

## 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"> <li>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.</li> <li>2. Brick, stone, stucco or colored and textured pre-cast concrete.</li> <li>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.</li> <li>4. Transparent glass.</li> <li>5. Canvas awnings.</li> <li>6. 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>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.</li> <li>2. Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces.</li> <li>3. Vinyl.</li> <li>4. Mirrored glass.</li> <li>5. Materials that represent corporate colors, patterns or trademarks (except for signs).</li> <li>6. Brightly colored metal roofing or canopies.</li> <li>7. Concrete that is not enhanced as indicated under "Allowable Materials," especially pre-cast, tilt-up walls.</li> </ol>
<p>Building Facades and Massing</p>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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"> <li>(a) Stepping back or extending forward a portion of the façade.</li> <li>(b) Vertical divisions using different textures or materials</li> <li>(c) Division into storefronts with separate display windows and entrances</li> <li>(d) Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval</li> <li>(e) Variations in color</li> <li>(e) Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval</li> <li>(f) Providing a lighting fixture, trellis or similar landscape feature with each articulation interval.</li> </ol> </li> <li>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.</li> <li>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.</li> <li>6. When flat roofs are used, parapet walls with three-dimensional cornice treatments should conceal them.</li> </ol>