

Draft CC Architectural and Site Guidelines
Mixed Use 2-7-06

6.12.6 *Architectural and Site Design Guidelines for Mixed Use Development*

Mixed-use projects are intended to combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant or community facilities.

1. Architectural Design

- a. The architectural character of Mixed Use buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes Colonial Revival, Classical Revival, Craftsman, Italianate, Shingle, Prairie, Victorian, Frame and Masonry Vernacular circa 1900.
- b. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 50' in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
 1. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 2. Use of engaged columns or other structural system expressions
 3. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
 4. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such trellis and awnings extend a minimum of 36 inches from the wall surface.
 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.
- c. All building facades shall receive equal architectural design consideration.
- d. Blank wall areas shall not exceed ten feet in height or 20 feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.
- e. Windows shall compromise a minimum of 40% of the front ground level façade.

2. Building Materials

- a. Approved exterior building materials shall include the following:
 1. Smooth finish stucco of an earth tone
 2. Natural brick (un painted or stained)
 3. Textured Concrete Masonry Units of an earth tone (split face block)
 4. Wooden or composite siding having the appearance of wood.
 5. Architectural concrete with recessed panels and reveal lines
 6. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards
- b. The following are prohibited as predominant exterior building materials:

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1. Corrugated or reflective metal panels
 2. Smooth or rib faced concrete block
 3. Plastic, metal or vinyl siding
 4. Smooth unfinished concrete tilt up panels
 5. Tile
3. Roof Design and Mechanical Screening
- a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of 18 inches in width.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed the parapet shall be a minimum of two feet in height.
 - c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - d. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.
4. Awnings and Canopies
- a. Awnings or canopies must be functional by placement over windows or doorways only.
 - b. Awnings or canopies shall project a minimum of four feet from the building when located over pedestrian areas and no less than two feet otherwise.
 - c. Awnings or canopies shall maintain a minimum clearance of eight feet above any sidewalk or pedestrian route.
 - d. All awnings shall be made of woven cloth or complimentary architectural material. Backlighting of awnings is not permitted.
 - e. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.
5. Site Layout and Setbacks
- a. The residential use of any mixed-use development shall be located either above the commercial component of a street side building or behind the commercial component of the development, provided pedestrian connections are furnished as part of a unified development theme.

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- b. A minimum of 200 square feet of Recreational and leisure open space shall be provided for each residential unit within the mixed-use development. The requirement for recreational and leisure space may not be provided through:
 - 1. Parking areas
 - 2. Driveways
 - 3. Service AreasUp to 60% of the required open space may be provided in private areas such as patios and balconies provided such space shall contain a minimum of 60 square feet of area.
- c. The commercial element of mixed use shall be oriented toward the street and match the setback of any existing buildings provided, not more than 25% of the required parking area is forward of the primary street façade.
- d. The residential component of any mixed-use development shall not exceed 50% of the total floor area of all buildings within the development.
- e. Site density for the residential component of a mixed-use development shall not exceed 10 dwelling units per acre.
- f. Lot coverage shall be the same as allowed in the underlying zoning district.
- g. Building height shall not exceed 40 feet.

6. Parking Areas

- a. To the maximum extent practical, garage entries, carports, residential parking areas and parking structures shall be internalized in building groupings and oriented away from street frontage.
- b. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
- c. A minimum 10 feet by 20 feet landscape island shall be provided every tenth stall within a parking row.
- d. Credit shall be given toward required off street parking for each on street space which fronts or is within 100 feet of the building, provided such spaces shall not be counted toward the parking requirements of other buildings unless it can be demonstrated through accepted methodology that use of the spaces by patrons or residents does not overlap.

7. Landscape

- a. Landscaping shall feature a unified theme throughout the site or development.
- b. The use of foundation plantings is encouraged to break up building mass and soften the façade.
- c. All landscape materials shall meet the requirements of Chapter 6 of this Code.
- d. All landscaping material shall feature an automatic irrigation system.

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8. Pedestrian Amenities
 - a. Sidewalks shall be a minimum of five feet in width with an additional two feet of width provided when the sidewalk is adjacent to a parking area and subject to vehicle overhang.
 - b. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provide to distinctly differentiate the conflict point and add aesthetic appeal.
 - c. One pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one route meeting the requirements of the Americans with Disabilities Act.
 - d. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds 100 feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.

9. Service and Accessory Facility Screening
 - a. Service, refuse, loading docks, truck parking areas and other areas that tend to be unsightly shall be screened from view by the use of a combination walls, fences and landscaping.
 - b. Enclosure material shall be composed of 6' high solid masonry, or decorative pre-cast concrete walls with opaque gates. Gates shall be self-latching. Chain link fence material with slats is prohibited.
 - c. Specialty service buildings may utilize pre-fabricated metal buildings provided:
 1. Metal building is located behind a primary structure complying with these standards.
 2. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residences.
 - d. Fencing standards
 1. Chain link and wood fencing are prohibited forward of the primary façade.
 2. Fencing forward of the primary façade is allowed provided the fence does not exceed four feet in height, provides an open view, and the fence style compliments the building architecture.

10. Site Lighting
 - a. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto adjacent rights of way and properties shall not exceed 0.5-foot candles.
 - b. Light fixtures shall be a maximum of 30 feet in height in vehicular areas and 15 feet in height in pedestrian areas.
 - c. Fixtures shall be a complementary design element of the buildings and site.