

§ 375-46. C-1 District design standards. [Amended 8-2-2001 by Ord. No. 38.92.00]

A Purpose.

- (1) The C-1 Neighborhood Commercial District is intended to provide a choice of business locations for small-scale commercial uses in or near residential neighborhoods. Permitted retail and service uses are intended to serve the needs of neighborhood residents and, to a limited extent, other nearby businesses, industries and institutions. Uses are restricted in size to promote a neighborhood scale and to limit adverse impacts on nearby residential areas.
- (2) The design standards contained in this chapter are intended to assist business and other property owners in promoting development which is human in scale, and compatible in size and scope with the surrounding neighborhood. Parking standards are intended to further promote the district's pedestrian orientation. Through good design, C-1 Districts will become more attractive and inviting places to walk and to shop, which is ultimately good for business and the quality of life in the district and surrounding neighborhood.

B Applicability.

- (1) These standards shall apply to new construction, exterior reconstruction or remodeling and demolition in the C-1 Districts and all other nonresidential properties within the Traditional Neighborhood Overlay Design District. (Note: Any reference to C-1 Districts shall include nonresidential properties within the Traditional Neighborhood Overlay Design District.)
- (2) To ensure compliance, a building permit shall be required before any of this work is undertaken. Similarly, a building permit shall be required when any material change in the appearance of such property or its windows, light fixtures, signs, awnings, sidewalks, fences, steps, paving or other exterior elements visible from a public street or alley is proposed. All standards shall apply to new construction, while only those sections related to the alterations proposed shall apply to reconstruction and remodeling.

C Conflicts. The standards contained in this section shall be in addition to the regulations of the underlying zoning districts. Where the provisions of this section conflict with those of the underlying zoning district, Article XIX (Off-Street Parking and Loading) of the Zoning Ordinance, *Editor's Note: See Ch. 307, Signs.* or the Sign Ordinance, the provisions of this Section shall prevail except within historic districts. Within historic districts the development standards established in Chapter 42, Part 4, shall apply.

D Site design. The intent of this section is to create a pedestrian-friendly environment within the neighborhood commercial districts. Front setback standards are intended to reinforce the building edge along a street while creating continuity in the streetscape. The parking standards are intended to minimize the dominance of vehicular areas to help reinforce the desired pedestrian orientation. Site lighting standards are intended to create a safe and inviting environment and to highlight and complement structural and landscape elements.

- (1) Front setbacks.
 - (a) New buildings and in-fill structures shall have a zero to twelve-foot front yard setback consistent with the setbacks of appropriate neighboring properties.

- (b) Setback areas shall be used for landscaping and small commercial uses designed primarily to cater to pedestrians, including, but not limited to, vendors, newsstands and cafes. Continuity in the street wall shall be achieved through the use of architectural features (such as colonnades or porticos), landscaping, trees, walls, brick piers and/or fences. Traditional low brick or masonry walls or fences no more than four feet in height and no more than 60 percent solid, preferably backed by trees or fronted by landscaping, shall be used to define pedestrian areas. The introduction of large trees, landscaping or other features which block views to the street shall be prohibited.
 - (c) Chain link fences in front yards shall be prohibited.
- (2) Off-street parking and circulation areas. Uses in the C-1 Districts are subject to the following standards in addition to the regulations set forth in Article XIX (Off-Street Parking and Loading Requirements):
- (a) Off-street parking and vehicle maneuvering areas shall be provided at the rear of new or rehabilitated buildings or in side lots no wider than a double-loaded circulation lane (60 feet). Parking shall not be provided between the building facade and the street.
 - (b) Vehicular entry points to parking lots shall be a maximum width of 12 feet for a single-lane curb cut and 24 feet for a double-lane curb cut. The portion of driveway within the City right-of-way shall be constructed to match the abutting sidewalk.
 - (c) Parking lots and service areas adjacent to sidewalks shall be screened with structural elements such as low brick or masonry walls or wrought-iron fencing, and/or a minimum four-foot landscaped buffer, whichever is deemed more appropriate for site conditions.
 - (d) In any C-1 District, the amount of off-street parking required may be reduced by the Board of Zoning Appeals, in consultation with the Division of Traffic Safety. Factors to be considered shall include, but are not limited to:
 - [1] Availability of on-street parking.
 - [2] Pedestrian traffic and accessibility.
 - [3] Availability of transit service.
 - [4] Availability of other public parking.
 - [5] Hours of operation.
 - [6] Shared parking arrangements.
- (3) Shared parking. Joint use of required parking spaces should occur where two or more uses on the same or separate sites can share the same parking spaces because their parking demands occur at different times. The following documentation shall be submitted in writing as part of an application for a building permit or land use review:
- (a) The names and addresses of the uses and of the owners or tenants who are sharing the parking;
 - (b) The location and number of parking spaces that are being shared;
 - (c) An analysis showing that the peak parking demands of the uses occur at different times and that the parking area will be large enough for the

