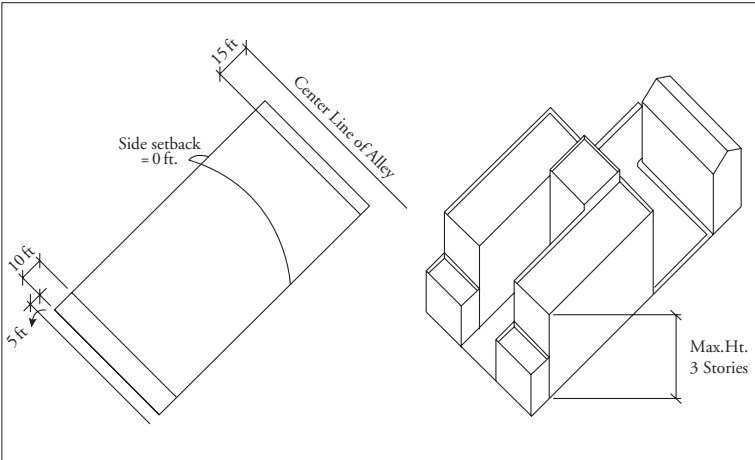


APARTMENT BUILDING

Description: A multiple unit building with apartments vertically arranged and with parking located below or behind the building. Units may be for rental or for sale on condominium ownership or may be designed as continuing care facilities. The ground floor may be available for commercial uses.

Lot Requirements



Setbacks:
Front (Maximum): 10 feet
Sides: 0 feet (Corner-4 feet)
Rear: 15 feet from centreline of alley
Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking should be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.
Building Lot Coverage (Maximum): 50 percent

Maximum Height: 3 Stories (4 Stories in NC)
Accessory Structures:
Side/Rear Setback: 0 feet
Maximum Footprint: 650 square feet
Encroachments: Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback. Upper story balconies may encroach into the right-of-way up to five feet with permission from the City.

Architectural Requirements

- General Requirements**
- Usable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Usable front porches are at least six feet deep and extend more than 50 percent of the façade.
 - Garage doors are not permitted on the front elevation of any apartment building.
 - Fences or walls shall be no greater than eight feet in height behind the front building line. Fences shall be no greater than four feet in height and walls no greater than three feet in height in the front yard setback.
 - All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60 percent of front elevations, and a minimum of 30 percent of side and rear building elevations, as applicable, shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building store.
 - All front entrances shall be raised from the finished grade (at the building line) a minimum of 1½ feet.
 - All multifamily and infill buildings shall provide detailed design along all elevations. Detailed design shall be provided by using at least three (3) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):
 - Dormers
 - Gables
 - Recessed or covered porch entries
 - Cupolas or towers
 - Pillars of posts
 - Eaves (minimum six-inch projection)
 - Off-sets in building face or roof (minimum 16 inches) window trim (minimum four-inches wide)
 - Bay windows
 - Balconies
 - Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation and similar features)
 - Decorative cornices and roof lines (for flat roofs)

- Materials**
- Residential building walls shall be wood clapboard, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, approved vinyl, or similar material. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure.
 - Garden walls may be of brick, stone or stucco matching the principal building. Front yard fences shall be wood picket or wrought iron only. Side and rear yard fences may be chain link, wood, wrought iron, or similar material. All side and rear yard fences over four feet in height shall be wood or similar material.
 - Residential roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or material similar in appearance and durability.
- Configurations**
- Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 4 : 12 and 12 : 12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 4 : 12.
 - Two wall materials may be combined horizontally on one façade. The heavier material should be below.
 - Exterior chimneys shall be finished in brick or other material approved by the Planning Department.
 - The crawlspace of buildings shall be enclosed.
- Techniques**
- Overhanging eaves may expose rafters.
 - Flush eaves shall be finished by profiled molding or gutters.
 - All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



