

# I. INFILL OVERLAY DISTRICTS

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## **INFILL OVERLAY DISTRICTS**

17.07.900: Purpose:

The purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within these infill overlay districts can occur in a manner that will encourage infill development while protecting the surrounding neighborhoods. It is the intent of these development standards to encourage a sensitive form of development and to allow for a reasonable use that complements the visual character and the nature of the city.

## II. DEFINITIONS

Unless a provision states otherwise, the following terms and phrases, as used in this Article and the Design Standards and Guidelines adopted herein, shall have the following meanings:

### **A. Articulation of Detail:**

Focusing particular attention to the expression of the small elements of a design that collectively constitute the whole.

### **B. Canopy:**

A rigid structure covered with fabric, metal or other material and supported by a building at one or more points projecting over an entrance, window, outdoor service area or walkway with the purpose of sheltering persons from sun, wind and precipitation.

### **C. Clerestory:**

An upper story wall of a room or building that contains windows and is open to the lower floor.

### **D. Curb-bulb:**

An extension of the curb and sidewalk that projects into the parking lane at intersections or other pedestrian crossings to facilitate pedestrian visibility and safety.

### **E. Defensible Entry:**

Entry points and pathways configured to provide maximum opportunity to rightful users and/or residents to defend themselves against intruders or criminal activity.

### **F. Dormer:**

A vertical window set in a structure projecting from a sloping roof.

### **G. Floor Area Ratio (FAR):**

A method for calculating allowable floor area. The FAR multiplied by the parcel size equals the amount of allowable floor area that can be built within a development.

### **H. Medallion:**

Something resembling a large medal such as a tablet or panel in a wall or window bearing a figure in relief.

### **I. Mixed-Use:**

Space within a building or project providing for more than one use (i.e., a loft or apartment project with retail, an apartment building with office space or an office building with retail space).

## II. DEFINITIONS

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### **J. Overhang:**

A projecting bay or floor of a building that projects out beyond the floor below.

### **K. Parapet:**

The vertical extension of a wall beyond the roofline.

### **L. Paving, Special:**

A ground surface that is covered with material other than scored concrete or asphalt.  
Examples: unit paving, stamped concrete, stone, concrete with significantly exposed aggregate.

### **M. Pedestrian Street:**

Pedestrian streets are: Fourth Street between Roosevelt Ave. and Miller Ave.

### **N. Portico:**

A colonnade or covered porch generally used at the entrance to a building.

### **O. Sidelights:**

Windows located to the side of entry doors.

### **P. Sill:**

Horizontal slightly projecting feature made of wood, stone, masonry, or metal that creates a shadow line at the bottom edge of a window.

### **Q. Street Furniture:**

Man-made items located in the sidewalk including but not limited to benches, signage, bollards, lighting, trash receptacles, and bike racks.

### **R. Streetscape:**

All the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, awnings, marquees, and lighting.

### **S. Through-Block Connection:**

Walkway that allows the general public to walk through a block, between two parallel streets or a street and an alley.

# III. DISTRICTS DESCRIBED

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## **A. Districts Described:**

The following Infill Overlay Districts are subject to the provisions of this Article

### **1. Downtown Overlay – Northside (DO-N)**

The boundaries of the DO-N District are as depicted in subsection C of this section. The intent of this district is to create a transition between the downtown core and purely residential areas to the north. Infill development is encouraged, including urban housing (e.g. townhouses, courtyard housing) with a height limit that is compatible with lower scaled development. However, it is intended that development within the district consist of sufficient density to warrant the provision of parking below grade. Moreover, a limited array of goods and services are appropriate to serve the neighborhood. Traffic calming measures would be applied and there would be an emphasis on preserving existing large trees and providing new ones.

### **2. Downtown Overlay – Eastside (DO-E)**

The boundaries of the DO-E District are as depicted in subsection C of this section. The intent of this district is to create a transition between the downtown core and residential areas to the east. Infill development is encouraged, including urban housing (e.g. townhouses, courtyard housing, cottages) with a height limit that is compatible with lower scaled development. However, it is intended that development within the district consist of sufficient density to warrant the provision of parking below grade. Moreover, a limited array of goods and services are appropriate to serve the neighborhood. Traffic calming measures would be applied and there would be an emphasis on preserving existing large trees and providing new ones.

### **3. Midtown Overlay (MO)**

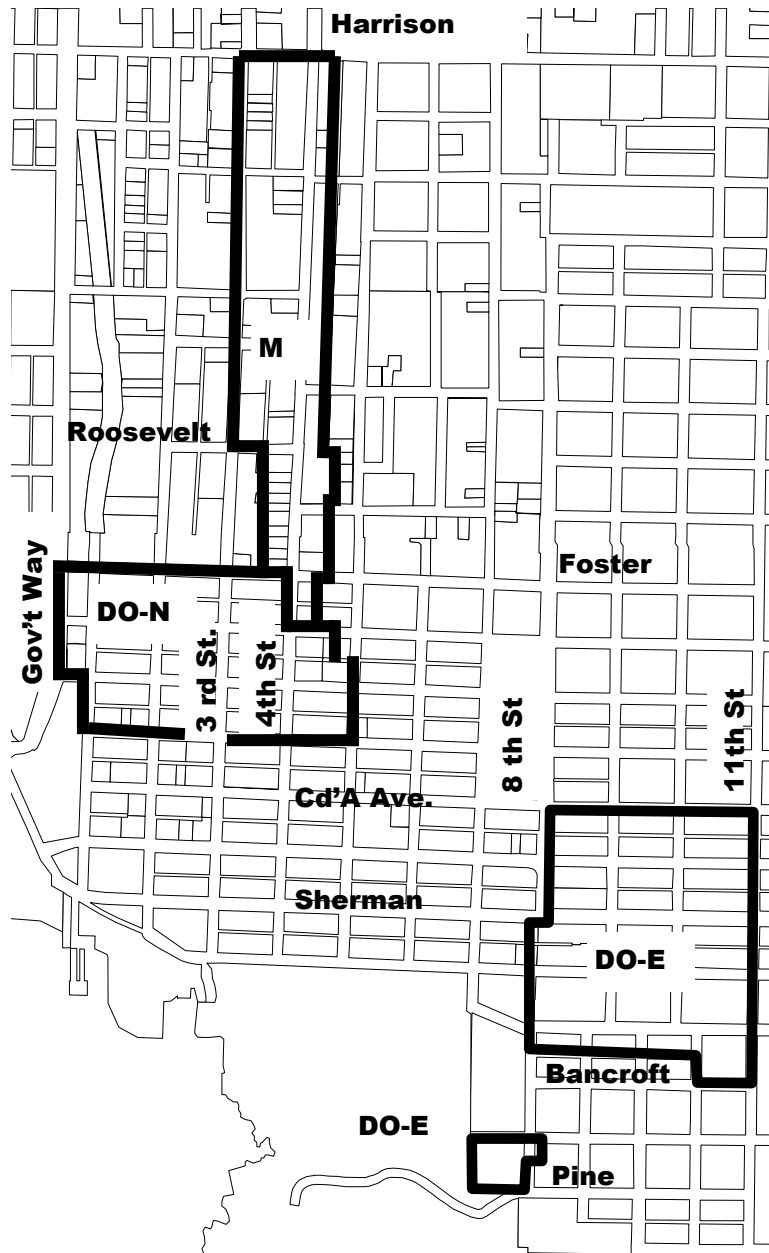
The boundaries of the MO District are as depicted in subsection C of this section. The intent of this district is to create a lively, neighborhood business district with a mixture of uses, including retail, services, and residential. Storefronts would be relatively continuous along the street within the core of the district. Housing would be encouraged both above and behind commercial uses. Traffic calming measures would be applied and there would be an emphasis on creating a streetscape that would offer safety, convenience and visual appeal to pedestrians.