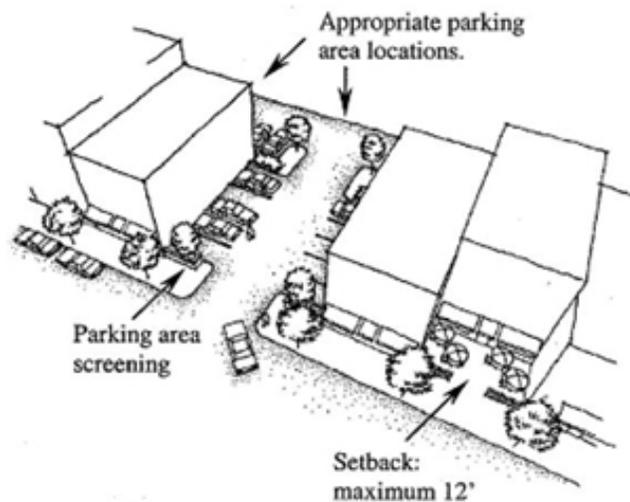
anticipated demands of both uses; and

- (d) A legal instrument, such as an easement or deed restriction, which guarantees access to the parking for both uses.

(4) Site lighting.

- (a) Lighting for off-street parking areas shall be a maximum average of one footcandle in brightness.
- (b) Lighting for parking lots shall be a maximum of four footcandles horizontal illuminance at pavement with a uniformity ratio (average: minimum) of 4:1, and a vertical illuminance at 42 inches above the pavement of 0.50 footcandle. All fixtures should be Underwriters' Laboratories (UL) approved and photocell controlled to assure that they will be on when conditions warrant, and not require constant seasonal adjustment.
- (c) Lights that produce as white a light as possible are preferable, such as metal halide lights.
- (d) To minimize light pollution, a shield, baffle, or cut-off optics shall be used to keep lighting from projecting upwards.

Figure 1. Site Design



This section also is intended to promote the inclusion of building features which enhance the pedestrian environment.

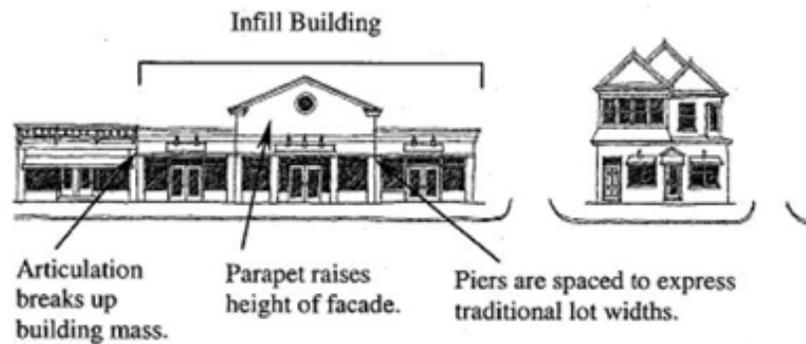
- (1) Building orientation. Primary ground floor commercial building entrances shall front on public streets. Secondary entries from the interior of a block or parking lot shall be allowed.
- (2) Rear entrances. Rear entrances should be developed as necessary to provide access to C-1 businesses and maintained to support the overall appearance and convenience of the district.
- (3) Building height.
 - (a) Building height shall fall within the range of heights found on the immediate block.
 - (b) Single-story commercial buildings should have a parapet to raise the height of the facade. The parapet should be detailed to create an attractive, balanced facade.
- (4) Roofs.
 - (a) Rooflines shall be designed in proportion to the overall height and mass of the proposed building, creating a distinction between the top of the building and the lower floors. Rooflines shall relate to existing adjoining buildings.
 - (b) Distinctive roof forms, profiles and cornices shall be maintained. Structural alterations, which are neither consistent with the original design nor significant in their own right, shall be removed.
 - (c) The top of the facade shall be terminated in a way that complements and enhances the character of the building and the surrounding C-1 district. Flat roofs shall include a parapet.
 - (d) False mansard-style roofs shall be prohibited.
- (5) Building facades.
 - (a) Long, uninterrupted surfaces should be avoided. Building facades should be articulated with architectural features. Piers or other vertical visual elements shall be located 15 feet to 35 feet apart to express the traditional building rhythms and lot widths of a C-1 District in the building's structure. This is especially important when several lots have been assembled into a single property.
 - (b) The street-level facade should be distinguished from the upper floors through architectural treatments and materials selection to create a visual base for the building and an intimate scale for pedestrians.
 - (c) Window and cornice alignments should relate to those of adjacent buildings, as should window size and spacing. Windows should complement the rhythm of traditional and adjacent buildings.
 - (d) Doorways should be recessed whenever possible to prevent opening onto a City right-of-way.
 - (e) A minimum of 70% of the area of entrance doors shall be of clear glass.
 - (f) Original window and door arrangements shall be maintained. Window replacements shall match, to the greatest extent practical, original window size, style and configuration.

