

ARTICLE XX TOWN CENTER (TC) DISTRICT - BUILDING, SITE AND STREETScape STANDARDS

Section 1. Applicability

1. This Section shall apply to all new buildings and projects, excluding single-family residential dwellings, in the Town Center (TC) District.
2. This Section shall apply to all renovations and redevelopment, including applicable additions of a building or site in the TC District, as follows, except that "renovation" is not intended to apply to routine repairs and maintenance of an existing building:
 - a. A building facade renovation where such addition, renovation, or redevelopment exceeds 30 percent of the wall area of an existing façade.
 - b. An addition or renovation to, or redevelopment of, an existing building or project, where the cost of such addition, renovation, or redevelopment exceeds 50 percent of the assessed value of the existing structure(s), or would exceed 25 percent of the square footage of the gross area of the existing structures.
3. Deviations. Deviation(s) from the provisions of this Section may be approved by the Planning Commission for renovations of existing buildings where special or unique circumstances or factors exist which make compliance with this Section unfeasible.
4. The standards in this section use the word "shall" while the guidelines use the word "should". "Shall" statements indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described. "Should" statements are encouraged guidelines.

Section 2. Conflict with Other Code Sections

The regulations set forth in this article shall apply to the TC District. Wherever there is a conflict or inconsistency between the TC District regulations and other definitions and regulations of the Zoning Ordinance, those regulations set forth in this article shall govern development and redevelopment within the TC District.

Section 3. Building Design Standards

New construction for non-residential, mixed use and apartment buildings shall meet the following requirements:

1. Building Orientation and Entrances
 - a. Buildings must have a primary entrance door oriented towards a public street and sidewalk.
 - b. Buildings located on corners, should have an entrance located on the corner. The Planning Commission may allow front façades to face existing side streets, when these façades will extend an existing commercial district along this existing side street.

- c. All primary building entrances should be accentuated. Entrance accentuations permitted include recessed, protruding, canopy, portico, or overhang. Entrances at building corners shall be articulated with a chamfered corner, turret, canopy, or other similar building feature.
2. Building Character. New development shall generally employ building types that are compatible to the existing architecture of the area in their massing and external treatment. Typical elements of architecture in the area include pitched roofs, gables, masonry walls, and punched or separate inset windows.
3. Windows
 - a. The ground floor front façades of retail buildings shall include a minimum of 55 percent and a maximum of 75 percent window that allow views of indoor nonresidential space or product display areas. See Figure XX.1.
 - b. Upper story windows shall be aligned with windows and doors on the first floor, shall not be boarded or covered.
 - c. Upper story windows of front façades shall include a minimum of 25 percent and a maximum of 60 percent window area in the façade above the ground floor.
 - d. Smoked, reflective, opaque, or black glass in windows viewable from a public street is prohibited. The bottom edge of any window or product display window used to satisfy the window standard above should not be more than 3 feet above the adjacent sidewalk.
4. Roofs
 - a. Flat roofs shall be prohibited on one-story buildings but are allowed on buildings of two stories or more, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane.
 - b. Architectural embellishments that add visual interest to roofs, such as dormers, masonry chimneys, cupolas, towers and other similar elements, shall be included in the design of buildings.
 - c. Pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12. See Figure XX.2.
 - d. The roof shall be articulated above the building entrance.

Figure XX.1: Illustration of Range of Required Window Area

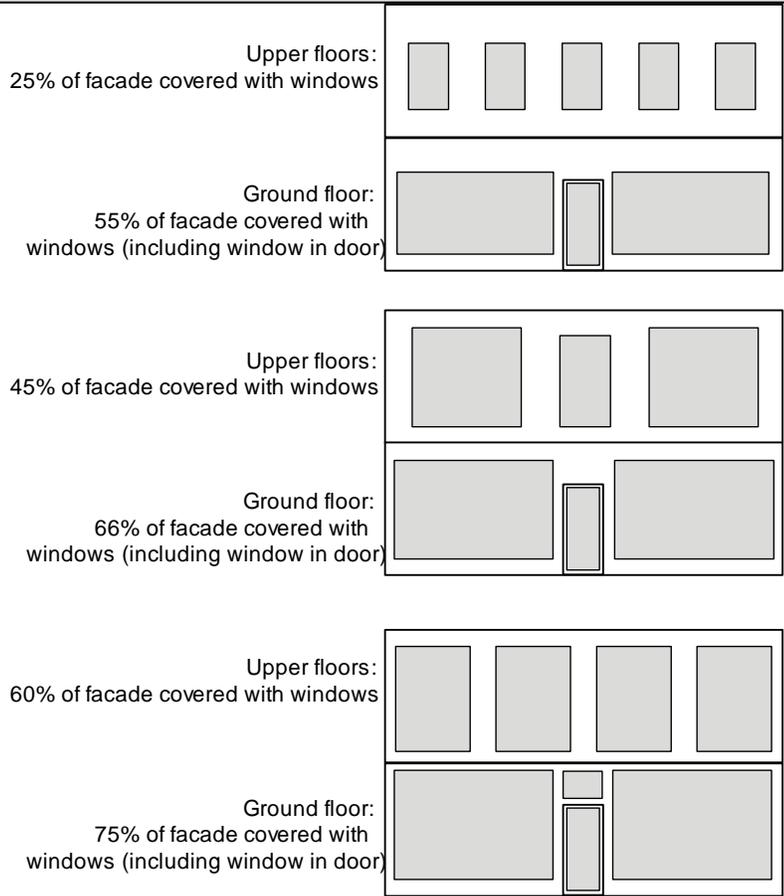
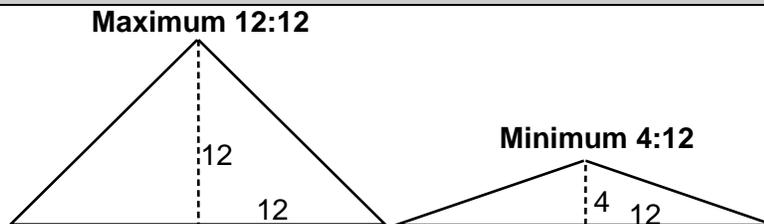