### III. DISTRICTS DESCRIBED

#### B. Conflict with Provisions Governing Underlying Zoning District:

The Infill Overlay Districts created by this Article shall overlay the underlying zoning district. In the case of conflict between the provisions of this Article and the provisions governing the underlying zoning district or other municipal code provisions, the provisions of this Article shall govern.

#### C. District Boundaries:



### III. PERMITTED ACTIVITY GROUPS/USES

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#### **17.07.915: Permitted Activity Groups/Uses:**

##### **A. Activity Groups/Uses Allowed in the Underlying Zoning District Generally Permitted:**

All Activity Groups/Uses permitted within the underlying zoning district shall be allowed, unless otherwise noted in this section.

##### **B. Activity Groups/Uses Expressly Prohibited in All Three Overlay Districts:**

The following Activity Groups/Uses are expressly prohibited in all infill overlay districts:

1. Criminal Transitional Facilities.
2. Juvenile Offenders Facilities.
3. Adult Entertainment.
4. Adult Entertainment Retail Sales.
5. All other uses that includes the outdoor storage of inventory, materials, or supplies.

##### **C. Additional Activity Groups Expressly Prohibited in the DO-N and DO-E Districts:**

The following Activity Groups are expressly prohibited in the DO-N and DO-E infill overlay districts:

1. All Industry Activity Groups.
2. All Wholesale Sales Activity Groups.
3. Automotive Sales.
4. Automotive Accessory Retail Sales.
5. Automotive Repair/Cleaning.
6. Automotive Rental.
7. Automotive Parking (unless serving a principal use).
8. Automotive Fleet Storage.
9. Gasoline Sales.
10. All Veterinary Activities and Commercial Kennels other than Veterinary Office.
11. All drive-through sales or service uses.

# IV DEVELOPMENT INTENSITY

## 17.07.920: Development Intensity:

### A. Floor Area Ratio:

Allowable floor area within the Infill Overlay Districts subject to this Article shall be calculated using Floor Area Ratio (FAR). The amount of allowable floor area that can be built within a development is determined by multiplying the parcel size by the FAR (Example: A parcel size of 10,000 square feet multiple by an FAR of 2 equals 20,000 square feet of allowable floor area.)

### B. Allowable Floor Area Ratios:

Overlay District	Non-Residential Use		Residential Use		
	Basic	With Bonuses	Basic	With Bonuses	Combined
DO-N	.3	.9	1.0	2.0	2.9
DO-E	.3	.6	.5	1.0	1.6
MO	.5	1.0	1.0	2.0	3.0

The amount of allowable floor area shall be determined using the following:

**1. Table of Allowable Floor Area Ratios:**

**2. Additional Restrictions:**

- a. When using a combined FAR, the maximum FAR for each use category shall not be exceeded.
- b. Hotels, motels, and bed and breakfast establishments are considered residential uses for the purpose of FAR.
- c. FAR includes all structures on a site including accessory structures except:
  - i. Floor area dedicated to parking.
  - ii. Elevators, staircases and mechanical spaces.Exterior decks, porches and arcades open to the air.
- d. All development, including Basic FAR, shall comply with the design standards and guidelines adopted pursuant to this Article.

## IV DEVELOPMENT INTENSITY

### C. Development Bonuses:

The Planning Director may authorize an increased FAR (FAR Bonus) for those developments that incorporate amenities listed in this subsection so long as the proposed amenity satisfies its design criteria and serves the intended purpose in the proposed location. An appeal may be taken to the Design Review Commission by an aggrieved party from any determination of the Planning Director under this subsection by following the appeal procedures specified in Section 17.07.945.

#### 1. Minor Amenities:

Each amenity in this subsection may allow an increase of .2 FAR from the Basic Allowable FAR up to the maximum allowable FAR.

##### a. Additional Streetscape Features:

Seating, trees, pedestrian-scaled lighting, and special paving in addition to any that are required by the design standards and guidelines adopted pursuant to this Article.

##### b. Common Courtyard or Green:

This space shall be available to tenants or residents of the development and shall be an area equal to at least 4% of the floor area of the building. There should be both paved areas and landscaping, with planting consuming at least 30% of the area. Seating and pedestrian scaled lighting must be provided.

##### c. Canopy over the Public Sidewalk:

A permanent structure extending over the sidewalk a minimum of 5 feet in width and extending along 75% of a building's frontage at a minimum. The height above the sidewalk shall be between 8 and 10 feet.

##### d. Alley Enhancements:

Pedestrian-scaled lighting, special paving, and rear entrances intended to encourage pedestrian use of the alley.

##### e. Upgraded Materials on Building:

Use of brick and stone on the building façades that face streets.

##### f. Preservation of Grand Scale Tree(s):

Preserving deciduous and evergreen trees measuring at least 20 inches in diameter, when measured at 4.5 feet above the ground, and/or 45 feet in height may qualify for a FAR bonus. Tree health and compatibility with the proposed development shall be reviewed by City Urban

## IV DEVELOPMENT INTENSITY

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Forester. The number of trees preserved in order to satisfy this criteria is left to the Discretionary review process.

### **2. Major Amenities:**

Each amenity in this subsection may allow an increase of .5 FAR from the Basic Allowable FAR up to the maximum allowable FAR.

#### **a. Exterior Public Space:**

To qualify for this bonus the space must be available for public use from 7am to dusk. The space must be an area equal to at least 2% of the total interior floor space of the development and No dimension shall be less than 8 feet. Landscaping, textured paving, pedestrian-scaled lighting, and seating must be included.