- (g) For upper-story windows, necessary repair or replacement work shall match the original window in material and style, sash configurations and size.
- (h) Windows and doors shall not be blocked or boarded up.
- (i) Alterations that are neither consistent with the original design nor significant in their own right should be removed.

Figure 2. Building Design (Traditional)



Figure 3. Building Design (Nontraditional)



- (6) Storefronts.
 - (a) A storefront should reflect the storefront rhythms and proportions found throughout the C-1 District in which it is located.
 - (b) A storefront shall be designed to fit inside its original opening and not extend beyond it.
 - (c) Fifty percent to 70% of the storefront or other retail street-level facade shall be transparent through the use of glass windows and doors.
 - (d) Only clear glass shall be used for display windows, but colored or decorative glass may be used to provide decorative detail in transom windows.

- (e) For storefronts at the sidewalk level, storefront windowsills shall be located at a maximum of 30 inches above the finished grade at the building line.
 - (f) Plexiglas shall be prohibited.
 - (g) Original storefront elements that still exist should be uncovered and/or retained. These include entryways and paving, doors, transoms and display windows, hardware glazing, frames and other historic materials.
 - (h) Alterations that are neither consistent with the original design nor significant in their own right should be removed.
 - (i) New storefronts and alterations shall be compatible with the character of other appropriate facades in the district in terms of colors, quality and type of materials, details and door locations.
 - (j) Transom windows should be retained or replaced in existing buildings and promoted in new construction, where appropriate.
 - (k) Storefront entrances shall be clearly distinguished from entrances to lobbies or upper floors through architectural treatments and materials selection.
- (7) Building materials.
- (a) Original materials shall be retained, maintained, repaired or uncovered, wherever possible. If unable to do so, replacement materials shall match or exceed the quality of the original.
 - (b) New buildings and alterations shall be composed of materials that complement adjacent facades and are equal to or exceed the quality and appearance of traditional materials.
 - (c) Durability shall be a major factor in the choice of materials to be used, so that all elements will endure the use to which they are likely to be subjected.
- (8) Building lighting.
- (a) Lighting shall be integrated into and complement the architectural character of the building both in terms of illumination and fixtures.
 - (b) Building lights shall be located and angled to highlight main signs, window displays and architectural features of the building. They shall not point toward the pedestrian or cause distracting reflections on the storefront window or adjacent properties.
 - (c) Building lighting, when combined with existing street lighting, shall be a maximum of five footcandles on adjacent walkways and/or driveways.
 - (d) Lamps that produce as white a light as possible shall be used. In certain instances, colored neon may be appropriate.
 - (e) Burned-out lamps shall be replaced as soon as possible.
 - (f) Interior storefront overhead lighting shall be encouraged to illuminate interior window displays.
- (9) Awnings and canopies.
- (a) An awning is a projecting element consisting of a flexible covering supported by a rigid frame attached to the building facade, or by posts anchored to the sidewalk. A canopy is a flat element, usually made of rigid materials, projecting from a

building facade. Although generally supported from above by cables or chains anchored into the building wall, canopies can also be supported from below by posts or cantilevered out from the face of the building.

