

6.12 Architectural and Site Design Guidelines

6.12.1 *Purpose*: The purpose of the Crescent City site design and architectural guidelines are to preserve the distinctive character of Crescent City, communicate the community's vision for development within Crescent City, mitigate the negative visual impacts from the scale mass and bulk inherent to large commercial buildings and centers, and foster development which compliments and furthers the City's unique sense of place.

6.12.2 *Applicability*: The requirements of this section apply to all new commercial, multi-family, institutional and office development. These requirements also apply to all redevelopment of commercial, multi-family, institutional and office development where the redevelopment activity exceeds 50% of the value or square footage of existing structures. All owner / developers are required to submit site plans and architectural elevations in accordance with Chapter V of the City's Land Development Code to demonstrate compliance with this section. . The Development Review Coordinator may, with City Manager approval, waive or modify required submittals and or requirements of this section. The request for waiver or modification to the requirements for this section must be in writing to the attention of the Development Review Coordinator. The request must include the basis for the request and any extenuating circumstances that support the request.

6.12.3 *Community Redevelopment Area*: The establishment of the Crescent City Community Redevelopment Agency (CRA) and designation of the CRA area demonstrates Crescent City's special interest in and concern for development within the City's core area. Development within this area has the greatest impact on the City's character and sense of place. Special consideration must be given to the type and quality of architecture within this district. Special guidance or additional requirements for development in the CRA will be identified through this section by parenthesis and the designator (CRA).

1. *Interpretation, appeals and exceptions*
 - a. Any question as to the meaning of any word, phrase, section or intent of these standards shall be resolved by the interpretation of the Development Review Coordinator.
 - b. Any person, firm or corporation wishing to appeal the Development Review Coordinator's decision may do so in accordance with Chapter II of the City's Land Development Code.
 - c. Exceptions to these standards may be granted by the Planning and Zoning Commission where it can be demonstrated that such exception is necessary for innovative design, which may vary from the requirements of this section, but is nonetheless is deemed to meet the overall intent of this section. In the case of individual projects or buildings where site specific conditions may impact the ability to comply with these standards, variance from one or more of these

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requirements may be requested in accordance with Chapter II of the City's Land Development Code.

6.12.4 Architectural and Site Design Guidelines for Commercial, Institutional and Office Development

1. Architectural Design

- a. The architectural character of 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. Big box type structures with architectural appliqués shall not be considered as compliance with these standards.
- c. Franchise architecture, or building design that is trademarked or identified with one particular company and is generic in nature shall be prohibited.
- d. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 60' in horizontal length without articulation (CRA- 45' building wall articulation requirement). 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.
- e. All building facades, which can be viewed from public rights of way or residential dwelling areas, shall receive equal architectural design consideration.
- f. 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.
- g. Windows shall compromise a minimum of 30% of the front ground level façade. (CRA-40% window requirement front ground level façade)
- h. All commercial buildings shall have a minimum of four of the following building design treatments:

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1. Canopies or porticos integrated with the building massing and style
 2. Overhangs, minimum of three feet
 3. Arcades, minimum of 8 feet clear space for buildings of 50,000 gross building area or more, and six feet clear width for all other buildings.
 4. Sculptured art work
 5. Raised cornice or building banding
 6. Peaked roof forms
 7. Arches
 8. Ornamental and structural architectural details integrated into the overall design
 9. Clock bell towers or cupolas
 10. Balconies
 11. Emphasized building base, minimum three feet in height and minimum projection of two inches.
 12. Standing seam metal or tiled roof as the dominant roof material
 13. Any other treatment, approved by the Planning and Zoning Commission, which is deemed to meet the intent of these requirements.
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:
 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 two feet 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.

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- 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. Buildings are to be oriented toward the street and are to be setback so as to match the existing building line of adjacent structures.
 - b. Not more than 60% of the building's off street parking area may be located forward of the building. (CRA- Off street parking area forward of the building not to exceed 25%)
6. Parking Areas
- a. Parking spaces provided in excess of those required by Chapter 6 of this Code shall not be paved with asphalt or concrete.
 - b. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
 - c. (CRA Area Only- Parking space credit shall be given toward Code 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 does not overlap.)

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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.
 - e. (CRA- The use of raised planters to differentiate pedestrian areas from vehicular areas is encouraged)

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. (CRA- Sidewalks shall be a minimum of six feet in width with an additional two feet of width provided when the sidewalk is adjacent to 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 residential property.
 - d. Fencing standards

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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 building and site. (CRA- Site lighting and fixtures shall be complementary to the City's antique street lighting as seen on Central Avenue)