

5.F. Architectural Standards

1. Roofs

- a. Single-story buildings – New single-story non-residential buildings shall not have large expanses of sloped roofs. Roof slope shall not be greater than 1:12. Sloped roof elements that are not part of the actual roof, similar to elements found on certain historic commercial buildings, are permitted.
- b. Roof design guidelines – Parapet roofs or low-sloped roofs are encouraged. Visually dominant pitched roofs on multi-story buildings are strongly discouraged, but partial pitched roofs or pitched roof elements are generally compatible. “Green” roofs that utilize plants to absorb rainwater and reduce ambient air temperatures are strongly encouraged.
- c. Screening of rooftop equipment –Parapets or other screening elements of sufficient height shall conceal mechanical equipment from street-level views. Refer to section 5.F.6.b for further information.

ROOFS ON SINGLE-STORY BUILDINGS



- 2. **Parallel Frontages** (Guideline) – Building facades should be built parallel to the street frontage, except for chamfered corners.
- 3. **Entrances** - facing a pedestrian way shall incorporate elements that protect pedestrians from the sun and rain.
- 4. **Awnings, Galleries, Arcades, And Balconies** (Guideline) – Awnings, galleries, and arcades are encouraged for all ground floor retail uses so as to provide pedestrian protection and visual interest. Where feasible, balconies are encouraged and should be designed as an integral part of the building

PEDESTRIAN PROTECTION



ENTRANCES FROM PEDESTRIAN WAYS



5. Facades – Facades facing public streets and other public spaces (except alleys). For these facades, all standards in this section apply. **Other highly visible facades** that meet any of the following conditions must also comply with the standards in this section, with the exception of 5.F.5.d. “Ground floor transparency,” which shall not apply.

- **Parking lot facing facades:** Facades visible from a public street or other public space and that face a surface parking lot of the same development project.
- **Side facades:** Facades visible from a public street or other public space as a result of sharing a side property line with an adjacent building that is set back at least 15 feet further than the proposed building.
- **Railroad facades:** Facades visible from public streets and other nearby public areas as a result of facing a railroad right-of-way.

a. Façade variation – Buildings shall, at a minimum, incorporate:

1. Expression of structural elements, such as:
 - o Floors
 - o Vertical support
 - o Foundation
2. Façade articulation through the use of projecting and recessed elements.
3. Variety in materials, material pattern, or color.

b. Building materials

1. New building façades facing public areas (except alleys) shall conform to the material standards listed on page 58. The list could evolve as technology changes. Creative design is encouraged, and projects that incorporate unlisted materials may be submitted for staff and UDC review.
2. Leadership in Energy and Environmental Design (LEED) Buildings - Buildings following the U.S. Green Building Council’s LEED certification requirements shall be exempt from building material standards.

5.F. Architectural Standards (cont.)

5. Facades (cont.)

c. Fenestration (all buildings) –New building façades fronting on publicly accessible streets or other public spaces (except alleys) shall have openings and transparent (not mirrored) glazing that together constitute not less than 25 percent of the façade. This provision applies as a guideline in “I” zones.

d. Ground floor transparency for non-residential uses -

1. For all ground floor nonresidential uses located along publicly accessible streets and other public spaces, at least 40% of the wall area between 2 and 12 feet shall consist of doors and windows and transparent (not mirrored) glazing. Ensuring visibility to the inside of the building with at least 75% of the view open to a minimum of 4’ perpendicular. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space). Permanent interior window installations, including but not limited to security bars or glass blocks, are not allowed unless otherwise approved with a waiver from the UDC. Clear glazing must have a visible transmittance rating of 0.5 or greater to count towards the fenestration requirement. This provision applies as a guideline in “I” zones.

2. Guideline – Ground floor restaurants, cafés, and bars are encouraged along “Main” streets and should have windows and doors that can be opened to provide direct access to the sidewalk when weather permits (i.e., when interior heating or cooling systems are not necessary.)

e. Lower level delineation for nonresidential or mixed-use buildings – Façades oriented to a publicly accessible street or other public space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.

f. Parking garage façades on “Main” Streets – Parking garages shall not have exposed structured parking at the ground floor level along a “Main” street.

6. Screening of Mechanical Equipment

a. Ground level equipment – All service and delivery areas, trash storage, and mechanical, electronic and communication equipment shall be screened from the adjacent public street view. The degree of visibility from all adjacent public ways will be evaluated, and screening views should take into consideration future development of the area. Acceptable screening applications include solid architectural or fencing screening and/or planting material. Architectural screening must be proportioned to fully screen equipment and designed and detailed to be fully compatible with building architecture and overall site aesthetic, rather than draw attention to the screen. Planting must be evergreen, a min. of 60% of the height of the equipment to be screened, and installed appropriately to ensure their survival and achieve full screening of the equipment within 2 years.

b. Rooftop equipment – Rooftop equipment shall not be visible from the street or neighboring properties at the same level or below. Screening of mechanical, electronic, and communication equipment on the roof should be organized, proportioned, detailed and colored to be an integral element of the building as seen from points of high elevation from the street, and adjacent residences.

FACADE VARIATION



GROUND FLOOR TRANSPARENCY



MATERIALS ALONG PUBLIC STREETS



SCREENING OF MECHANICAL EQUIPMENT



5.F. Architectural Standards (cont.)

7. Architectural Variety in Large Projects – Each sequential block of new construction shall contain unique building façades so as to encourage architectural variety within large projects. While the use of similar architectural elements on multiple buildings is acceptable; large, visually monotonous projects that repeat the same exterior buildings design(s) and do not contribute to visual diversity and human-scale character are inappropriate.

8. Outdoor Storage Display

a. T4, T4-N, and T5 zones – Development in these zones shall comply with the standards for outdoor storage and display set forth in Section 5.306 of the Zoning Ordinance. The UDC may consider exceptions if outdoor materials are sufficiently screened by decorative fencing or other screening elements.

b. “I” zones – Decorative fencing or other screening elements shall be used to minimize the visual impact of outdoor storage adjacent to public streets or other public spaces.

9. Mobile Food Court Review – The requirements of the mobile vending food court ordinance apply for any site including 3 or more food vendors. Because of the diverse development conditions and unique mix of residential and non-residential uses within the Near Southside, all proposed mobile vending food courts within NS districts shall be reviewed by the Urban Design Commission for contextual compatibility with neighboring structures.

Outside of driveways, bathrooms and other facilities required by the base ordinance, all areas shall be landscaped, shaded, or otherwise improved to create spaces that are comfortable and appealing for park users during business hours, and are also visually attractive and complimentary to the court’s surroundings during off hours. Bathroom buildings are exempt from transparency and fenestration requirements. All building material standards shall apply.

BUILDING MATERIALS

Primary Materials

- Brick
- Stone, or stone veneer with cavity wall construction
- Stucco
- Glass curtain wall system
- Metal Panels – individual or curtain wall systems
- Concrete – finish should be to an architectural level
- Wood
- Cement composite board (not simulating wood)
- Tile – terra cotta, porcelain, or ceramic

Limited Accent and Trim Materials

- All primary materials listed above
- Metal – galvanized, painted, or ornamental
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete fiber simulated wood siding

Inappropriate Materials

- Applied stone without cavity wall construction
- Vinyl or aluminum siding
- Mirrored glass