beyond the first twenty (20) feet is treated with architectural detailing, such as pilasters, false windows, or similar features.

8. Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

9. Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.

10. Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.

11. Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

(h) *Door and window standards.*

1. The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.

2. The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

3. First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.

4. Building numbers, at least six (6) inches in height, shall be located above or beside the street-facing pedestrian entrance.

5. Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight (8) inches from the adjacent facade.

6. Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.

7. Where used, window shutters shall match one-half the width of the window opening.

8. Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

9. Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of fifty (50) percent or greater and shall have a visible light reflectance factor of ten or less.

10. Painted window or door glass is prohibited.

11. All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

- a. A non-glass base or knee wall beginning at grade and extending not more than twenty-four (24) inches above the sidewalk.



Street-facing windows on upper stories are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern



Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass.



The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.

- b. A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than twelve (12) feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
- c. A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of seventy (70) percent glass.
- d. A glass transom located above the glass display window having a minimum height of eighteen (18) inches and a maximum height of thirty-six (36) inches.
- e. A minimum of seventy-five (75) percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
- f. No linear distance of more than ten feet without intervening glass display windows or glass doors.
- g. First-story drop ceilings recessed a minimum of eighteen (18) inches from the display window opening.

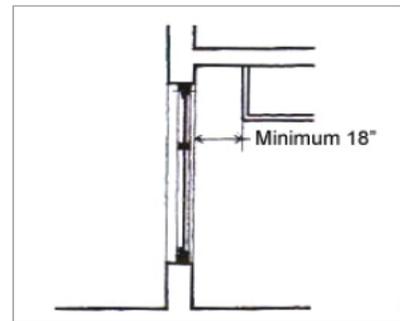


Figure 10: Section 81-1-6(h)11g

12. Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
- a. Awnings shall be at least five feet deep as measured from the building's front facade.
 - b. Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - c. Valance width and height must align horizontally.
 - d. Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - e. Valance on awnings should always be loose as valances should not be rigidly framed.
 - f. Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - g. Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.

- h. Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
- i. Signs on awning must meet all requirements of the sign ordinance.

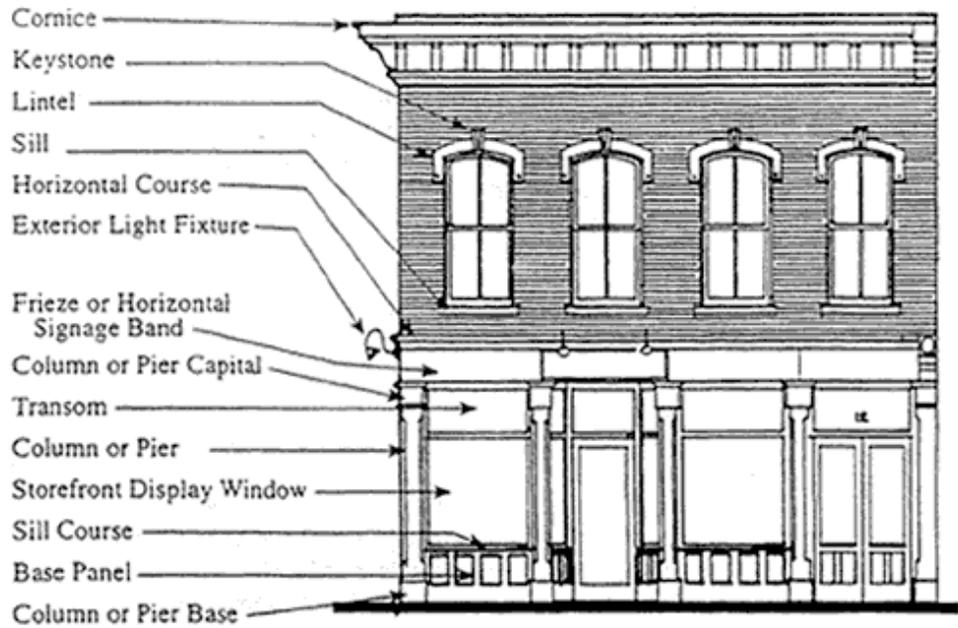


Figure 11: Traditional Storefront Design Elements

Sec. 81-1-7. Neighborhood conservation area.

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.



All buildings shall provide first story occupiable space, for the first ten (10) feet of building depth along the enfronting facade.