#### **b. Public Art or Water Feature:**

To qualify for this bonus the feature must be appraised at a value that is at least 1% of the value of building construction costs. Documentation of building costs and appraised value of the art or water feature shall be provided.

#### **c. Through-Block Pedestrian Connection:**

To qualify for this bonus the walkway must be at least 6 feet wide and allow the public to walk between a street and an alley or another street. The walkway must be flanked with plantings and pedestrian-scaled lighting.

#### **d. Below-Ground Structure Parking:**

To qualify for this bonus all required parking must be contained within a structure that is below grade.

# V BUILDING HEIGHT

## **17.07.925: Building Height:**

### **A. Principal Structures:**

Subject to the provisions of subsection B of this section, the height of principal structures within the Infill Overlay Districts shall not exceed the following:

Overlay District	Maximum Building Height
DO-N	45 feet
DO-E	35 feet
MO	45 feet

### **B. Principal Structures Near District Boundaries:**

The height of principal structures located within 50 feet of districts having a lower height limit shall not exceed the height limit for the adjacent district.

### **C. Accessory Structures:**

The height of accessory structures, including detached garages, shall not exceed 14 feet measured to the high point of a flat or the ridge of a low slope roof or 18 feet measured to the ridge of a medium to high slope roof.

# VI PARKING STANDARDS

## 17.07.930: Parking Standards:

### A. Residential Uses:

The parking requirements for residential uses within the Infill Districts shall be as follows:

Residential Type	MO and DO-E Districts	DO-N District
Elderly Housing	.5 spaces per unit	.5 spaces per unit
Studios	1.0 space per unit	1.0 space per unit
One Bedroom	1.0 space per unit	1.0 space per unit
Two Bedrooms	1.75 spaces per unit	1.5 spaces per unit
Three Bedrooms	2.5 spaces per unit	2.0 spaces per unit
Four or More Bedrooms	1.0 space per bedroom	1.0 space per bedroom

### B. Commercial and Other Uses:

#### 1. General Requirement:

For commercial and other non-residential uses, one off-street parking stall shall be provided for each 330 square feet of interior floor area.

#### 2. Exception:

Restaurants with more than 1,000 square feet shall provide one stall per each 200 square feet of interior floor area.

### C. Shared Parking:

If different uses within a development share parking, the Planning Director may reduce the total amount of required parking by up to 20%.

## VII. DESIGN STANDARDS

### A. GENERAL LANDSCAPING

In order to reinforce the natural setting of the surrounding area and to reduce the impacts of the built environment, development subject to the requirements of Infill Overlay Ordinance must comply with the following requirements:

#### 1. General Requirements:

All areas of the site being developed that are not otherwise devoted to site improvements shall either be planted and/or maintained with plant material meeting the requirements of this section.

##### a. Native and/or Drought Resistant Species:

Plant material should consist of native and/or drought resistant species that are adapted to the region's climatic conditions. (Refer to the City's Approved Tree List)

##### b. Year Round Interest:

Plant varieties must provide year-round interest.



*Site Area Planting*



*Accent Pedestrian Area*



*Accent Vehicular Entrance*

## VII. DESIGN STANDARDS

### B. SCREENING OF PARKING LOTS

In order to reduce the visual impacts of surface parking lots, the following requirements shall be met::

#### 1. General Requirements:

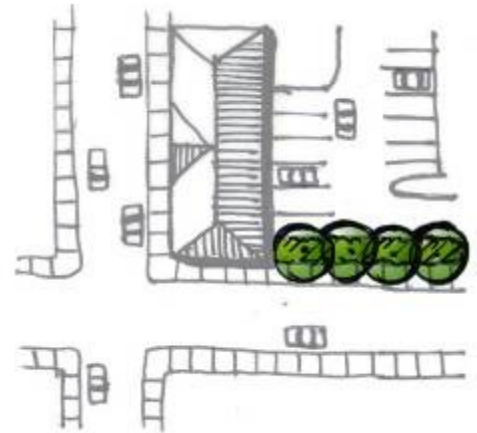
Parking lots that abut the public street shall be screened with a continuous screen that is at least 2 feet in height but no more than 3 feet in height. The screen may be one or a combination of the following treatments:

- a. Landscape plantings consisting of evergreen shrubs and groundcover materials.
- b. Low walls made of concrete, masonry, or other similar material.
- c. Continuous raised planters planted with evergreen shrubs.

#### 2. Exceptions:

##### a. Use of Railings:

In the event that there is insufficient space to allow the use of evergreen plant material or low walls to screen parking areas, a railing with articulation of detail may be used.



*Parking Lot Screening*



*Plant Material Screen*



*Railing*

# VII. DESIGN STANDARDS

## C. SCREENING OF TRASH/SERVICE AREAS

In order to reduce the visual impacts of trash and service areas, the following requirements shall be met:

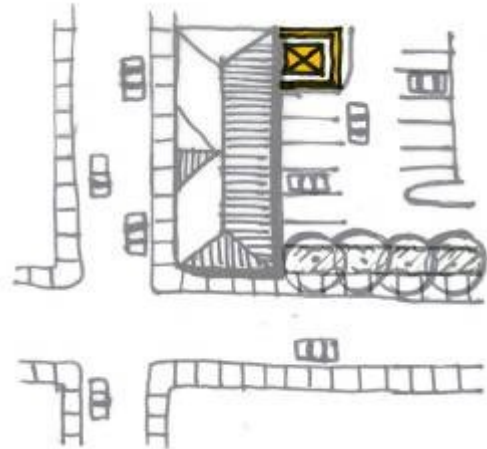
### 1. General Requirements:

#### a. Location of Trash and Service Areas:

Trash and service areas shall be placed away from the public right-of-way.

#### b. Screening:

Trash and service areas shall be screened from view on all sides with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.



*Trash/Service Area with Architectural Screen*



*Plant Material Screen*



*Architectural Treatment*



*Plant Material Screen & Architectural Treatment*

# VII. DESIGN STANDARDS

## D. LIGHTING INTENSITY

In order to conserve energy, prevent glare and reduce atmospheric light pollution while providing sufficient site lighting for safety and security, the following requirements must be met:

### 1. General Requirements:

#### a. Light Trespass:

All fixtures must be shielded to prevent light trespassing outside the property boundaries.

#### b. Minimize Up-Light Spill/Glare:

All fixtures used for site lighting shall incorporate shields to minimize up-light spill and glare from the light source.

#### c. Flashing Lights Prohibited:

Flashing lights are prohibited with the following exception:

- i. Low wattage holiday and special occasion accent lights.

#### d. Up-Lighting Prohibited:

Lighting directed upwards above the horizontal plane (up-lighting) is prohibited, with the following exception:

- i. Up-lighting of government flags. Government flags used for advertisement are discouraged.



