

6.12. Residential architectural guidelines.

6. 12.1. *Purpose and intent.* It is the purpose of this section to provide general guidelines relating to the architectural design of new residential development and residential redevelopment in the city where the redevelopment activity exceeds 50% of the true market value of existing structures where special conditions or circumstances arise where it is desirable to deviate from standard code requirements and where the proposed project is not otherwise governed by the historic preservation provisions of section 3.6 of the Land Development Code.

6. 12.2. *Applicability.* These architectural guidelines shall apply to development where the applicant finds it difficult to meet, or desirous to deviate from standard code requirements. In these cases, waivers may be granted to the applicable development provided that the structure(s) conform to the general guidelines contained herein

6. 12.3. *Enforceability.* The planning and zoning commission shall act as the Design Review Committee for review of applications which apply to the architectural guidelines.

6.12.4. *Submittals.* The applicant shall submit, with the appropriate applications, elevation drawings with enough detail to ensure that the intent of this section is met.

6.12.5. *Architectural standards.*

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location on-site shall enhance rather than detract from the character, value and attractiveness of the surroundings.
2. Buildings or structures located along strips of land or on single sites and not a part of a unified multi-building complex shall strive to achieve visual harmony with the surroundings. If the buildings are in undeveloped areas, three primary requirements must be met: proper design concepts, honest design construction and appropriateness to surroundings.
3. All facades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear as a material foreign to the rest of the building.
4. It is not to be inferred that buildings must look alike to be of the same style or to be harmonious. Harmony can be achieved through the proper consideration of scale, proportions, site planning, materials and color.
5. Look-alike buildings are not allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit duplication of floor plans and exterior treatment in a planned development or developments which depend upon or are enhanced by the look-alike buildings and their relationship to each other.

6. Buildings which are of symbolic design for reasons of advertising and buildings which are not compatible to the surroundings will not be approved. Symbols attached to buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building project and neighborhood.
7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if the overall effect will be garish or detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional and aesthetic value.
8. All exterior forms, attached or not attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset both to the aesthetics of the site and the neighborhood.
9. Guidelines: The following guidelines are intended to be general in nature to provide flexibility to the applicant in providing structure(s) which are in keeping with the architectural styles of the neighborhoods in which they are located:
 - a. The following architectural factors shall be considered of primary importance when reviewing for consistency:
 - Open air front or wrap around porches;
 - Gable, hipped or mansard type roofs;
 - Second story balconies;
 - Decorative roof treatments, including but not limited to, pediments, dormers, ridge cresting, entablature, decorative bridgeboard, decorative shingles, etc.;
 - Decorative window treatments, including but not limited to, louvered shutters, double-hung windows, arched windows, transoms, stained glass, etc.
 - b. To provide further guidance, the following examples of architectural design are provided. These styles should not be considered as mandatory designs, rather as general indications of the types of styles considered by the city to be consistent with historical development trends. Specific architectural attributes or characteristics may be mixed between the period structures shown to produce an aesthetically pleasing design.

6.13 Non-Residential and Multi-Use Architectural and Site Design Guidelines

6.13.1 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.

6.13.2 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 for review prior to issuance of any building permit in accordance with

Chapter V of the City's Land Development Code to demonstrate compliance with this section. The owner or developer of the project may request a waiver or modification to the requirements for this section must be in writing to the attention of the City Manager. The request must include the basis for the request and any extenuating circumstances that support the request, and it shall be reviewed and decided by the Planning & Zoning Commission.

6.13.3 Architectural and Site Design Guidelines for the Central Community Redevelopment Area:

The establishment of the Crescent City Community Redevelopment Agency and the designation of the Central Community Redevelopment Area (CRA) demonstrates Crescent City's special interest 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 Central CRA are set forth below.

1. Architectural Design

- a. The architectural character of development within the Central CRA shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes the following:

Colonial. This classic American style of architecture has been an architectural mainstay since the 1600s. Over the years, it has evolved into many variations, each inspired by the settlers who built it and the region it was built in. However, the common characteristics include a rectangular shape and symmetrical construction, two to three stories tall, double-hung windows with shutters, and a pitched roof. Commonly constructed with a red brick veneer.

Craftsman. These cozy bungalows came out of the Arts and Crafts movement of the early 20th century. Rustic and streamlined, they emphasize simple forms and natural material. They have open floor plans, wide covered porches, exposed beams and gabled roofs, natural colors, simple unadorned forms, and clapboard or lap siding

Victorian. The Victorian style broadly refers to anything that was built during the reign of Queen Victoria of England from 1837 to 1901. The elaborate homes of the period include the popular Queen Anne style as well as what we refer to as "Victorian." It is typically a complicated shape that extends up two or three levels, with a steep pitch roof, multiple paint colors, elaborate details (i.e. dentil molding, cornices, and wooden brackets), and clapboard siding.

