

TABLE 4-4: COMMERCIAL DESIGN STANDARDS						
	C-1	C-2	C-3	C-4	C-UC	C-UV
<b>Façade Design</b>						
Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	•	•	•		•	•
Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.	•	•	•		•	•
All buildings of three or more stories must be designed with a definable base (ground floor), through the use of architectural features such as cornice treatments, recesses, corbeling, brick courses, and window designs.		•	•	•	•	•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•	•		•	•
<b>Fenestration Design</b>						
Windows must be recessed no less than two inches, or projected out from the façade plane to provide depth and shadow.	•	•			•	•
The ground floor of the front facade must maintain a transparency of 30%, measured between two and 14 feet in height from grade.	•	•	•	•	•	•
Upper floors of the front facade must maintain a transparency of 15% of the wall area of the story.	•	•			•	•
<b>Roof Design</b>						
Rooflines over 100 linear feet in building length are encouraged to be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 feet.	•	•	•		•	•
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops.	•	•			•	•
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•	•
Solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building are encouraged.	•	•	•	•	•	•
<b>Retail Center Siting</b>						
<b><i>Parking lots must be designed to provide safe designated walkways for pedestrians. Walkways must connect building entrances with parking areas and with public sidewalks along adjacent streets.</i></b>						
<b><i>The site shall be designed so that there is safe pedestrian access to the center from the public right-of-way and safe pedestrian circulation within the development. If there is no existing sidewalk network on any adjacent properties within the public right-of-way, or if there is not an approved corridor/thoroughfare plan showing a proposed sidewalk network, as verified by the City Engineer, an exception may be granted to this requirement.</i></b>		•	•	•	•	•
A cohesive character is required through the use of coordinated hardscape treatment (special paving materials, lighting, street furniture, etc.) and landscaping.			•			•
Outlot buildings must include showcase windows and entrances oriented toward both the street and the interior parking lot.			•			•
If outlot buildings are part of a multi-tenant retail center, outlot buildings must define the street frontage by placement within 0' to 25' of the lot line. Outlot buildings may be placed within a required setback to comply with this standard.			•			•
A street presence for a mixed-use retail center must be created by locating part of the center or outlot buildings within 0' to 25' of the lot line for at least 30% of the frontage. The center or outlot buildings may be placed within a required setback to comply with this standard.			•			•