*Cut Off Fixture*



*Example of Atmospheric Light Pollution*



*Signage Lighting*

## VII. DESIGN STANDARDS

### E. SCREENING OF ROOFTOP MECHANICAL EQUIPMENT

In order to screen rooftop mechanical and communications equipment from the ground level of nearby streets and residential areas, the following requirements must be met. Painting rooftop equipment or erecting fences are not acceptable methods of screening rooftop equipment.

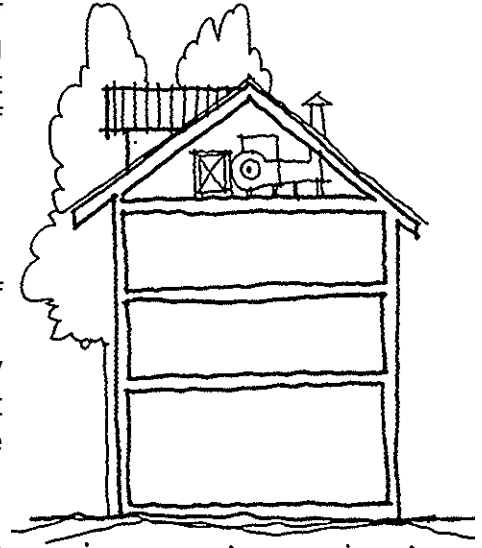
#### 1. General Requirements:

##### a. Use of Parapet Walls or Other Integrated Roof Structures Required:

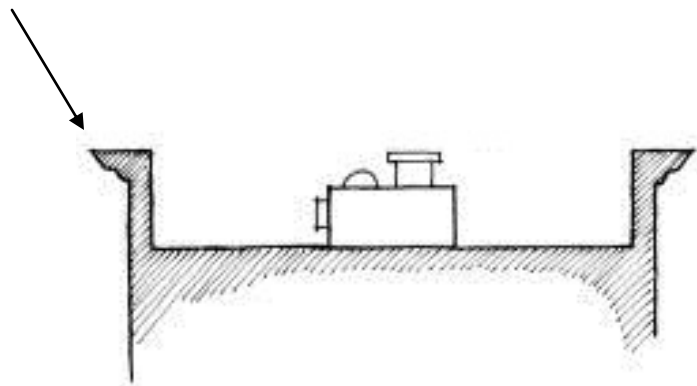
Mechanical equipment must be screened by extending parapet walls or other roof forms that are integrated with the architecture of the building.

##### b. Integration of Rooftop Mounted Voice/Data Transmission Equipment:

Any rooftop mounted voice/data transmission equipment shall be integrated with the design of the roofs, rather than being simply attached to the roof-deck.



Raised Parapet



# VII. DESIGN STANDARDS

## F. WIDTH AND SPACING OF CURB CUTS

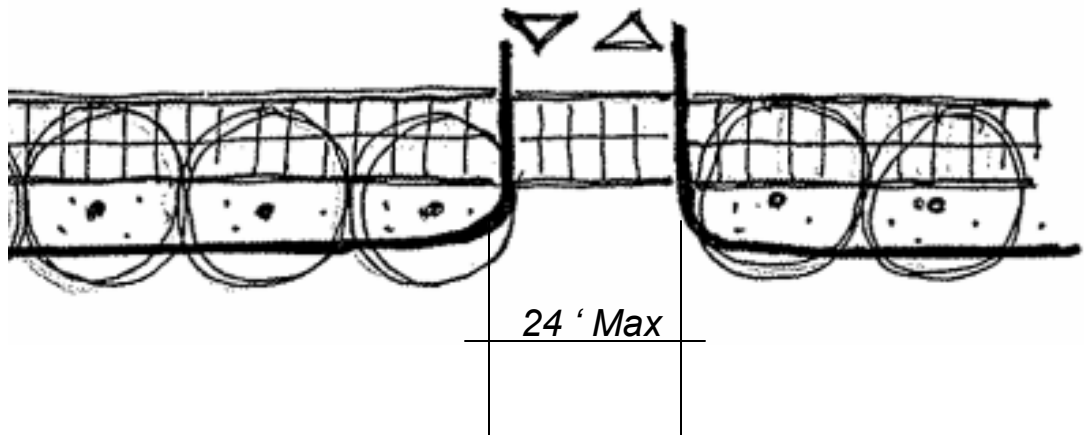
In order to maintain continuous uninterrupted sidewalks within the Infill Overlay Districts, the following requirements must be met:

### 1. General Requirements:

- a. Non-residential Curb Cuts:  
Curb cuts for non-residential uses shall not exceed 24 feet for combined entry/exits for every 100 feet of street frontage.
- b. Continuous Sidewalk Pattern and Materials:  
The sidewalk pattern and material shall carry across the driveway.
- c. Shared Use of Driveways:  
Adjacent developments shall share driveways, to the greatest extent possible.



*Sidewalk pavement is visibly continuous*



## VIII. DESIGN GUIDELINES



BE IT FURTHER RESOLVED, that the City Council adopts the following Infill Design Guidelines pursuant to Coeur d'Alene Municipal Code Section 17.07.940.

# VIII. DESIGN STANDARDS

## A. GENERAL LANDSCAPING

In order to reinforce the natural setting of the surrounding area and to reduce the impacts of the built environment, development subject to the requirements of Infill Overlay Ordinance must comply with the following requirements:

### 1. General Requirements:

All areas of the site being developed that are not otherwise devoted to site improvements shall either be planted and/or maintained with plant material meeting the requirements of this section.

#### a. Native and/or Drought Resistant Species:

Plant material should consist of native and/or drought resistant species that are adapted to the region's climatic conditions. (Refer to the City's Approved Tree List)

#### b. Year Round Interest:

Plant varieties must provide year-round interest.



*Site Area Planting*



*Accent Pedestrian Area*



*Accent Vehicular Entrance*

## VIII. DESIGN STANDARDS

### A. GENERAL LANDSCAPING

The planting of perennials and annuals is encouraged to accent building and vehicular access areas, entrances, pedestrian areas, public open spaces, etc.



# ALL OVERLAY DISTRICTS

## B. PARKING LOT LANDSCAPE

In order to reduce the visual mass of parking lots the following requirements must be met.

1. Side or Limited Front Parking Lots:  
Where the parking lot is located to the side of the building and partially abuts the public street, one shade tree for every six spaces shall be provided. (In those rare instances in which lots are in front of buildings this same guideline shall apply.)



2. Rear Parking Lots:  
Where the parking lot is located behind the building and not visible from the public street, one shade tree for every eight spaces shall be provided.