(a) *Site development standards.*

1. Except where indicated, setbacks shall be established by zoning.
2. On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
3. Minimum building heights shall be established by zoning.
4. Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - a. Where this chapter provides a more stringent standard as compared to the zoning code, the more stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - b. Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of sixteen (16) feet.
 - c. Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of twenty-five (25) feet.
 - d. Portions of buildings ten (10) feet or greater from a side or rear lot line shall be limited in height to thirty-five (35) feet.
5. Outside of subareas D and E maximum building heights shall be as established by zoning.
6. All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
7. Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - a. Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

- b. Development of one acre or more shall provide a minimum two-foot (2') landscape zone and a minimum five-foot (5') clear zone.
- c. The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot (6') clear zone.

(b) *Supplemental area and fence standards.*

1. Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every fifty (50) feet in the supplemental area. See list of allowed trees in section 93-2-14.

2. Chain link and any type of wire fencing are not permitted in areas visible from a public right-of-way.

3. On all lots a fence, wall, curb or hedge between six (6) and forty-eight (48) inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.

4. Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

5. Retaining walls adjacent to the required sidewalk shall not exceed thirty-two (32) inches in height unless required by topography.

6. All street-facing walls shall be faced with stone, brick, or smooth stucco.

7. Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six (6) inches.



Figure 12: Section 81-1-7(b)3

(c) *Utility standards.*

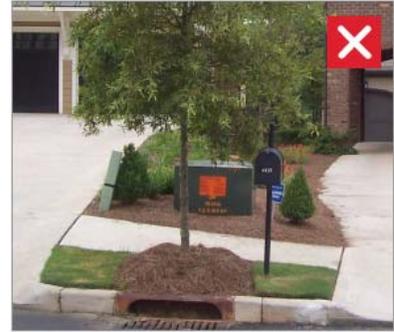
1. Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)(1), provided they are compatible with the principal structure.

2. When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.



Mechanical features shall not be located in the supplemental area and shall be screened from view from any park or along any public right of way with planting, walls or fences of equal or greater height.

3. Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.



Trees shall not be planted directly above storm drains

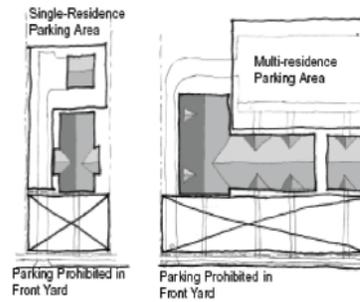
4. All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.

5. Trees shall not be planted directly above storm drains.

(d) *Parking and traffic standards.*

1. One-family detached dwellings and two-family dwellings shall meet the following requirements:

- a. Driveways shall have a maximum width of fifteen (15) feet, although ten feet is encouraged.
- b. Circular drives are permitted.
- c. A grass strip in the middle of driveways is encouraged.



Placement of Parking Areas

Figure 13: Section 81-1-7(d)4

2. All other buildings shall meet the following requirements:

- a. Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- b. Driveways shall have a maximum width of twelve (12) feet for one-way and twenty-four (24) feet for two-way.
- c. Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- d. Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- e. New public streets shall not count as curb cuts.
- f. Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets

the total number of curb cuts or portions thereof may be allocated to a single street.

3. Carports are only permitted subject to the following requirements:
 - a. Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.
 - b. Carport roofs shall be supported by columns with a minimum width and depth of eight (8) inches.
 - c. The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three (3) feet above grade.

4. On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

5. Garage access on single-family lots shall be prohibited in the front yard of the home.



Garage access on single-family lots shall be prohibited in the front yard of the home

(e) *Roof and chimney standards.*

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

2. Roof shingles shall be slate, cedar, or asphalt.

3. Roof tiles shall be clay, terra cotta or concrete.

4. Metal roofs are:

- a) prohibited on one-family and two-family detached dwellings;
- b) Permitted on multi-family and townhouse dwellings only when screened from the adjacent street by a parapet wall.

5. Gutters shall be copper, aluminum or galvanized steel.

6. Downspouts shall match gutters in material and finish.

7. Roof forms shall be based on architectural style.

8. All roofs, excluding dormers, shall overhang a minimum of twelve (12) inches beyond the facade.



Roof shingles shall be slate, cedar, or asphalt.



Chimneys located on an exterior building wall shall begin at grade.