Italianate. The Italianate style is typically 2 or 3 stories, rarely 1 story; with a low-pitched roof, widely overhanging eaves; large, decorative brackets under an ornamental cornice; tall, two over two double-hung windows (most often narrower on commercial buildings), commonly arched or curved above; an occasionally a square cupola or tower (campanile). Residential may include an elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns.

Frame or Masonry Vernacular circa 1900. Vernacular architecture circa 1900 to 1950 refers to the style of construction the related to the environmental contexts and available resources available to the early settlers of Crescent City. They were customarily owner-built, utilizing traditional technologies. The term 'vernacular' refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles.

b. In order to promote the late 19th and early 20th century historic character of the Central Avenue, blank wall areas shall not exceed 10 feet in height or 20 feet in width and windows shall compromise a minimum of 40% of the front ground level facade.

2. **Setbacks.** Provided it meets the historic architecture styles described above, new construction inside the Central CRA may vary from the typical front, rear and side yard requirements. Existing structures that do not conform to the standard yard requirements of the zoning district shall be allowed to maintain their historic footprint or may be granted a variance to the setbacks if there is a need to rebuild or substantially repair the structure, provided they meet historic architecture styles described in paragraph 3.6.14.2.a.1 above. Complete rebuilds or substantial repairs that exceed 50% of the true market value of total structure shall be reviewed by the Historic Preservation Board as new construction.

3. **Building Materials for Exterior Walls and Finishes**

a. Approved exterior building materials shall include the following:

- Natural brick (unpainted or stained)
- Wooden, or composite material having the appearance of wood;
- 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:

- Corrugated or reflective metal panels
- Smooth or rib faced concrete block
- Plastic, metal or vinyl siding, unless it can be demonstrated that these materials will have the appearance of wood after installation.
- Smooth unfinished concrete tilt up panels
- Tile

4. **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 rooftop 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:

- Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof; or
- 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.

5. **Awnings, Canopies and Veranda**

- a. Awnings or canopies must be functional by placement over windows or doorways. Veranda must be functional for use as a second story, occupied space.
- b. Awnings or canopies may project up to five feet from the building when located over pedestrian areas. Veranda construction that is in keeping the architectural styles described in paragraph 3.6.14.2.a.1, above may extend up to or over right-of-way. If they extend over the right-of-way, they must extend over the pedestrian areas while leaving a minimum 5-foot aisle width for pedestrians underneath the veranda, but shall not interfere with on street parking.
- c. Awnings, canopies and veranda shall maintain a minimum clearance of eight feet above any sidewalk or pedestrian route.
- d. All awnings shall be made of complimentary architectural material or woven cloth. Backlighting of awnings is not permitted.
- e. A building permit shall be required prior to the installation of any awnings, canopies and veranda, regardless of size and regardless of whether it is being attached to a new or existing structure. It may be submitted under a unified permit for the entire project or as an individual permit for the awnings, canopies or veranda.

6. Other Site Layout and Dimensional Requirements

- 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.
- b. The residential component of any mixed-use development shall not exceed 50% of the total floor area of all buildings within the development.
- c. Site density for the residential component of a mixed-use development shall not exceed 10 dwelling units per acre.
- d. Lot coverage shall be the minimum required to meet the yard requirements outlined in paragraph 3.6.14.2.b
- e. Building height shall not exceed 40 feet.

7. Off Street Parking Areas

- a. To the maximum extent practical, garage entries, carports, residential parking and parking structures shall be internalized in building groupings and oriented away from street frontage. No more than 25% of the off-street parking inside the Central CRA may be located forward of the building.
- b. Curb cuts for off street parking on Central Avenue inside the Central CRA shall be limited to one per lot and shall be limited in size to a 15-foot aisle width with a 3-foot radius on the the flare so as to limit the impact to the on-street parking and streetscaping.

- c. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
- d. A minimum 10 feet by 20 feet landscape island shall be provided every tenth stall within a parking row.
- e. Credit shall be given toward required number of off-street parking spaces, if in the determination of the City there is sufficient parking as a result of each on-street space which fronts or is within 500 feet of the building.