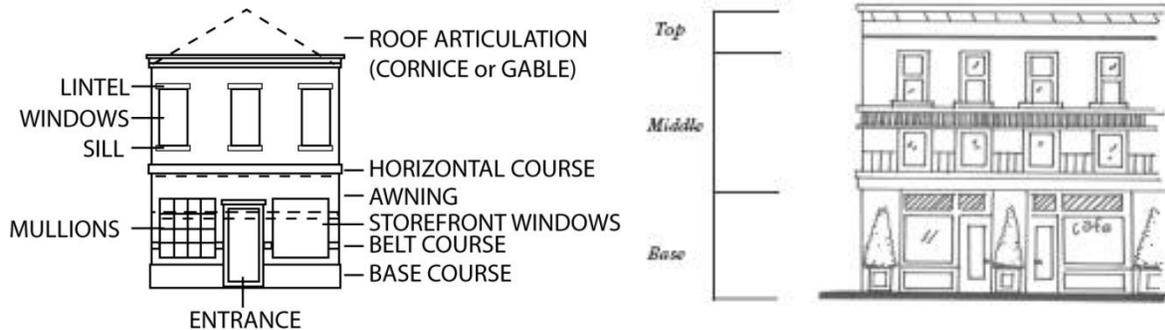
Figure XX.2: Illustration of Minimum and Maximum Pitched Roofs



5. Façade Articulation

- a. Façade is defined as the exterior walls of a building facing a public street.
- b. Facades shall have horizontal articulation elements such as window sills, window lintels, protruding horizontal courses on each floor of the building, and cornices. See Figure XX.3.
- c. The top level shall be treated with a distinct outline with elements such as projecting parapet, cornice, or other projection.
- d. Facades fronting on sidewalks of any structure in the Town Center District shall be of a primary building material comprised of at least 75 percent of the façade, excluding glass and doors with architectural details such as storefront bulkheads, quoin, cornices, pilasters, sills, lintels, stringcourse and columns of different materials.
- e. Facades should have a distinct base course of at least 1 foot in height at ground level using materials that are different from the main façade such as stone, masonry, or decorative concrete.
- f. Facades should have vertical articulation at a maximum distance of every 20 feet of continuous façade. Vertical articulation should be created through changes in plane or building material for a minimum of 1 foot wide and protruding a minimum of 2 inches.
- g. To further articulate the building facade and increase architectural interest while facilitating all-weather comfort of pedestrians, continuous awnings (both permanent and retractable), canopies and building overhangs, including arcade structures with occupied space above, are encouraged along the street frontages.