9. Dormers are permitted on all style homes (unless specified), but shall not be taller than the main roof to which they are attached.
10. Chimneys exposed to the public view may not be faced in wood or cement based siding and may not be of an exposed metal or ceramic pipe. All chimneys shall be wrapped in a brick, stone or suitable masonry finish material.
11. Chimneys on exterior building walls shall begin at grade.
12. Chimneys shall begin at grade and be faced with brick or stacked stone; extend chimneys between three and six feet above the roof line.

(f) *Street facing facade and style standards.*

1. Exterior facade materials shall be limited to:
 - a. Full-depth brick;
 - b. Natural or cast stone;
 - c. Smooth natural wood siding and/or cement-based siding;
 - d. Shake siding;
 - e. Painted fish-scale style shingles, but only when used in front gables;
 - f. True, smooth hard-coat stucco, provided that its use is limited to gables of Tudor revival-style buildings.
2. Exterior building materials shall not be:
 - a. Simulated brick veneer, such as Z-Brick;
 - b. Exterior insulation and finish systems (EIFS);
 - c. Exposed concrete block;
 - d. Metal siding or other metal exterior treatment;
 - e. Glass curtain walls;
 - f. Liquid vinyl;
 - g. T-1-11 siding;
 - H. Vinyl siding, except that existing one-family detached homes with vinyl siding covering more than 70 percent of the exterior facade may replace said siding or construct an addition faced in vinyl siding.



Exterior building materials shall not be vinyl siding

3. Facade materials shall be combined horizontally, with the heavier below the lighter.

4. Blank, windowless walls are prohibited along all facades. See Section 81-1-7(g)11.

5. Foundations shall be constructed as a distinct building element that contrasts with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in brick, natural stone, or cast stone.

6. All exterior stair risers visible from a street shall be enclosed.

7. Porches, stoops, and balconies may be located in the front or side yard.

8. Porches, stoops, and balconies along front and side building facades shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.

9. Porches, stoops, and balconies shall be made of painted or stained wood, stone, brick, or ornamental metal, subject to the additional restrictions below.

10. Wooden porches, stoops, and balconies shall provide top and bottom horizontal members on railings. The top railing shall consist of two (2) elements. The upper element shall measure two by six (2"x6") inches and the lower element shall measure two by four inches (2"x4"). The bottom railing shall measure two by four (2"x4") inches.

11. Front porches and front stoops of principal buildings shall face and be parallel to the front lot line or build-to line.

12. Porch and stoop foundations shall be enclosed.

13. Front and side porches and stoops shall not have unpainted, unstained or otherwise untreated or exposed pressure treated lumber along the building line that abuts a public right-of-way.

14. Balconies shall have not less than two clear unobstructed open or partially open sides. Partially open is to be constructed as fifty (50) percent open or more. The total combined length of the open or partially open sides shall exceed fifty (50) percent of the total balcony perimeter.



Porches, stoops, and balconies shall not be enclosed with screens, plastics, or other materials that hinder visibility and/or natural air flow.



Front porches and front stoops of principal buildings shall face and are parallel to the front lot line or build-to line.



Balconies shall have not less than two (2) clear unobstructed open or partially open sides.



Stoops shall provide a minimum top landing of four by four feet.

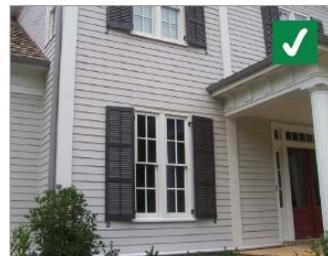
15. Stoops and porch shall be a minimum of two (2) feet and a maximum of four (4) feet from grade to the top of the stairs, unless existing topography is greater.
16. Stoops shall provide a minimum top landing of four feet by four feet (4'x4').
17. Stoop stairs and landings shall be of similar width.
18. Stoops may be covered or uncovered.
19. When provided, porches shall have a minimum clear depth of eight feet from building facade to outside face of column.
20. Front porch widths shall be between eighty (80) percent and one hundred (100) percent of the adjacent facade.
21. Side porch widths (including wraparound porches) shall be between twenty-five (25) percent and one hundred (100) percent of the adjacent facade.
22. Enfronting porches may have multistory verandas, living space, or balconies above.
23. Porch columns shall be spaced a maximum distance of eight (8) feet on center.
24. Front porch columns shall have foundation piers extending to grade.
25. All porches shall be covered.
26. Enfronting balconies are only permitted on attached or detached one-family home facades when porches are not provided on said facades.
27. Enfronting balconies shall have a minimum clear depth of four feet.
28. Enfronting balcony widths shall be between twenty-five (25) percent and one hundred (100) percent of the adjacent facade.
29. Balconies may be covered or uncovered.