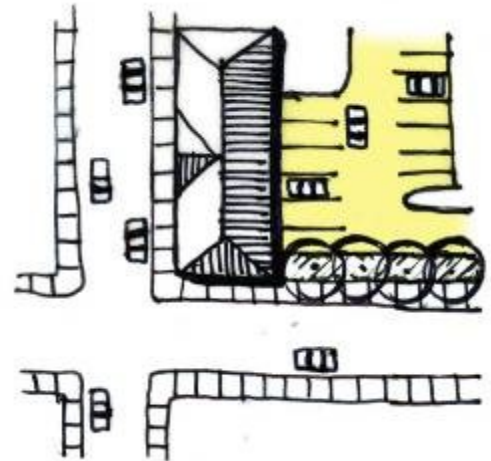
*Interior Landscape*

3. Required Tree Type:  
Parking lot trees shall have rounded umbrella-like canopies that provide shade. Parking lot trees shall be selected based upon mature size, soil conditions, drainage, exposure, built environment space constraints and hardiness zone. Non-native columnar and pyramidal type tree canopies are discouraged.

# ALL OVERLAY DISTRICTS

## C. LOCATION OF PARKING

In order to diminish the visual impact of parking areas and to enhance the pedestrian experience, parking lots shall be located behind buildings to the greatest extent possible. If necessary, parking lots may be located to the side of the building. Parking lots should never be located between the public street and the building or at intersection corners.



*Parking Located Behind*



*Parking Located To The Side*



*Parking Located Behind*

# ALL OVERLAY DISTRICTS

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## D. GRAND SCALE TREES

In order to reinforce the character of Coeur d'Alene, grand scale evergreen and deciduous trees with a minimum 20-inch DBH measured at 4.5 feet above the ground and/or 45 feet in height, should be retained if they are located within 20 feet of a public street. Grand scale trees may be removed if they are determined to be unhealthy or a hazard by the City's Urban Forester.



*Major Trees*



*Major Tree Within 20 Feet  
of a Public Street*

# ALL OVERLAY DISTRICTS

## E. IDENTITY ELEMENTS

In order to mark districts, corridors, and entrances with distinctive elements the following guidelines must be met:

1. MO District:  
Art elements and unique street furnishings must be used to identify the MO District.
2. DO-E District:  
Designated street trees and accent trees, adopted by resolution of the City Council, must be used to highlight special streets and intersections within the DO-E District.
3. DO-N District:  
Seasonal landscape, street trees, accent trees, garden planting strips, and/or yard art must be used to identify the DO-N District.



*Yard Art*



*Accent Trees*



*Art Element*

# ALL OVERLAY DISTRICTS

## F. FENCES NEXT TO SIDEWALKS

If fences are used to provide privacy, control circulation, provide security, and emphasize entryways next to sidewalks, the following guidelines must be met:

1. Visual Impact of Fences:  
If fences are used, they must be more visually transparent than opaque when located adjacent to public streets.
2. Stepped Fences Required:  
Fences shall be "stepped" rather than sloping with the grade.
3. Wire/Industrial Fences Prohibited:  
Wire fences constructed of "industrial" type materials such as chain link are not allowed when located adjacent to public streets.



*Stepped Fence*



*Visually Permeable Fence*



*Stepped Fence*

# ALL OVERLAY DISTRICTS

## G. WALLS NEXT TO SIDEWALKS

If walls are used to provide privacy, control circulation, provide security, and emphasize entryways next to sidewalks, the following guidelines must be met:

1. Required Details on Walls:  
Walls shall be detailed with reveals, caps, overhangs, soldier courses or other added visual interest.
2. Stepped Walls Required:  
Walls shall be level or "stepped" rather than sloped with the grade.
3. Prohibited Walls:  
Walls constructed of flat, unembellished poured concrete are not allowed when located adjacent to public streets.



*Textured Wall*



*Stone Wall*



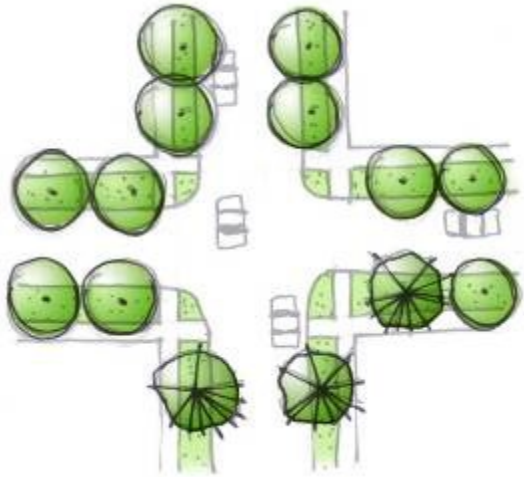
*Stone Wall*

# ALL OVERLAY DISTRICTS

## H. CURBSIDE PLANTING STRIPS

In order to maintain the existing boulevard streetscape setting, the following guidelines must be met:

1. Required Planting Strips:  
Continuous planting strips shall be provided between the street curb and sidewalk on both sides of the public street.
2. Required Plantings and Street Trees:  
Planting strips shall be planted with living ground cover and street trees. Street trees should be a combination of evergreen (where space allows) and deciduous varieties.



*Deciduous Street Tree*



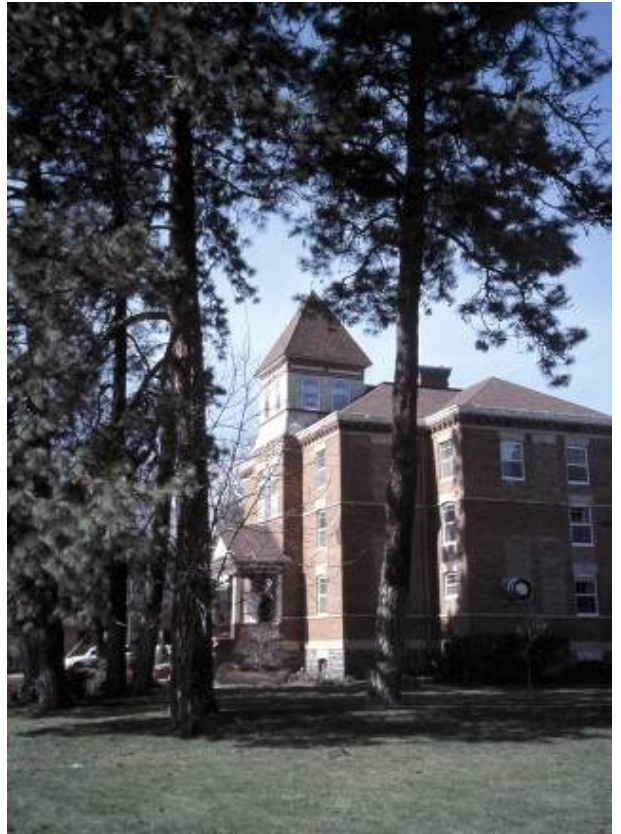
*Evergreen Street Tree*

# ALL OVERLAY DISTRICTS

## I. UNIQUE HISTORIC FEATURES

In order to retain the unique character of the neighborhood and businesses, the following guidelines must be met:

1. Retention of Historic Signs/Structures:  
Historic signs, pavement markings and landmark structures should be retained.
2. New Landmark Signs:  
New landmark signs should correspond to the location, setting and type of businesses.