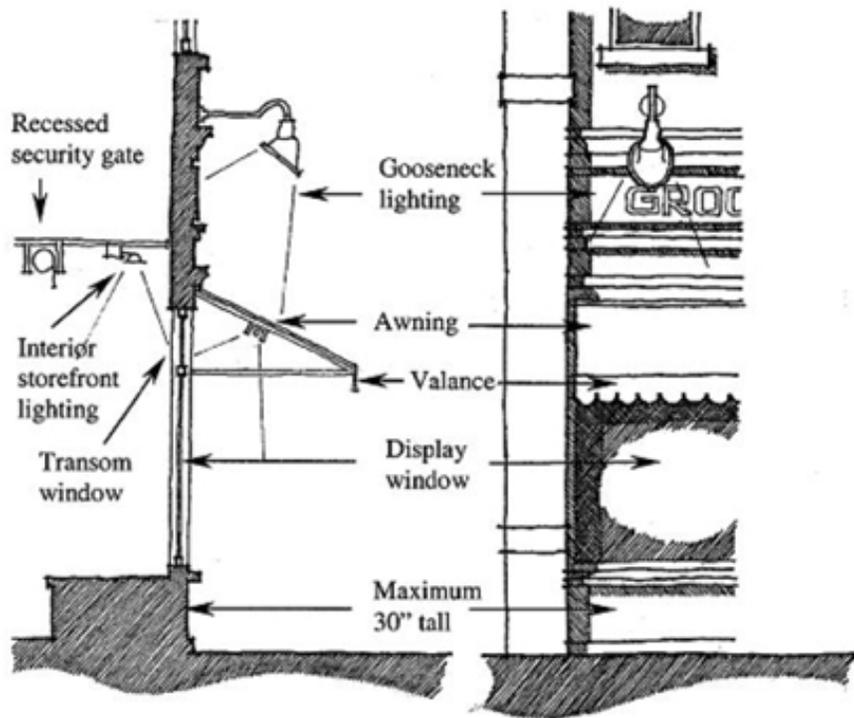
- (b) Traditionally, awnings and canopies are placed within the frame formed by the storefront cornice or sign panel above and by vertical piers or columns on either side. Alternatively, they may be mounted between the transom and the display windows to allow light into the business where this is appropriate. This is true not only for small businesses that occupy only one storefront but also for larger stores occupying several bays in a single building or a number of adjacent buildings.
- (c) Awnings and canopies may be used to reinforce the design characteristics of traditional commercial architecture and to add color and vitality to the streetscape. They may also serve practical functions. They shelter pedestrians and outdoor spaces from the elements. They also keep merchandise in display windows from fading and prevent other damage caused by heat and sunlight.
- (d) Standards.
 - [1] Ground-floor awnings and canopies shall be installed above storefronts in designs, proportions and colors that are harmonious with the building and the character of the district.
 - [2] Ground-floor awnings and canopies should project a minimum of four feet from the face of the building.
 - [3] The frame of a ground-floor awning or canopy shall be a minimum of seven feet, six inches above the pavement. The bottom of a ground-floor awning or canopy valance shall be a minimum of seven feet above the pavement.
 - [4] Ground-floor awning or canopy valances shall be a maximum of 12 inches high.
 - [5] Ground-floor canopies shall have thin visual profiles so as to obscure as little of the building and storefront as possible.
 - [6] Awnings in upper-story windows shall extend at least one-third the height of the windows. Their color and style should complement any ground-floor awnings.
 - [7] Backlit awnings shall be prohibited. However, downward projecting light fixtures located under awnings shall be permitted to illuminate the sidewalk and storefront.
 - [8] Vinyl and rigid materials (such as fiberglass panels) shall be prohibited as covering materials for awnings, since they generally detract from the character of neighborhood commercial districts.

(10) Security devices.

- (a) Security gates shall be of a grate or lattice type, with a minimum transparent area of 80%.
- (b) Concealing the operating and housing elements of security gates shall be considered whenever a storefront in which gates are present is being renovated or when designing a new storefront incorporating gates.

- (c) Security gates shall be recessed behind the storefront display; a minimum depth of 24 inches is recommended.
 - (d) All gates and the accompanying hardware shall be of suitable materials and maintained in a state of good repair.
 - (e) Solid shutters, solid roll-down security gates or similar devices shall be prohibited.
 - (f) Any security device not in conformance with the provisions of this section shall be brought into conformance within 12 months of adoption of this section.
- (11) Air conditioners.
- (a) Air conditioners shall not project beyond the wall of the facade over the entrance or sidewalk.
 - (b) Space shall be provided for recessed air conditioners, as necessary.

