

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: <ol 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. 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. 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. 6. When flat roofs are used, parapet walls with three-dimensional cornice treatments should conceal them.