# ALL OVERLAY DISTRICTS

## J. ENTRANCES

In order to ensure that building entrances are welcoming to pedestrians, easily identifiable and accessible from streets and sidewalks, the following guidelines must be met:

### 1. Visual Prominence:

The principal entry to the building shall be marked by at least one element from each of the following groups:

#### Group A

- i) recess
- ii) overhang
- iii) canopy
- iv) portico
- v) porch

#### Group B

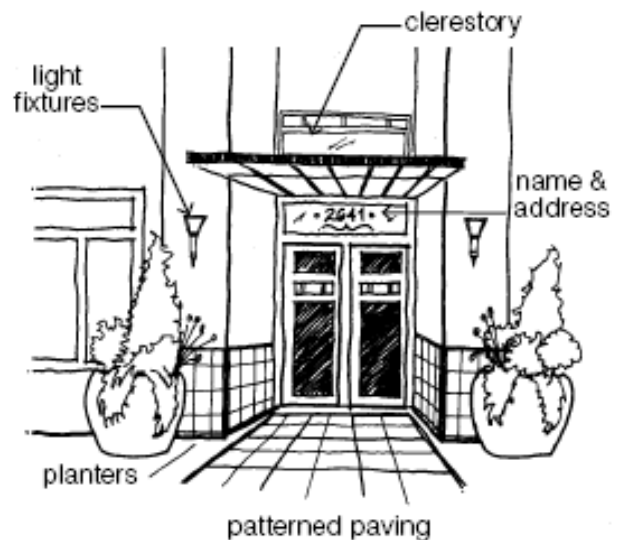
- i) clerestory
- ii) sidelights flanking door
- iii) ornamental lighting fixtures
- iv) large textured entry door(s)

#### Group C

- i) stone, masonry or patterned tile paving in entry
- ii) ornamental building name or address
- iii) pots or planters with flowers
- iv) fixed seating

### 2. Weather Protection:

Some form of weather protection (wind, sun, rain) shall be provided. This can be combined with the method used to achieve visual prominence.



# ALL OVERLAY DISTRICTS

## K. ORIENTATION TO THE STREET

In order to provide a clearly defined, welcoming, and safe entry for pedestrians from the sidewalk into the building, the following guidelines must be met.

1. Clearly Identifiable Entry:  
Architectural elements shall be used to provide a clearly identifiable and defensible entry that is visible from the street.
2. Required Entry Design Elements:  
Developments shall include at least two of the following:
  - a) recesses
  - b) balconies
  - c) articulated roof forms
  - d) front porches
  - e) arches
  - f) trellises
  - g) windows at sides and/or above entry doors
  - h) awnings and/or canopies
3. Pedestrian Scale Lighting Required:  
Pedestrian scale lighting and/or lighted bollards shall be provided.
4. Entry to Face Street:  
Primary building entries should face the street. If the doorway does not face the street, a clearly marked and well-maintained path shall connect the entry to the sidewalk.



# ALL OVERLAY DISTRICTS

## L. MASSING: BASE/MIDDLE/TOP

In order to reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top," the following guidelines must be met:

1. Top:  
The "top" of the building shall emphasize a distinct profile or outline with elements such as projecting parapets, cornices, upper level setbacks, or pitched rooflines.
2. Middle:  
The "middle" of the building must be made distinct by change in material or color, windows, balconies, step backs, or signage.
3. Base:  
Buildings shall have a distinct "base" at the ground level, using articulation and materials such as stone, masonry, or decorative concrete. Distinction may also be defined by the following:

- i) windows
- ii) details
- iii) canopies
- iv) bays
- v) overhangs
- vi) masonry strips & cornice lines



*Commercial or Mixed-Use*

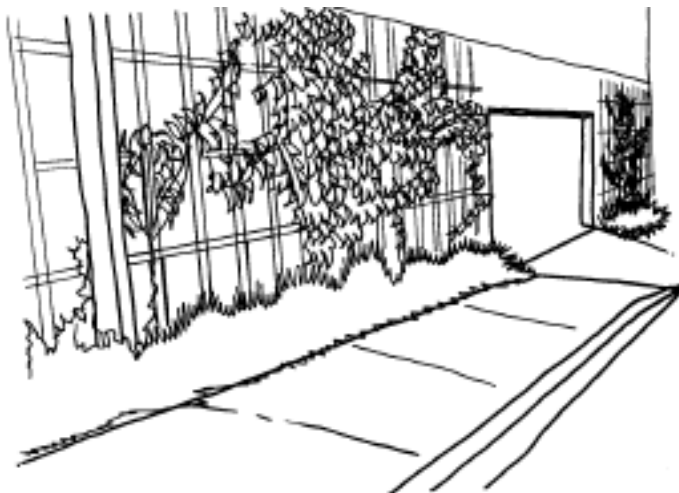


# ALL OVERLAY DISTRICTS

## M. TREATMENT OF BLANK WALLS

In order to mitigate blank walls within public view by providing visual interest, the following guidelines must be met:

1. Required Architectural Elements:  
Walls within public view shall have windows, reveals or other architectural detail.
2. Additional Guidelines for Long Blank Walls:  
Uninterrupted expanses of blank wall, façade or foundation longer than 30 feet shall be broken up by using two or more of the following:
  - a. Vegetation:  
Vegetation, such as trees, shrubs, groundcover and/or vines, adjacent to the wall surface;
  - b. Artwork:  
Artwork, such as bas-relief sculpture, mural or trellis/vine panels.
  - c. Seating:  
Seating area with special paving and seasonal planting.
  - d. Architectural details:  
Architectural detailing, reveals, contrasting materials or other special interest.



# ALL OVERLAY DISTRICTS

## N. ACCESSORY BUILDINGS

In order to maintain the scale and character of principle buildings, all accessory buildings and garages must have an architectural scale and character similar to the principle building.