Figure 4. Storefront



F Signs. Signs present an opportunity to add character, vitality and style to a business. They should embody an image of excellence, quality craftsmanship and creativity, and should reinforce the best aspects and distinctive character of the C-1 District in which they are located. Signs should be designed and placed so as to complement the building, neighboring signs and buildings and the overall neighborhood. Sign copy should generally be kept to the minimum needed to convey the required message. All signs should be professionally designed and fabricated, using high-quality materials.

(1) General standards.

- (a) Sign copy shall be limited to the name, address, function and logo of the establishment.

- (b) A letter style should be chosen that is easy to read and that reflects the image of the business it represents.
- (c) Sign colors should complement the colors of the building.
- (d) The design of a building often suggests one or more logical locations for signs. These locations always should be considered first when placing a sign.
- (e) Signs shall be placed on or by a building so as not to obscure architectural features and detail.
- (f) Signs shall be mounted so as to cause as little damage to the building as possible.
- (g) Sign design and permit approval should be obtained prior to fabrication and installation of the sign.
- (h) Temporary signs shall be limited to 16 square feet, contain high-quality graphics and include the date installed. They shall be removed within 30 days of the posted date, unless otherwise specified in the Sign Ordinance. *Editor's Note: See Ch. 307, Signs.*

(2) Sign types.

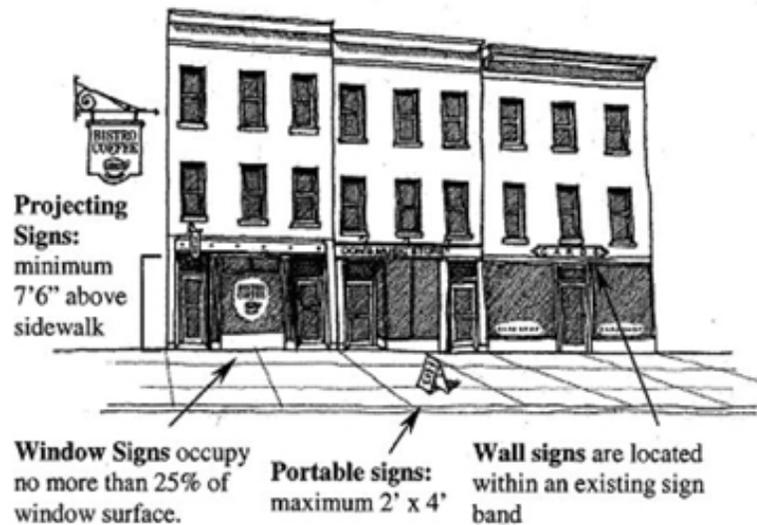
- (a) Awning and canopy signs. Awning and canopy signs are visual messages incorporated into the valance of these projections.
 - [1] Signs on awnings shall be restricted to the valance. The same generally is true for canopies, although it may be appropriate to locate letters above the top edge of some canopies.
 - [2] A maximum of eight-inch letters shall be provided on the valance.
 - [3] Copy shall be limited to the name of the establishment, the building number and possibly a small logo.
- (b) Freestanding signs. Freestanding signs are not attached to or part of any building but separate and permanently affixed in or upon the ground. Included are pole signs, pylon signs and monument signs. Freestanding signs are generally considered inappropriate for C-1 Districts.
- (c) Portable signs. Portable signs are designed to be movable. They are not structurally attached to the ground, a building, a structure or another sign. Portable signs include sidewalk signs, A-frame signs and menu and sandwichboard signs.
 - [1] Portable signs shall be a maximum of two feet wide and four feet tall.
 - [2] Portable signs shall be placed between the facade of the storefront to which they apply and the street. They shall not impede pedestrian or vehicular traffic.
 - [3] Portable signs shall not be attached to anything and shall be removed when the premise advertised is closed.
- (d) Projecting signs. Projecting signs extend horizontally more than nine inches from the face of a building. Projecting signs should be used to complement or replace the principal wall sign. Incorporating symbols or icons on projecting signs is

encouraged to add visual interest to the street.