8. Landscape

- a. In Mixed Use or Commercial land use designations where there is open space or off-street parking that necessitates landscaping, the standard irrigation and maintenance standards of this Code shall apply. The use of planters and decorative pots where open space is limited is encouraged to break up building mass and soften the façade.
- b. The use of raised planters to differentiate pedestrian areas from vehicular areas is encouraged and in all situations landscapes shall be properly maintained and located to prevent interference with the use of the pedestrian or vehicular rights-of-way.
- c. In residential land use designations, a unified theme is not required, but yards shall be maintained to the minimum standards in the city's code of ordinances.
- d. All property owners in the Central CRA, regardless of land use designation are responsible for maintaining all landscaping, including but not limited to mowing, edging, pruning and weeding all plant materials up to the back of the sidewalk, or where no sidewalk exists, up to the edge of pavement for the roadway.

9. Service and Accessory Facility Screening

- a. Refuse/trash receptacles, loading docks, truck parking areas and other service areas that tend to be unsightly shall be screened from view by the use of a combination walls, fences and landscaping. Existing receptacles that fail to meet this standard are not "grandfathered" and, upon written notice from the City in accordance with standard code enforcement practices, business owners shall have a maximum of 6 months to come into compliance with these standards.
- b. Enclosure material shall be composed of 6' high solid masonry, decorative pre-cast concrete walls or a solid durable fencing material with opaque gates capable of being securely latched. 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**

Chain link fencing is prohibited forward of the primary facade. Fencing forward of the primary facade is otherwise 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 aimed downward and designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto abutting rights of way and properties shall not exceed 0.5 foot candles.
- b. Light fixtures shall be a maximum of 20 feet in height in vehicular areas and 10 feet in height in pedestrian areas.
- c. Fixtures shall be aimed downward and shielded, and serve as a complementary design element of the building and site in a way that embraces the historic character of the City as demonstrated in the Crescent City CRA Plan, as amended in May 2018.

6.13.4 Architectural and Site Design Guidelines for Commercial, Institutional and Office Development - Generally

1. Architectural Design

- a. The architectural character of any new construction shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes but not limited to Colonial, Craftsman, Italianate, Victorian, and Frame or Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.
- b. 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. 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 awnings project a minimum of four feet from the building when located over pedestrian areas and no less than 36 inches otherwise.
 5. Variation in rooflines by use of dormer windows, overhangs, arches, and stepped roofs.
- c. All building facades, which can be viewed from public rights of way or residential dwelling areas, 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 30% of the front ground level facade.
- f. All commercial buildings shall have a minimum of four of the following building design treatments:
 - 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 for Exterior Walls and Finishes

- a. Approved exterior building materials shall include the following:
 - 1. Smooth finish stucco of an earth tone
 - 2. Natural brick (unpainted 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; unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials in paragraph 2.a. above.
 - 4. Smooth unfinished concrete tilt up panels
 - 5. Tile

3. Roof Design and Mechanical Screening for Roof Mounted Equipment

- 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 rooftop 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 or equipment 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 36 inches 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, and shall adhere to the signage and advertizing standards of this Code. 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.

6. Parking Areas

- a. The parking and loading design requirements in Chapter 6 of this Code shall apply.
- b. Parking spaces provided in excess of those required by Chapter 6 of this Code are discouraged and, if approved, shall not be made from impervious materials.
- c. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.

7. Landscape

In addition to Section 6.6 of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is encouraged to break up building mass and soften the façade; and all landscaping material shall feature an automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission .

8. Pedestrian Amenities

- a. Sidewalks shall be a minimum of an unimpeded five feet in width
- 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. Refuse/trash receptacles, loading docks, truck parking areas and other service 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, decorative pre-cast concrete walls, or solid fencing with opaque gates capable of being securely latched. 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
 1. Chain link fencing is prohibited forward of the primary facade.
 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 abutting 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 aimed downward and shielded, and serve as a complementary design element of the building and site.

6.13.5 Architectural and Site Design Guidelines for Multi-Family Development

1. Architectural Design

- a. The architectural character of new construction of multi-family buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes but is not limited to Colonial,

Craftsman, Italianate, Victorian, Frame and Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.

- 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. Facade 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 awnings project a minimum of four feet from the building when located over pedestrian areas and no less than 36 inches otherwise.
 - 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.