Window panes shall be recessed a minimum of three (3) inches and a maximum of eight (8) inches from the adjacent facade, except on frame houses on which panes shall be recessed a minimum of two (2) inches.

(g) *Door and window standards.*

1. The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
2. The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
3. Building numbers, at least six (6) inches in height, shall be located above or beside the street-facing pedestrian entrance, or above or



Where used, window shutters shall match half the width of window opening.

beside the stairs accessing a front porch.

4. Doors that operate as sliders are prohibited along enfronting facades.
5. Window panes shall be recessed a minimum of three (3) inches and a maximum of eight (8) inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two (2) inches.
6. Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
7. Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-quarter (¼”) inch or greater.
8. Where used, window shutters shall match one-half (½) the width of the window opening.
9. Painted window or door glass is prohibited.
10. Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of fifty (50) percent or greater and shall have a visible light reflectance factor of ten or less.

11. Windows shall be provided for a minimum of thirty (30) percent and a maximum of fifty (50) percent of the total street-facing facade of the principal building, with each facade and story calculated independently.



12. Street-facing window units shall not exceed twenty-eight (28) square feet with minimum height of three feet, with the exception of transoms and fan lights.

13. Wood trim between four and six inches (4”-6”) wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.



14. Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

(h) *Detached one-family dwellings/two-family dwellings.* In addition to the requirements of subsections (a) through (g), the following shall apply to detached one-family dwellings and two-family dwellings.

Windows shall be provided for a minimum of thirty percent (30%) and a maximum of fifty percent (50%) of the total street-facing façade.

1. *[First stories.]* First stories shall be elevated above the grade between two (2) and four (4) feet, unless existing topography is greater or

unless wheelchair access is desired and cannot be provided from the side or rear.

2. *[Window sills.]* Enfronting first story window sills should be no less than two and one-half feet (2½') and no more than three and one-half (3½') feet above finished floor elevation.

3. *[Wheelchair access.]* Where practical, wheelchair access, when provided, should be installed at the side or rear of the home in order to preserve the architectural character of the primary facade.

4. *Architectural style.* Architecture is one of the most critical components of place, and nowhere is this more evident than on building facades. The design and character of street-facing facades is a reflection of both buildings and their users, and must be carefully considered for its impact on the overall sense of place.

New homes in the neighborhood conservation area should be designed to reflect the principal traditional styles found in the community. These include national folk, Queen Anne, ranch, Tudor revival, craftsman, and minimal traditional styles.

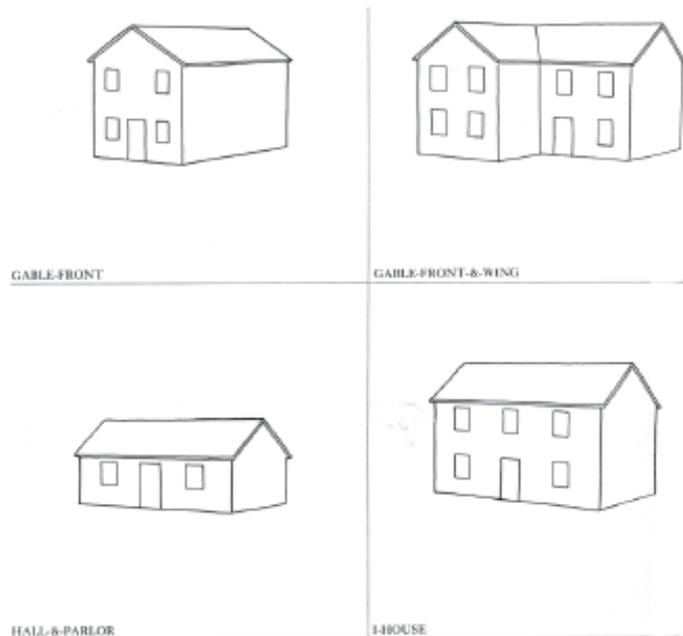
These styles, however, do not reflect the only styles historically found in Hapeville, which also includes a few occurrences of neocolonial revival. Where an applicant desires to utilize a style historically found in Hapeville, but not reflected in the six principal styles identified in subsections (4)a. through (4)e., they shall provide the Design Review Committee with photo documentation of the relevant style in Hapeville, a description of the key features of such style, and written justification of such style's appropriateness for the community.