- [1] On multistory buildings, projecting signs shall be located above storefront display windows and below second-story windowsills. On one-story buildings, projecting signs shall be located above storefront display windows and below the roofline.
 - [2] A projecting sign shall be mounted a minimum of seven feet, six inches above the sidewalk and shall extend from the building face a maximum of five feet or 1/3 the width of the sidewalk, whichever is less.
 - [3] The size and location of a projecting sign shall complement neighboring signs.
 - [4] The design of mounting hardware (such as poles, brackets, etc.) shall be considered as part of the overall sign design. It should be structurally and stylistically appropriate to the sign and the building.
- (e) Wall signs. Wall signs are painted on or attached flush to the outside wall of a building and extend a maximum of nine inches from the face of such wall.
- [1] Wall signs shall be located within a sign band when one exists.
 - [2] Where a sign band does not exist, wall signs shall be located between the top of first-floor openings and the second floor windowsills or below the roofline on a one-story building.
 - [3] In multiple-storefront buildings, signs of similar size, proportion and materials shall be used for each business. The color of individual signs should vary within a coordinated range.
 - [4] A wall sign may extend the width of the storefront but shall be a maximum of two feet, six inches high.
 - [5] Lettering on wall signs shall be a maximum of 18 inches high and occupy about 65% of the sign.
 - [6] Directory signs alongside a door which list upstairs businesses shall not exceed four square feet.
- (f) Window signs. Window signs are painted or affixed on glass or other window material, or displayed within the first four feet inside the storefront window. They should be used to provide more detailed or changeable information about the business such as the phone number, hours of operation or services offered. Window signs should complement the window display.
- [1] Window signs shall occupy as little as possible of the window, but no more than 25% of the window surface.
 - [2] Window signs should not obscure the display area.
 - [3] Small stenciled letters, addresses or logos should be used for window signs affixed to the glass. The color of the letters should contrast with the display background and complement the overall facade, the storefront and other signs for the business.
 - [4] Mounting hardware and equipment for signs hung in a window shall be concealed from view.
- (g) Sign lighting.

- [1] Individual lighting fixtures shall be selected so that the style and type of light is compatible with the sign, the building and the surroundings, and shall be positioned to provide even lighting.
 - [2] Lights that produce as white a light as possible are preferable, such as metal halide lights.
 - [3] To minimize light pollution, a shield, baffle or cut-off optics shall be used to keep lighting from projecting upwards.
 - [4] Internally illuminated box signs shall be prohibited.
 - [5] Lighting a sign with exposed outdoor sockets or bare spotlights shall be prohibited.
 - [6] Electrical conduits and transformers shall not be visible from the public right-of-way.
- (h) Sign maintenance.
- [1] Signs shall be maintained regularly.
 - [2] Unused sign elements such as boxes and supports shall be removed.

Figure 5. Signs



- G Drive-through banks and ATM windows. Drive-through banks and ATM windows shall be allowed as a special permitted use only in accordance with the following design standards, which are in addition to all sections of this chapter:
- (1) Drive-through structures shall be attached to the building.
 - (2) Drive-through windows and services shall be accessed only at the rear or side of the building.
 - (3) Queued traffic shall not interfere with on-site and off-site traffic and pedestrian flow.

§ 375-46.1. Property maintenance standards. [Added 9-17-2001 by L.L. No. 2-2001]

All buildings, lots, plots, or parcels of land located within a C-1 Zoning District shall be maintained in accordance with the following standards to safeguard the safety, health and welfare of the occupants and users thereof and to preserve, promote and protect the neighborhood quality and characteristics of the C-1 Zoning District:

- A. Exterior surfaces shall be maintained in good condition. Surfaces not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative.
- B. Exterior stairs, porches, entrance platforms, awnings and canopies, and the railings thereon, shall be maintained in a safe and sound condition.
- C. Exterior doors and windows shall be maintained in good, working order.
- D. Adequate sanitary facilities and methods shall be used for the collection, storage, handling, and disposal of garbage and refuse.
- E. Electrical fixtures, devices and systems shall be maintained in safe working condition.
- F. Vacant lots shall be kept in a neat condition and free of hazards, debris and overgrowth of vegetation.
- G. Steps, walks, driveways, and parking spaces shall be maintained to afford safe and convenient use and passage.
- H. Fences, walls and other minor construction shall be maintained in a safe, good, and sound condition.