Figure XX.3: Illustrations of Façade Articulation Example



Section 4. Site and Streetscape Standards

1. All developments in the TC District shall be required to provide the following improvements along the entire length of all public streets on which they obtain frontage:
 - a. Sidewalks
 - (1) Sidewalks within the TC District shall conform to the requirements of Article VI, Section 7 of the Subdivision Regulations.
 - (2) Public sidewalks shall have a minimum width of 8 feet. Where buildings exist, pre-dating these sidewalk requirements, and do not allow for 8 feet between the curb and the building front, sidewalk shall be provided between the curb and the building front.
 - (3) Sidewalks are required to connect the street frontage to all building entrances, parking areas, open space, and any other destination that generates pedestrian traffic.
 - (4) Sidewalks shall connect to existing sidewalks on abutting parcels and other nearby pedestrian destination points and transit stops.
 - (5) Sidewalks shall be concrete or brick and shall be designed to be consistent with adjoining properties.
 - (6) The sidewalk material shall continue across driveways.
 - (7) All sidewalks, walkways and curb ramps shall meet ADA requirements.
 - (8) Concrete, brick pavement and/or a planting bed shall extend from the sidewalk edge to the building.
 - b. Street Trees
 - (1) Street trees shall be planted along all public rights-of-way provided that a minimum width of 4 feet of unobstructed sidewalk at the tree well location can be provided.
 - (2) Spacing. Street trees shall be spaced 35 feet apart. In spacing trees, consideration shall be made for driveways, street lights, utility poles, underground utilities, traffic light poles and other obstructions, as well as existing and future placement of trees in front of adjacent properties.
 - (3) Trees shall be a minimum of 3 inches in caliper.
 - (4) Street trees shall be planted in tree wells located between the curb and the sidewalk or in the sidewalk. Tree wells shall be a minimum of 6 feet long by 6 feet wide by 18 inches below the ground surface and shall be covered with tree grates or decorative concrete unit pavers.

- (5) When trees are planted by the developer pursuant to this section shall meet standards set forth in Appendix B. Trees located under wires shall not be of a species that is expected to grow into the utility lines.
- (6) If street trees cannot be planted, every effort shall be made by the property owner to add planters or other landscaping. Planters shall not obstruct the sight triangles. Planters shall not encroach into the sidewalk so that less than 4 feet of sidewalk is available for pedestrians.

Section 5. Parking

Parking within the TC District shall conform to the requirements of Article XVII, Parking.

Section 6. Signage

Signage within the TC District shall conform to the requirements of Article XVI, Signs.

Section 7. Exterior Lighting

1. Exterior Lighting within the TC District shall conform to the requirements of Article XV, Sections 5 and 6, in addition to the following:
2. Pedestrian pathways need to be clearly marked and well lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites.
3. Pedestrian-oriented lighting shall be provided between the curb and the sidewalk at a maximum spacing of 60 feet.
4. Light Standard Heights.
 - a. Pedestrian lighting for sidewalks and walkways shall be a maximum of 12 feet in height measured from the ground to the top of the light fixture.
 - b. Other lighting for streets and parking areas shall be a minimum of 15 feet and a maximum of 18 feet in height measured from the ground to the top of the light fixture.
 - c. Lighting fixtures shall not exceed the height of the principal building on the site.

Section 8. Outdoor Dining

Outdoor furnishings are limited to tables, chairs, and umbrellas. Outdoor furniture shall be stored inside the restaurant after normal operating hours. Planters, posts with ropes, or other removable enclosures, as well as a reservation podium are encouraged and shall be used as a way of defining the area occupied by the café. Refuse facilities shall be provided. Advertising or promotional features shall be limited to umbrellas, menu signs, sandwich board signs, and canopies. Outdoor dining cannot impede pedestrian traffic flow. A minimum pathway of at least 4 feet free of obstacles shall be maintained.

Section 9. Pedestrian Amenities

Vegetation planters, urban gardens, water features, special pavement treatments, all-weather street furniture (e.g. benches, trash receptacles, bicycle racks), public art (e.g. sculpture or artist designed street

furniture), and other pedestrian amenities should be considered along sidewalks and in public plazas, square and courtyards.

Section 10. Fences

Chain link and barbed wire fences are prohibited.

Section 11. Ventilation

Ventilation equipment for restaurants, bars, and taverns in buildings erected after the passage of this article shall be provided on the roof.

Section 12. Screening

1. The purpose of a screen is to provide a visual barrier between unsightly or out of scale development features and the views from public streets and abutting properties.
2. All rooftop mechanical equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following, when above the roofline, requires screening: stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment. The screening of mechanical equipment shall not be subject to the maximum height requirements if it is unoccupied.
3. Service and loading areas, including dumpster, trash handling and recycling, outdoor storage, vehicle storage, loading docks and wall or ground mounted equipment, shall be located on the side or rear of the building and shall be visually screened from street and pedestrian ways with an opaque screen that may be composed of:
 - a. A brick or stone wall.
 - b. Wooden fence.
 - c. Vinyl fence designed to look like wood.
 - d. Planted vegetation, in which:
 - (1) All evergreen trees to be installed shall not be less than six feet in height at the time of planting and shall be of such species that expected height at maturity shall not be less than 15 feet.
 - (2) 100% percent of required trees and at least 75% percent of required shrubs shall be evergreen species.
 - (3) Shrub plantings shall be a minimum of 3 feet high upon installation, with an expected height of at least 6 feet at maturity, no unobstructed openings wider than 4 feet will be permitted.
 - e. Existing vegetation, if deemed suitable by the Planning Commission may be used in place of required landscaping.
 - f. A combination of these elements, which will meet the purpose of the requirement.