# ALL OVERLAY DISTRICTS

## O. INTEGRATION OF SIGNS WITH ARCHITECTURE

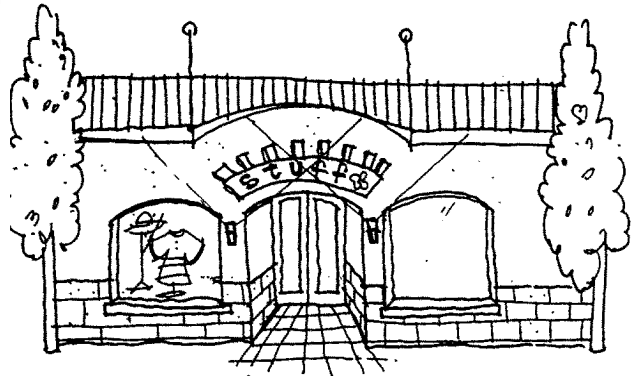
In order to ensure that signage is part of the overall design of a project, the following guidelines must be met.

### 1. Sign Plan Required:

The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, such signs shall be in conformance with an overall sign plan that allows for advertising which fits with the architectural character, proportions, and details of the development. The sign plan shall indicate location, size, and general design.

### 2. Projection Above Roof Prohibited:

Signs shall not project above the roof, parapet, or exterior wall.



*Sign integrated with the entrance*



*Sign integrated with building order and bays*

# ALL OVERLAY DISTRICTS

## P. CREATIVITY/INDIVIDUALITY OF SIGNS

In order to encourage interesting, creative and unique approaches to the design of signs, the following guidelines must be met:

1. Graphic Signs:  
Signs should be highly graphic in form, expressive and individualized.
2. Projecting Signs:  
Projecting signs supported by ornamental brackets and oriented to pedestrians are strongly encouraged.



*Unique Projecting Signs*



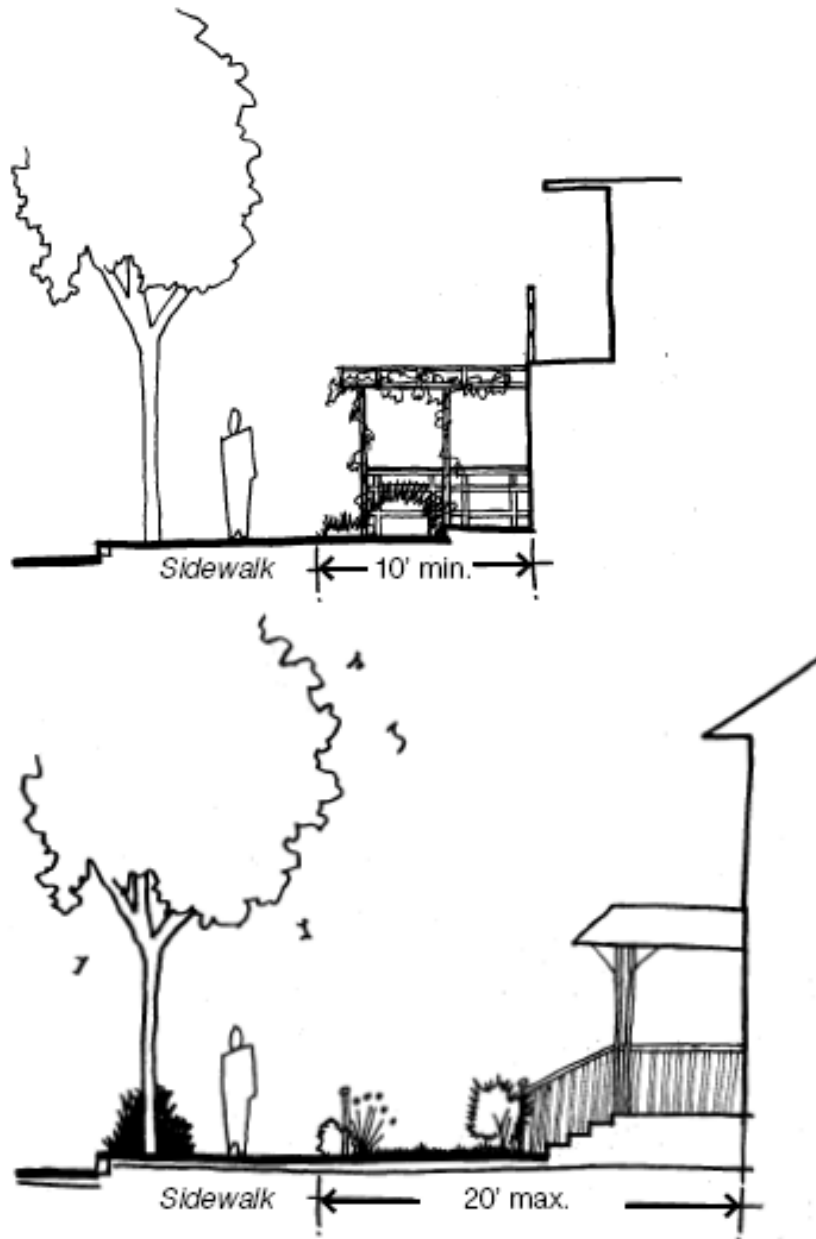
*Sign expressing the product, integrated with graphic form*



# DISTRICTS DO-N & DO-E ONLY

## Q. MINIMUM/MAXIMUM SETBACKS - DO-N & DO-E DISTRICTS ONLY

In order to create a lively, pedestrian friendly sidewalk environment, with space for gardens, steps, stoops, and walkways that create a transition between the sidewalk and dwellings, the setback from the edge of the public right of way should be at least 10 feet and no more than 20 feet.



# DISTRICT MO ONLY

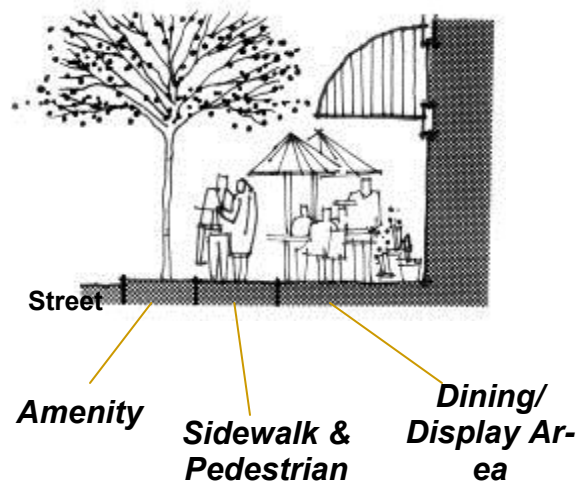
## R. SIDEWALK USES - MO DISTRICT ONLY

In order to create a pedestrian friendly "streetscape" by providing street trees and sidewalks, the following guidelines must be met:

1. Amenity Zone:  
Street trees shall be spaced 20 feet to 40 feet apart, located in the amenity zone in tree grates or continuous 5 foot wide planted area.
2. Sidewalk Area:  
Sidewalk area shall maintain a clear 7-foot dimension for pedestrian travel.
3. Dining and Display Area:  
Sidewalk area outside the pedestrian travel area may be used for outdoor dining and/or display areas delineated at grade or by a low fence.