2. Building Materials for Exterior Walls and Finishes

- a. Approved exterior building materials shall include the following:
 - 1. Smooth finish stucco of an earth tone
 - 2. Natural brick (unpainted 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 unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials in paragraph 2.a. above.
 - 4. Smooth unfinished concrete tilt up panels

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 rooftop 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 or equipment 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. Site Layout

- a. All multi-family developments shall provide a minimum of 30% open space exclusive of parking areas with at least 15% of the open space provided in meaningful common open spaces of sufficient size to allow passive and active recreation of the developments residents. These common open spaces shall be identified on the development and site plan. All common open spaces shall be maintained in a clean, neat and operable fashion. The organization or entity responsible for maintenance of each area shall be identified on the site plan.
- b. Common open spaces, to the maximum extent practical shall be organized into integrated systems of open space that connect with the following types of lands located within or adjacent to the development:
 - 1. Public parks or conservation areas
 - 2. School sites
 - 3. Other common open spaces inside and outside the development
 - 4. Neighboring shopping and mixed use areas
 - 5. Adjacent employment centers

Common open spaces may not include private yards, balconies or patios, parking areas, land areas between buildings less than 40 feet in width or length, and storm water management facilities, except that such storm water management facility is accessible and usable year round as determined by the City, as a community amenity by the residents of the development.
- c. Buildings within a multi-family development shall utilize the following orientation guidelines:

5. Parking Areas

- a. The parking and loading design requirements in Chapter 6 of this Code shall apply.

- b. Parking spaces provided in excess of those required by Chapter 6 of this Code are discouraged and, if approved, shall not be made from impervious materials.
- c. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.

6. Landscape

In addition to Section 6.6 of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is encouraged to break up building mass and soften the façade; and all landscaping material shall feature an automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission .

7. Pedestrian Amenities

- a. Sidewalks shall be a minimum of an unimpeded five feet in width
- 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.

8. Service and Accessory Facility Screening

- a. Refuse/trash receptacles, loading docks, truck parking areas and other service 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, decorative pre-cast concrete walls, or solid fencing 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.

9. 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 abutting rights of way and properties shall not exceed 0.5 foot candles.
- b. Light fixtures shall be a maximum of 20 feet in height in vehicular areas and 10 feet in height in pedestrian areas.

- c. Fixtures shall be aimed downward and shielded, and serve as a complementary design element of the building and site.

6.13.6 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. These provisions of this section shall apply to Mixed-Use projects located outside of the Central CRA. Mixed Uses inside the CRA shall be subject to the design requirements of section 6.13.3.

1. Architectural Design

- a. The architectural character of any new construction 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 but is not limited to Colonial, Craftsman, Italianate, Victorian, Frame and Masonry Vernacular circa 1900. The Planning & Zoning Commission may consider a mix of these architectural styles or other proposed architectural styles, provided the proposal is consistent with the intent stated in this paragraph and the other design provisions of this Section.
- 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 awnings project a minimum of four feet from the building when located over pedestrian areas and no less than 36 inches otherwise.
 - 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 I or changes in texture.
- c. Windows shall compromise a minimum of 40% of the front ground level facade.

2. Building Materials for Exterior Walls and Finishes

- a. Approved exterior building materials shall include the following:
 - 1. Smooth finish stucco of an earth tone
 - 2. Natural brick (unpainted 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, unless it is determined by the Planning & Zoning Commission these materials have an appearance consistent with approved exterior materials in paragraph 2.a. above.
 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 rooftop 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 or equipment 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 36 inches 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 and shall adhere to the signage and advertizing standards of this Code. 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.
 - b. A minimum of 20% of the total land area for the Mixed Use development shall be used for recreational and leisure open space. Up 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. The requirement for recreational and leisure space may not be provided through:
 - 1. Parking areas
 - 2. Driveways
 - 3. Service Areas
- 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 65% 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 not exceed 55%
- g. Building height shall not exceed 40 feet.

6. Parking Areas.

The parking and loading design requirements in Chapter 6 of this Code shall apply, except as modified below.

- 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.

7. Landscape

In addition to Section 6.6 of the Land Development Code, the use of foundation plantings, with sufficient separation from the structure to allow proper growth and irrigation, is encouraged to break up building mass and soften the façade; and all landscaping material shall feature an automatic irrigation system with a functioning rain gauge, unless an approved xeriscape plan that otherwise meets all of the landscaping requirements of this Code is specifically approved by the Planning & Zoning Commission .

8. Pedestrian Amenities

- a. Sidewalks shall be a minimum of an unimpeded five feet in width
- 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. Refuse/trash receptacles, loading docks, truck parking areas and other service 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, decorative pre-cast concrete walls, or solid fencing 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.

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 abutting rights of way and properties shall not exceed 0.5 foot candles.
- b. Light fixtures shall be a maximum of 20 feet in height in vehicular areas and 10 feet in height in pedestrian areas.
- c. Fixtures shall be aimed downward and shielded, and serve as a complementary design element of the building and site.