a. *National folk.* National folk homes may include:



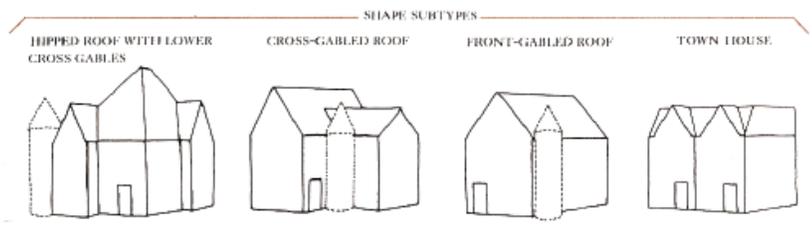
- i. A building footprint that is rectangular, square, or "L-shaped," with the end of the short leg of the "L" facing a street.
- ii. Gabled roofs having gables with a minimum pitch of thirty (30) and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines running parallel or perpendicular to the street.
- iii. Exposed roof rafters where roofs overhang or boxed soffit.
- iv. Gable vents having a minimum size of one foot by one foot (1'x1') along all gables facing a public street.
- v. Symmetrical front facade for buildings with rectangular footprints.
- vi. No dormers.
- vii. Equal height windows along a single floor.
- viii. Windows that are taller than they are wide.
- ix. A front porch usually extending the entire width of the building, except where an "L-shaped" footprint is provided, in which case said requirement does not apply to the short-leg of the "L." Said porch shall include turned columns, turned balusters, handrails, and optional lace-like spandrels.

National Folk home style typical shapes:



Source: Virginia & Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1984)

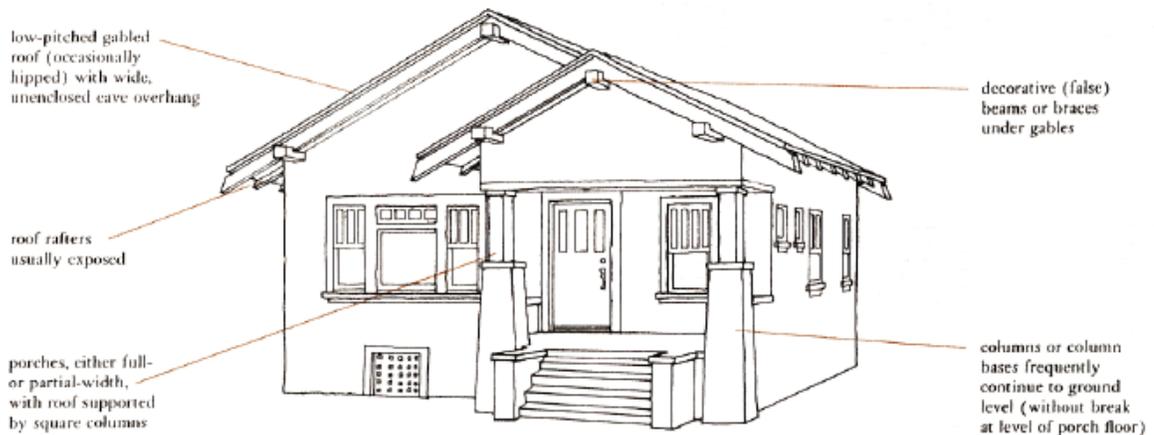
- b. *Queen Anne*. Queen Anne homes may include:
- i. A square or rectangular building footprint.
 - ii. Pyramidal or gabled roofs having gables with a minimum pitch of thirty (30) and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines running parallel or perpendicular to the street.
 - iii. Painted fish-scale style shingles used in front gables.
 - iv. Enclosed roof rafters where roofs overhang.
 - v. Varied, but primarily equal, height windows along a single floor.
 - vi. A first-story bay made up of individual window units.
 - vii. Windows that are taller than they are wide.
 - viii. Asymmetrical front facade.
 - ix. A front porch extending the entire width of the building. Said porch shall include rounded, unfluted columns or spun columns not less than eight (8) inches thick and flanked by tracery where the column supports the porch roof. They shall also include rounded balusters and square or rectangular handrails.



