

**Article 3: Site Development**

**3.2.3 C1 District Site Development Standards**

**Table 3.2-4: Dimensional Standards for the C1 District (in feet from property line)**

	<b>Historic District Sub-District</b>	<b>East of Highway 3 Sub-District</b>	<b>West of Highway 3 Sub-District</b>
<b>Setbacks – Principal Building</b>			
Front Setback [1] [2] [3] Minimum Maximum	0 0	0 10	0 20
From Highway 3 right-of-way Minimum Maximum	Not Applicable	0 20	0 20
Interior Side Minimum	0	0	0
Corner Side Minimum Maximum	0 0	0 10	0 15
Rear Adjacent to R District – Minimum Adjacent to Non-Residential – Min.	15 10	20 15	25 25
<b>Setbacks – Accessory Building</b>			
Front Interior side Rear	To Rear of Building 0 0	To Rear of Building 5 5	To Rear of Building 5 5
<b>Setbacks – Parking or Internal Driveway</b>			
Minimum front, side or rear	3	5	7
<b>Building Height</b>			
Minimum [4] Maximum [5]	2 stories 50 feet	2 stories 50 feet	2 stories 50 feet

- [1] When a building abuts more than one public road right-of-way, the priority for determining which right-of-way is considered the front of the parcel shall be: (1) the City public street that runs north-south including all of Division Street, (2) Second or Bridge Square Streets, if applicable, (3) Highway 3, then (4) other streets.
- [2] In the Historic Sub-District, buildings located on a corner lot shall be constructed to meet the minimum and maximum setback line at the corner and extend at least 40 feet in each direction from the corner, depending on the width of the building. At least 80 percent of the front building wall and 30 percent of the corner side wall shall be constructed at the minimum-maximum setback line. Buildings shall be parallel to the street that they front unless an alternate orientation is compatible with existing adjacent buildings.
- [3] In the Historic District Sub-District, any lot edge along a front or corner side setback line that does not have a building wall shall be demarcated by a low masonry wall, decorative metal fence, dense hedge, decorative plaza open to the public or elevated deck.
- [4] An exception to the minimum building height requirement in Table 3.2-4 to allow a one-story building may be permitted if the development proposal involves the rehabilitation, modification, or addition to an existing one-story building.
- [5] A commercial or mixed-use building that faces across a public street to housing in an R1 District shall have a maximum height of 3 stories. The maximum height may be exceeded only under the provisions of Section 8.5.9, Conditional Use Permit.

Table 3.2-5: Site Development Standards for the C-1 District

	Historic District Sub-District	East of Highway 3 Sub-District	West of Highway 3 Sub-District
Building Appearances	<p>1. Buildings must be consistent with the design guidance of the <i>City of Northfield Downtown Historic Preservation Design Guidelines</i> and the <i>Secretary of Interior's Standards for Rehabilitation</i>, and receive a Certificate of Appropriateness from the HPC.</p>	<ol style="list-style-type: none"> <li>Each visible side of a building shall have a similar appearance in terms of materials and general design.</li> <li>Principal buildings shall have an entrance that faces the public street</li> <li>Buildings shall have a base and a top to their architecture.</li> <li>Building tops and elevations shall be articulated to reduce their apparent size and to undulate their facades.</li> <li>Blank, unadorned exterior walls visible to the street are prohibited. Exterior walls should be visually divided into smaller sections of 20 to 40 feet through changes in color, material, depth or fenestration.</li> <li>Clear non reflective windows at least 5 feet in height shall comprise at least 50 percent of the horizontal length of the front and corner ground floor building facades, and at least 25 percent of the horizontal length of the upper floor front and corner building facades that face a public street.</li> <li>Buildings on sites that abut Highway 3 shall include windows on the wall that faces the highway.</li> <li>Architectural elevations for all new or modified buildings shall include design, massing, materials, shape and scale that are compatible with nearby buildings.</li> <li>Buildings shall be architecturally individual and shall not be of corporate architecture, including roof patterns, corporate colors, architectural elements or similar treatments.</li> <li>The HPC will be asked to comment on applications but does not have authority outside of the Historic District.</li> </ol>	
Exterior Building Materials	<p>1. Materials must be consistent with the design guidance of the <i>City of Northfield Downtown Historic Preservation Design Guidelines</i> and the <i>Secretary of Interior's Standards for Rehabilitation</i>, and receive a Certificate of Appropriateness from the HPC.</p>	<p>Allowable Primary Materials:</p> <ol style="list-style-type: none"> <li>Easily-maintained materials that are durable and have a pattern, texture and detailing that are compatible with those in the Historic District Sub-District.</li> <li>Brick, stone, stucco or colored and textured pre-cast concrete.</li> <li>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.</li> <li>Transparent glass.</li> <li>Canvas awnings.</li> <li>Wood as an accent material or in elements that are integrated with other desirable materials.</li> </ol> <p>Prohibited Primary Materials:</p> <ol style="list-style-type: none"> <li>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.</li> <li>Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces.</li> <li>Vinyl.</li> <li>Mirrored glass.</li> <li>Materials that represent corporate colors, patterns or trademarks (except for signs).</li> <li>Brightly colored metal roofing or canopies.</li> <li>Concrete that is not enhanced as indicated under "Allowable Materials," especially pre-cast, tilt-up walls.</li> </ol>	
Walking	<ol style="list-style-type: none"> <li>All sidewalks are in the public right-of-way.</li> <li>A pedestrian walkway is allowed along an interior side setback area.</li> </ol>	<ol style="list-style-type: none"> <li>There shall be a public sidewalk along the street; the responsibility for sidewalk installation and maintenance will be as determined by City policy existing at the time.</li> <li>If the property abuts a public sidewalk, an obvious walkway shall be provided from the public sidewalk to the main entrance of the principal structure.</li> </ol>	

