

Land Development Code Design Standards

Public and Institutional zoning in Northfield currently contains no design standards. It was created with the most flexibility to accommodate the wide variety of public uses, including campus style layouts. Some uses defined in the LDC require special treatment through Use Specific design standards, however, there are none defined for Specialized Care Facilities. All development in Northfield must always meet the General Development Standards in LDC Section 3 regarding things like fencing, buffers, screening, parking, and landscaping, lighting and protective performance standards.

There are standards for Multi-Family Dwellings in the N2 zone. However, these technically would not apply because Specialized Care Facilities are a separate and distinct use from Multi-Family Dwellings. If applied anyway, these standards have minimal architectural controls apart from articulating facades and courtyards.

2.9.16 Multi-Family Dwellings

(A) Standards in the N2 District

(1) General Standards

- (a) Standards for building location for multi-family buildings are found in Table 3.2-2.
- (b) All multi-family dwellings shall be oriented so that a primary entrance faces the street from which the building is addressed.
- (c) Side façades shall incorporate a minimum of 15 percent façade area glazing.
- (d) Garages serving multi-family buildings shall be located to the side or rear of such buildings.
- (e) To the degree practicable, all rooftop mechanical equipment shall be located on the rear elevations or configured to have a minimal visual impact as seen from the street (see Section 3.5.10(B)(4)).
- (f) Except for structures designed for persons with physical disabilities, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
 - (i) If the building is located 15 feet or less from the front property line, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade;
 - (ii) Exposed foundation walls or piers shall be clad in face brick, stone, stucco or some other masonry material accurately imitating these materials. Screening shall be installed between piers on front and side building façades.

(2) Apartment Building with Nine or More Units

- (a) Front façades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane a minimum of every 40 feet of façade frontage.
- (b) Wall offsets shall have a minimum depth of two feet.
- (c) Each apartment unit at grade shall have a separate entrance.
- (d) If an apartment building is constructed with a height of between 40 and 50 feet, the building shall incorporate one of the requirements listed below:
 - (i) Be located a distance of 25 feet from the front yard property line rather than 15 feet;
or
 - (ii) Incorporate a courtyard as regulated in subsection (e), below; or

- (iii) The height of the building above 40 feet shall be set back five feet from the building façade.
- (e) If an apartment building has a courtyard, the courtyard shall be constructed with the following standards:
 - (i) Courtyards shall be designed to provide a central courtyard along the front yard.
 - (ii) Minimum courtyard dimensions shall be 30 feet wide and 30 feet deep.
 - (iii) Building wings facing the courtyard shall be constructed at the front building location as shown in Table 3.2-2.
 - (iv) Courtyards shall be connected to the public right-of-way by a minimum five foot wide sidewalk.
 - (v) The main entrance to each ground floor apartment unit shall be directly off the courtyard or directly from the street.
 - (vi) The courtyard shall be enclosed with a fence or garden wall so that the building street face will be viewed as continuous.

Specialized Care Facilities are allowed in the C2 Highway Commercial zone, but would not be proper for the parcel in question because its location is not along the highway or near other C2 zoned property. The proposed site plan would also trigger several variances for building placement and setbacks. The following chart includes the primary aesthetic design standards for the C2 zone from LDC Table 3.2-8:

<p>Building Primary Materials</p>	<p>Allowable Primary Materials:</p> <ol style="list-style-type: none"> 1. Easily-maintained materials that are durable and have a pattern, texture and detailing that are compatible with those in the Historic District Sub-District. 2. Brick, stone, stucco or colored and textured pre-cast concrete. 3. Metals with matte finish and with neutral or earth tone colors; metals that are used for exterior walls should have visible corner moldings and trim. Metal wall finishes should be secondary to masonry and pre-cast finishes. 4. Transparent glass. 5. Canvas awnings. 6. Wood as an accent material or in elements that are integrated with other desirable materials. <p>Prohibited Primary Materials:</p> <ol style="list-style-type: none"> 1. Non-durable siding materials such as plywood, corrugated metal, fiberglass, asphalt or fiberboard siding, or other materials that decay rapidly when exposed to the elements. 2. Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces. 3. Vinyl. 4. Mirrored glass. 5. Materials that represent corporate colors, patterns or trademarks (except for signs). 6. Brightly colored metal roofing or canopies. 7. Concrete that is not enhanced as indicated under "Allowable Materials," especially pre-cast, tilt-up walls.
<p>Building Facades and Massing</p>	<ol style="list-style-type: none"> 1. Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway should have a similar appearance in terms of materials and general design. 2. Building design should help create an environment conducive to walking and viewing by using generously-sized first-floor windows, doors, materials, articulation, canopies, awnings or other architectural elements. 3. Buildings shall be divided into increments by articulating the façade. This can be achieved through a combination of the following techniques and others that may meet the objective:

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| | <ul style="list-style-type: none">(a) Stepping back or extending forward a portion of the façade.(b) Vertical divisions using different textures or materials(c) Division into storefronts with separate display windows and entrances(d) Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval(e) Variations in color(e) Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval(f) Providing a lighting fixture, trellis or similar landscape feature with each articulation interval. <p>4. Walls that face a public street shall have one or more windows or glass doors. The primary façade of each building should consist of a base, a body and a cap. The cap should consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves. The base and cap should be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. Building facades visible from a public street should use materials and design features similar to those of the front façade.</p> <p>5. Buildings over 100 feet in length should be at least 1-1/2 stories in height for at least 30 percent of their length.</p> <p>6. When flat roofs are used, parapet walls with three-dimensional cornice treatments should conceal them.</p> |
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