Source: Virginia & Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1984)

c. *Craftsman*. Craftsman homes may include:

- i. A rectangular building footprint, with the short end facing a street.
- ii. Gabled roofs having gables with a minimum pitch of twenty (20) and a maximum pitch of forty (40) degrees from horizontal and with roof lines running parallel or perpendicular to the street.
- iii. Decorative beams, brackets or braces under gables.
- iv. Exposed roof rafters where roofs overhang.
- v. Optional dormers.
- vi. Windows that are taller than they are wide.
- vii. Equal height windows along a single floor.
- viii. Symmetrical or asymmetrical front facade.
- ix. A front porch extending the entire width of the building or with a width of one-half (½) of the building. Said porch shall include square columns that taper from bottom to top, but are not less than eight (8) inches thick. Said columns shall be set atop stone or masonry bases extended to the ground. They may include optional square or rectangular balusters and handrails.



FRONT-GABLED ROOF



CROSS-GABLED ROOF



SIDE-GABLED ROOF



HIPPED ROOF



Source: Virginia & Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1984)

d. *Tudor revival.* Tudor revival homes may include:

- i. A rectangular building footprint, with the short end facing a street.
- ii. Steeply pitched roof, usually side-gabled and with facade dominated by one or more prominent cross gables.
- iii. Decorative half-timbering present on about half of examples.
- iv. Tall and narrow windows, usually in multiple groups and with multi-pane glazing.
- v. Massive chimneys commonly crowned by decorative chimney pots.
- vi. Asymmetrical front facade.



STUCCO WALL CLADDING



pages 360-1

BRICK WALL CLADDING



pages 362-5

STONE WALL CLADDING



pages 366-7

WOODEN WALL CLADDING



page 368

FALSE THATCHED ROOF



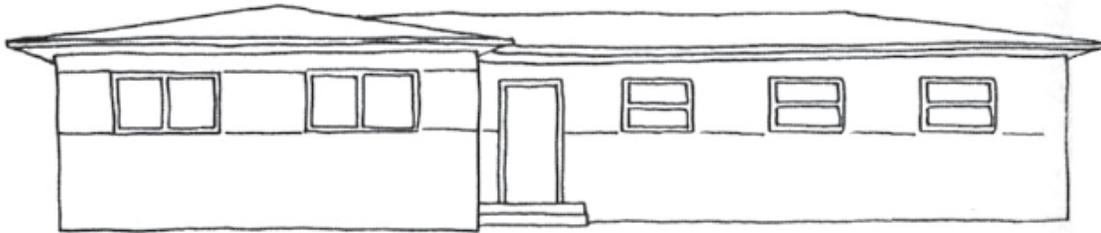
PARAPETED GABLES



Source: Virginia & Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1984)

- e. [Ranch homes.] Ranch homes shall include:
- i. No more than one story as measured closest to the primary building line and excluding basements.
 - ii. A building footprint that is rectangular or "L-shaped," with the end of the short leg of the "L" facing a street.
 - iii. Hipped or gabled roofs having gables with a minimum pitch of fifteen (15) and a maximum pitch of thirty-five (35) degrees from horizontal, with roof lines running parallel to the street.
 - iv. Enclosed roof rafters where roofs overhang. No dormers.
 - v. Varied, but primarily equal, height windows along a single floor.
 - vi. A symmetrical or asymmetrical front facade.
 - vii. No front porch.

Ranch home style typical shape:



Source: Virginia & Lee McAlester, *A Field Guide To American Houses* (New York: Alfred A. Knopf, 1984)



f. *Minimal traditional (Cape Cod).* Minimal traditional homes shall include:

- i. A rectangular building footprint.
- ii. Gabled roofs having gables with a minimum pitch of twenty (20) and a maximum pitch of forty-five (45) degrees from horizontal, with roof lines running parallel to the street.
- iii. Enclosed roof rafters where roofs overhang.
- iv. Varied, but primarily equal, height windows along a single floor.
- v. A symmetrical or asymmetrical front facade.
- vi. Windows that are taller than they are wide.
- vii. Covered stoops.
- viii. No front porch.



g. *Multi-family/townhome.* In addition to the requirements of subsections a. through f. of this section, the following shall apply to detached one-family attached (townhome) or multifamily buildings.

i. *[Front facades.]* Individual front facades within fifteen (15) feet of the front lot line shall have no more than two (2) corners, excluding bay windows, porches or stoops, subject to Transitional Height Plane requirements.



ii. *[Front setbacks; facades.]* No more than three (3) adjacent one-family attached dwelling units shall have the same front setback or have identical facades.

