

## **Design Standards for the B-1 General Business Service District**

The following design standards, together with the other regulations of this District and of the Zoning Ordinance, are intended to promote and preserve small-scale, limited shopping and business uses that serve the needs of the people who live and work in the neighborhoods in which the business uses are located. The following design standards shall apply to all new construction, additions and exterior remodeling in this B-1 District.

1. Exterior Wall Materials. The materials used on exterior elevations (excluding doors, windows and roofing materials) shall be limited to:
  - a. Clay brick (unglazed).
  - b. Stone (natural).
  - c. Wood or cementitious siding.
  - d. Stucco (cementitious material only; no E.I.F.S. [Exterior Insulation Finish Systems]).
2. Door & Window Materials. No restrictions are placed on door or window materials.
3. Exterior Trim.
  - a. Trim is required for all doors and windows.
  - b. Trim materials shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
  - c. On masonry buildings, cut stone or pre-cast sills are required for windows; cut stone, pre-cast, or brick lintels are required for doors and windows. Other masonry trim is not required.
4. Accent Features. Decorative accent features on exterior walls which are subordinate and incidental to the design of the facade shall be limited to wood, stone, cast stone, molded fiberglass or molded high density polymer.
5. Mixed Materials. Materials may be mixed, provided the placement of materials reflects traditional use of such materials, as exemplified below:
  - a. A wood porch or balcony may be used in combination with stone or brick walls.
  - b. An extended brick or stone foundation wall may be used in combination with wood walls.
  - c. A front facade of finished brick or stone may be used in combination with common brick on side and rear walls.
  - d. A one-story room of wood may project from the main two-story portion of the building made of brick or stone.
  - e. A fireplace or columns of one material may be combined with walls of another material.
6. Exterior Colors. All colors produced from completely natural materials and unglazed brick shall be permitted. Colors produced through paint or other material coatings shall be restricted.
  - a. Exterior Wall Colors. Excessively bright or dark colors shall be avoided, and accordingly, the following restrictions shall apply:

- 1) No color shall be darker than Value 4 in the Munsell color system.
  - 2) No color shall be brighter than Chroma 8 in the Munsell color system.
  - 3) White is permitted; black is not permitted.
- b. Trim Material Colors. Colors shall be compatible to, and complementary with, the colors used on the exterior walls.

7. Glazed Surface.

Front Elevation.

- a. At least forty (40) percent of the first floor of the front and corner side facades shall be glazed. A minimum eighteen (18) inch high knee wall shall be required beneath the glazing.
  - b. At least thirty (30) percent of upper floor elevations of the front and corner side facades shall be glazed.
  - c. At least ten (10) percent of interior side elevations shall be glazed surface, unless prohibited by the Building Code.
  - d. First story glass shall be clear and non-tinted; tinting of the second and third story glass shall not vary by more than twenty (20) percent from the adjacent story. No mirrored glass is permitted.
8. Roof Design. Mansard or gambrel roofs are not permitted. If a flat roof design is used, the building shall have a cornice along the top of the building. Buildings on lots immediately adjacent to, or across the street from, a residential district are required to have a hip, gable or other sloping roof.
9. Roof Materials. For roofs with shingles, only asphalt, fiberglass, wood or slate are permitted.
10. Landscaping. Landscaping shall conform to the requirements of Chapter 4, Part III (Landscape Regulations).
11. Required Plans. Every application for a building permit shall be accompanied by architectural plans, a site plan and a landscape plan of sufficient detail to show conformance with these Design Standards.
12. Interpretation of Design Standards. A building permit for new construction, an addition or exterior remodeling in this B-1 District shall not be issued unless the Architectural Review Commission has determined that the plans submitted conform to the intent and requirements of these Design Standards and to the Appearance Code located in Appendix H of this Ordinance.