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	Historic District Sub-District	East of Highway 3 Sub-District	West of Highway 3 Sub-District
Parking	<ol style="list-style-type: none"> <li>No parking shall be located between the front of the principal structure and the front lot line.</li> <li>No parking shall be located on corner lots at the point of street intersections.</li> <li>Off-street parking is allowed only by Conditional Use Permit in this sub-district.</li> </ol>	<ol style="list-style-type: none"> <li>No parking shall be located between the front of the principal structure and the front lot line.</li> <li>No more than half of the parking shall be located to the side of the building; the rest must be to the rear of the building.</li> <li>Parking should not be located on corner lots at the point of street intersections. If so, other techniques shall be used to make a positive visual statement at the corner and visually buffer the parking.</li> <li>On-site parking is not required in the East of Highway 3 Sub-District.</li> </ol>	
Landscaping, Fences and Buffering	<ol style="list-style-type: none"> <li>As needed to buffer parking along a public street.</li> <li>Any lot edge along a front or corner side setback line that does not have a building wall shall be demarcated by a low masonry wall, decorative metal fence, dense hedge, decorative plaza open to the public or elevated deck.</li> <li>Berms are not allowed.</li> </ol>	<ol style="list-style-type: none"> <li>A consistent landscaped edge, using plants and/or decorative hardscape, shall be constructed between parking and streets.</li> <li>The edges of sidewalks and paths shall be reinforced with street trees, plantings, pedestrian-scaled street lights or similar amenities.</li> <li>Any lot edge that is not occupied by a building shall have a landscaped setback, low masonry wall, decorative metal fence, decorative plaza or elevated deck.</li> <li>Plantings along pedestrian corridors shall have a consistent character throughout the sub-district.</li> <li>The periphery of all parking lots shall be landscaped and screened in compliance with Section 3.6.8.</li> <li>Shade trees shall be planted in all parking islands. At least one tree shall be planted in each island and one tree shall be planted for each 100 square feet of island.</li> <li>Ponding shall be landscaped in a park-like character.</li> <li>Existing major trees shall be maintained to the extent practical.</li> <li>Berms are allowed only for surface water management.</li> </ol>	
Private Open Space	<ol style="list-style-type: none"> <li>All portions of a site not covered by buildings, parking, driveways, walkways, plazas, decks or seating shall be landscaped.</li> </ol>		
Loading	<ol style="list-style-type: none"> <li>Loading areas and truck docks shall be located only on the rear side of the principal building</li> <li>Plantings or building design shall be used to minimize the visual effect of loading docks and areas.</li> </ol>		
Trash Handling	<ol style="list-style-type: none"> <li>Trash and recycling storage shall be screened with a sturdy, four-sided enclosure.</li> </ol>		
Lighting	<ol style="list-style-type: none"> <li>As regulated under Section 3.3.4</li> </ol>		
Signs	<ol style="list-style-type: none"> <li>Off-premise advertising signs ("billboards") are not allowed</li> </ol>		

**Table 3.2-6: Site Development Standards for Special Treatment Locations the C-1 District**

	Historic District Sub-District	East of Highway 3 Sub-District	West of Highway 3 Sub-District
Buildings along the Cannon River	<ol style="list-style-type: none"> <li>Buildings with frontage on a public street and the Cannon River shall have primary façade features on both sides.</li> <li>Buildings shall make active use of the Cannon River frontage through windows, entrances, patios, balconies, terraces or decks.</li> </ol>		Not applicable
Commercial Buildings that Face across a Street to Housing in an R1 District	<ol style="list-style-type: none"> <li>Maximum height: 3 stories</li> <li>Parking location priority: 1: behind the building, 2: adjacent to lot lines abutting a non-residential building, 3: on the corner side of a lot.</li> <li>Off-street parking may be located adjacent to lot lines that abut housing only if there is no alternative and the parking will be screened from view.</li> </ol>		
Setbacks from Highway 3		<p>Buildings along Highway 3 shall not have parking areas between themselves and the highway. If this is judged to be impractical, a variance application may be submitted and other means should be used to create a visual edge along the highway such as plantings and/or a low masonry wall or decorative metal fence. The intention is to create a visual edge to the corridor through a combination of private and public improvements.</p>	