No more than three (3) adjacent one-family attached dwelling units shall have the same front setback or have identical facades.

iii. *[Landscape buffers.]* A continuous off right-of-way landscape buffer with a minimum width of ten (10) feet shall be provided between parking and the adjacent sidewalk. This requirement shall also apply when existing



A continuous off right-of-way landscape buffer with a minimum width of ten (10) feet shall be provided between parking and the adjacent sidewalk.

sidewalks not meeting this requirement are repaired.

iv. *Architectural style.* Because Hapeville has no historic precedents for townhomes or multifamily buildings the following guidelines shall apply:

- 1) Multifamily buildings with three or less units shall be designed to resemble a one-family detached home.
- 2) Primary roof forms shall be flat, pyramidal, side-gabled or shed. Shed roofs shall be concealed with parapets along the street frontage.
- 3) No more than three adjacent one-family attached units shall have the same roof form.
- 4) The minimum slope for gabled or hipped roof forms shall be 8:12.

h. *Outbuildings.* In conventional development, outbuildings are often designed and located as an afterthought. Yet in traditional towns and cities, outbuildings serve to enrich the quality of design through their placement, design and use.



Locate outbuildings to the side and/or rear of the principal building.

In Hapeville, where outbuildings will be provided on many homes, their design must be to the same high standards found in the community's homes.

- i. On lots with one street frontage, set outbuildings back at least fifteen (15) feet behind the front facade of the principal building.
- ii. On corner lots, outbuildings should be setback at least fifteen (15) feet behind the front facade of the principal building and with a setback greater than or equal to that of the facade along the side lot line.
- iii. Outbuilding may be linked to the principal building with covered walks, trellises or enclosed breezeway.
- iv. Outbuildings shall be of compatible material and architectural style to the principal building.
- v. Outbuildings shall have a minimum height of fourteen (14) feet and a maximum of the principal building or twenty-five (25) feet, whichever is less.
- vi. Outbuildings shall be set a minimum of ten feet from the primary structure and at least ten feet from any other outbuilding on adjoining lots.

Section 81-1-8. RSD and RMU Zoned Developments

Based on goals of this chapter, the following variations from and additions to these standards shall apply to sites zoned “Regionally Significant Development (RSD) and Residential Mixed Use (RMU)”. Due to their size, and the opportunity to create self-contained “mini-cities” that this provides, these sites have an option to establish architecturally unique identities that may or may not reflect those of other parts of Hapeville. This is particularly true for those with mid-rise buildings, big box retail, convention center, warehouses, and telecommunication centers, which are not envisioned by the standards in Section 81-1-6.



Major projects may wish to develop their own architectural style distinct from other parts of Hapeville.

(A) General Standards

- (1) The requirements of Section 81-1-6 shall apply except as herein noted or varied by Design Exception. Where a conflict exists between Sections 81-1-6 and 81-1-8, the requirements of 81-1-8 shall prevail.
- (2) The requirements herein shall apply to all public and private streets. Exemptions to the requirements of Section 81-1-6 relating to supplemental zones
- (3) For master planned developments in excess of 30 acres where the city council has approved a conceptual development plan, the Hapeville Architectural Design Standards may be substituted with independent architectural design standards, applicable to a specified area, provided the substituted regulations are consistent with the purpose and intent of this chapter, and subject to final approval by the Design Review Committee. At a minimum, substitute design regulations shall include site development standards, utility standards, parking and traffic standards, and general façade standards, including but not limited to exterior materials, architectural themes, and street-level façade treatments. In the absence of these required elements, the minimum architectural standards will default to sections 81-1-6 and 81-1-8 respectively.



Upper stories of buildings may have glass curtain walls.

(B) Parking and Traffic Standards

- (1) Circular drives are permitted on new streets.

(C) Standards for Low-Rise Buildings

See 81-1-8(D)(1) for big box retail, conference/convention centers, warehouses, and telecommunication or data centers.