*Dining Area*



*Dining /Display Area*



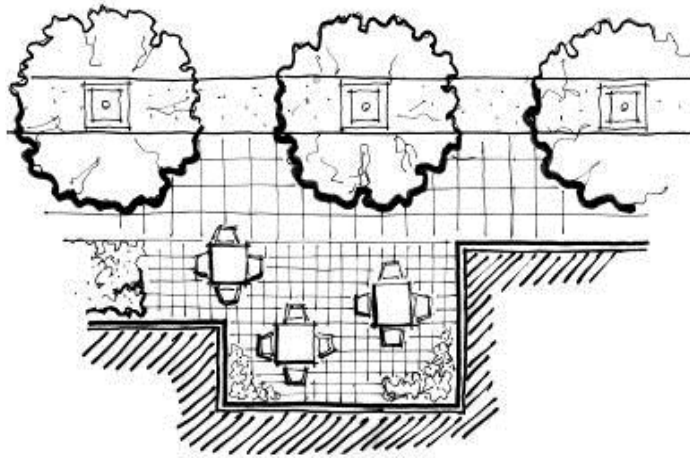
*Display Area*

# DISTRICT MO ONLY

## S. MAXIMUM SETBACK - MO DISTRICT ONLY

In order to create a lively, pedestrian friendly sidewalk environment buildings shall be set up to the back of the sidewalk along pedestrian streets.

1. Exception:  
Buildings may be set back up to 10 feet for the purpose of providing a publicly accessible "plaza," "courtyard," or recessed entrance.



*Building set back from sidewalk to create*



# DISTRICT MO ONLY

## T. GROUND FLOOR WINDOWS - MO DISTRICT ONLY

In order to provide visual connection between activities inside and outside the building, a minimum of 50% of any ground floor façade facing the street shall be comprised of windows with clear, "vision" glass. Display windows may be used to meet half of this requirement.



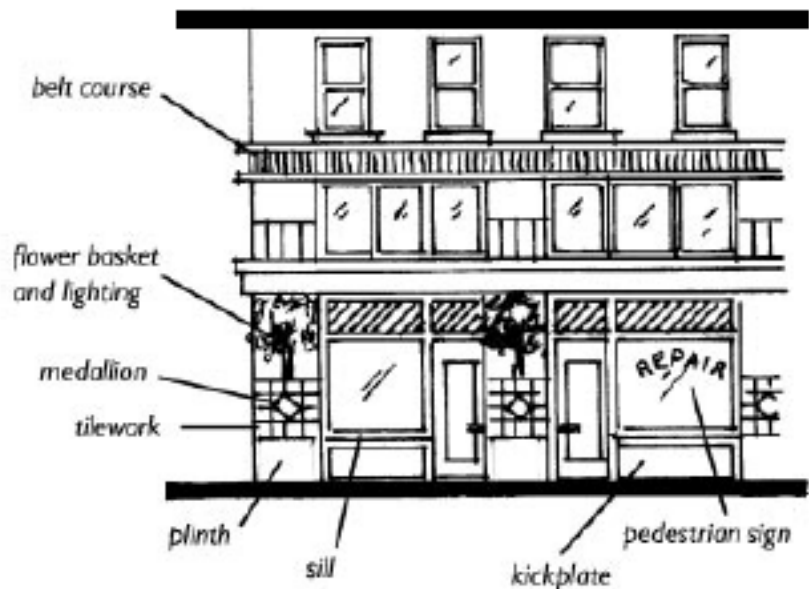
*Façade with 60% transparency*

# DISTRICT MO ONLY

## U. GROUND LEVEL DETAILS - MO DISTRICT ONLY

In order to ensure that buildings along any abutting street display the greatest amount of visual interest and reinforce the character of the streetscape, the façades of commercial and mixed-used buildings that face the street shall be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:

1. Kick plates for storefront windows.
2. Projecting sills.
3. Pedestrian scale signs.
4. Canopies.
5. Plinth.
6. Containers for seasonal planting.
7. Ornamental tile work.
8. Medallions.

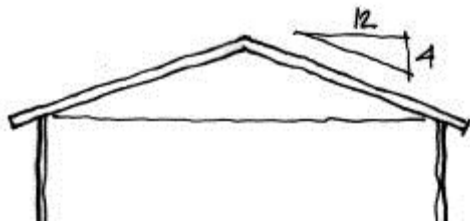


# DISTRICT MO ONLY

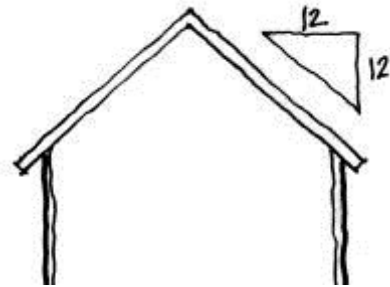
## V. ROOF EDGE - MO DISTRICT ONLY

In order to ensure that rooflines present a distinct profile and appearance for the building and expresses the neighborhood character, the following guidelines must be met:

1. Buildings with Pitched Roofs:  
Buildings with pitched roofs shall have a minimum slope of 4:12 and maximum slope of 12:12.
2. Buildings with Flat Roofs:  
Buildings with flat roofs shall have projecting cornices to create a prominent edge when viewed against the sky. Cornices shall be made of a different material and color than the predominate siding of the building.



*Minimum roof*



*Maximum roof*



*Projecting cornice*

# DESIGN GUIDELINES—ALL OVERLAY DISTRICTS

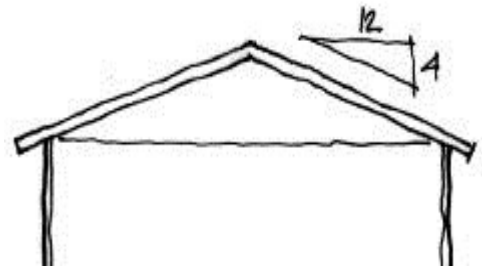
## Roof Pitch - DO-E District Only:

### Intent:

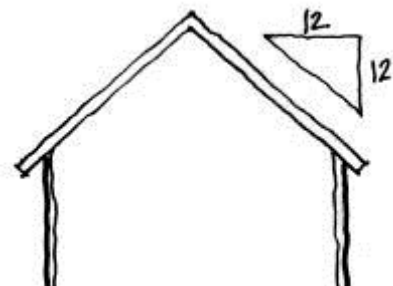
To ensure that rooflines present a distinct profile and appearance for the building and express the neighborhood character.

### Standards:

Roof pitch shall have a minimum slope of 4:12 and a maximum slope of 12:12.



*Minimum roof pitch 4:12*



*Maximum roof pitch 12:12*