Multifamily Building



Eightplex



Multifamily Building



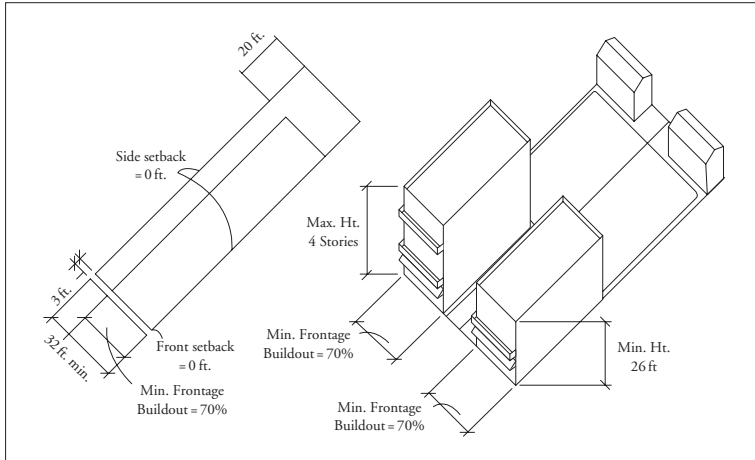
Multifamily Building



SHOPFRONT BUILDING

Description: A small-scale structure which can accommodate a variety of uses. A group of shopfront buildings can be combined to form a mixed-use neighborhood center. Individual shopfront buildings can be used to provide some commercial service, such as a neighborhood store, in close proximity to homes. Office buildings, hotels and inns can be placed in shopfront buildings.

Lot Requirements



Minimum Height: 26 feet
Maximum Height: four stories

Setbacks:

Front (Maximum): 0 feet
Sides: 0 feet
Rear: 20 feet

Frontage Buildout (Min.): 70 percent

Parking and Vehicular Access: Primary vehicular access is provided using a rear lane or alley only. Off-street parking shall be located in the rear yard only. No curb cuts or driveways are permitted along the frontage.

Encroachments: Upper story balconies may encroach into the right-of-day up to three feet with permission from the city.

Accessory Structures:
Side/Rear Setback: 0 feet

Architectural Requirements

General Requirements

- At least 70 percent of the width of street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrorized glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- No frontage wall shall remain unpierced by a window or functional general access doorway for more than 16 feet.
- The principal, functional doorway for public or direct-entry access into a building shall be from the fronting street. Corner entrances shall be provided on corner lot buildings.
- Decorative cornices shall be provided for buildings with a flat roof. Alternatively, eaves shall be provided with a pitched roof.
- A building canopy, awning, or similar weather protection may be provided and should project 3-5 feet from the façade.

Materials

- Commercial building walls shall be brick, stucco, stone, marble, or other materials similar in appearance and durability. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.
- Pitched roofs shall be clad in wood or asphalt shingles, clay tile, or standing seam metal (copper, zinc, or terne) or materials similar in appearance and durability.
- Signs on the inside of glazed openings may be neon.

Configurations

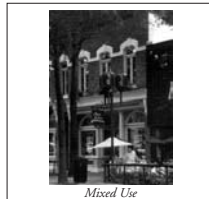
- All visibly exposed façades shall have a recognizable base course, which shall align with the sill level of the first storey consisting of, but not limited to: thicker walls, ledges, or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; lighter or darker colored materials, mullions, or panels; and/or planters.
- All visibly exposed façades shall have a recognizable top consisting of, but not limited to: cornice treatments, other than just colored stripes or bands, with integrally textured materials such as stone or other masonry or differently colored materials; sloping roof with overhands and brackets; stepped parapets; and/or a cornice which shall terminate or cap the top of a building wall.
- Two wall materials may be combined horizontally on one façade. The heavier material shall be below.
- Sky-lights shall be flat (non-bubble).

Techniques

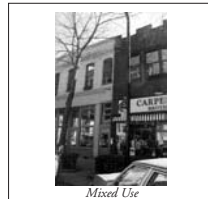
- Stucco shall be float finish.
- Windows shall be set to the inside of the building face wall.
- All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.



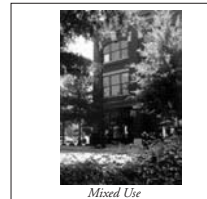
Mixed Use



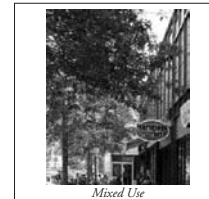
Mixed Use



Mixed Use



Mixed Use



Mixed Use



Gonary Store