- (1) Buildings four (4) stories of less are deemed low-rise.
- (2) Standards for stories one and two:

- a. Exterior materials shall be limited as follow:
 - i. Within twenty (20) feet of public street rights-of-way or twenty (20) feet of the sidewalk along a private street: glass (except glass block), full-depth brick, cast stone, hard coat stucco, fiber cement siding, natural wood siding or stacked stone.
 - ii. Other locations: The above materials, plus half-depth brick and split-face block.



EIFS (fake stucco) is not permitted along public streets

(3) Standards for stories three and four.

- a. Exterior facade materials shall be limited to: glass (except glass block), metal, brick, simulated brick, pre-cast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.
- b. There shall be no minimum recess distance from the facade for window panes serving commercial uses.
- c. Windows shall be vertically shaped with a height greater than width.
- d. Building floors shall not appear as single horizontal window bands separated by non-glass spandrels of equal or greater height than the windows.
- e. Windows may utilize clear or tinted glass. Tinted glass may have any transmittance or light reflectance factor.

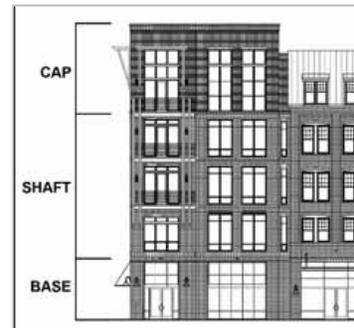


Building floors shall not appear as single horizontal window bands separated by non-glass spandrels of equal or greater height than the windows.

(D) Mid-Rise Building Design Standards

- (1) Buildings taller than four (4) stories are deemed midrise.
- (2) Mid-rises shall have two or three-part facades:

- a. A two-part facade consists of:
 - i. A “Base” zone (the lower stories)
 - ii. A “Shaft” zone (all other floors)
 - iii. Zones may be differentiated by a change in facade materials, window pattern, or window material. They may also be separated by a cornice or expression line.
- b. A three-part facade consists of:



Graphic of a typical three-part façade.

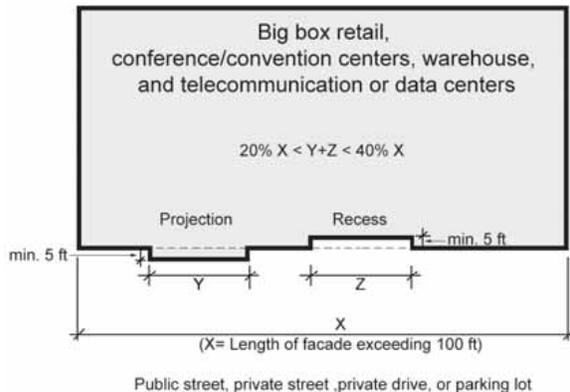


This mid-rise building has a three-part façade.

- i. A “Base” zone (the lower stories)
 - ii. A “Shaft” zone (middle stories)
 - iii. A “Cap” zone (upper stories or cornice which provides a termination at the building top)
 - iv. Zones may be differentiated by a change in materials, window pattern, or window material. They may also be separated by a cornice or expression line.
- c. Facade materials shall be arranged horizontally, with materials having a more visually heavy appearance placed below lighter ones. No more than two (2) different materials or colors shall be used per facade zone.

(E) Big Box Retail, Conference/Convention Centers, Warehouse, Telecommunication, and Data Center Design Standards

- (1) Big box retail, conference/convention centers, warehouse, and telecommunication or data centers shall comply with:
- a. The requirements of Section 81-1-8(C) “Low Rise Buildings,” or
 - b. The following requirements along each exterior facade visible from a public street, private street, private drive, or parking lot:
 - i. Materials shall be limited to: glass (except glass block), metal, brick, simulated brick, pre-cast concrete panels, cast stone, hard coat stucco, fiber cement siding, natural wood siding, stacked stone, half-depth brick, or split-face block.
 - ii. Façade materials shall be combined only horizontally, with the heavier below the lighter.
 - iii. A minimum of thirty (30) percent of the facade area shall be glass. Such glass shall allow visibility into the building a minimum depth of five (5) feet. Display windows shall count towards this requirement.
 - iv. Facades over one hundred (100) feet in length shall incorporate wall projections or recesses a minimum of five (5) feet in depth and a minimum of twenty (20) contiguous feet in length per one hundred (100) feet of facade length. The combined length of said recesses and projections shall constitute more than twenty (20) percent but less than thirty (40) percent of the total facade length.



The graphic at left shows the requirements for recesses and projections on certain building types.