

Design Guidelines

Purpose and Intent

The intent of this article is to provide minimum aesthetic standards for exterior architectural design for structures and buildings within the R-CD (Community Development Residential) zoning district. The ultimate goal of design guidelines is to direct physical and visual changes to create an architecturally and physically cohesive area of specified character. Design guidelines are meant to create a strong identity for the area as a distinctive place to shop, visit, work, and live. Design guidelines are a means of bringing together the interests of individual property owners and the general public to achieve mutual benefits.

Site Planning

The site plan, building design, and landscaping of new development should achieve a high quality appearance that will enhance and be compatible with the character of the surrounding area. Site planning and design of projects proposed should carefully address the potential undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns.

Minimum Buffer Requirements

In addition to required setbacks, all non-residential and/or multi-family property uses within the R-CD district which abut a single-family residential use shall provide a minimum six (6) foot wide and fifteen (15) foot high buffer to provide a visual screen.

Architectural Design

- (a) Architectural design should be compatible with the developing character of the neighboring area. Design compatibility includes complementary building style, form, size, color, materials, and detailing.
- (b) The designer should consider each of the following contexts as part of the design process:
 - 1. Size (the relationship of the project to its site);
 - 2. Scale (the relationship of the building to those around it);

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3. Setback (in relation to setback of immediate surroundings);
 4. Materials (their compatibility with the surrounding area); and
 5. Context (the overall relationship of the project to its surroundings).
- (c) Architectural embellishments that add visual interest to roofs, such as dormers, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.
- (d) Blank windowless walls are discouraged. Long or continuous wall planes should be avoided, particularly in pedestrian activity areas, where buildings should exhibit more detail and elements appropriate for close range pedestrian view. In cases where long or continuous wall planes cannot be avoided, they shall be designed to minimize visual monotony by using significant landscape massing.
- (e) Efforts to coordinate the height of buildings and adjacent structures are encouraged; this is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice, or parapet line to match that of an adjacent building.

BUILDING MATERIALS, FINISHES, AND COLORS

Required Design Standards for Construction of New Buildings

Requirements for Building Materials. All sides of a commercial building have an impact on its surroundings and should be treated with an architectural finish of primary materials (i.e., brick, vinyl siding and stone), unless other materials demonstrating equal or greater quality are used. Front facades shall be either

- a. Brick or Stone
- b. Vinyl Siding
- c. A combination of brick, stone, stucco, or vinyl siding

Side facades shall be consistent in material with the front façade. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) shall be used for decorative elements and trim only.

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Building Materials Prohibited. The use of metal panels or metal sheathing, highly reflective or mirror-like materials, and/or standard gray concrete block on the exterior walls of any building or structure shall be prohibited with the exception that such materials may be used if finished with a masonry veneer including, but not limited to brick or stucco. Exposed plywood or particle board shall be prohibited on any building or structure.

Changes in Material or Color. Piecemeal embellishment and frequent changes in material or color shall be avoided.

Colors. High-intensity colors, metallic colors, black, or fluorescent colors shall not be used. Building trim and accent areas may feature brighter colors, including primary colors, provided that the width of the trim shall not exceed two feet. Final determination of color shall be approved by the Zoning Administrator.

Foundation Walls. Exposed, unfinished foundation walls shall be prohibited on any building or structure.

Garbage Dumpsters. All garbage dumpsters and other similar areas devoted to the storage of waste materials shall be screened on three sides of said dumpster or area, with a minimum six-foot high solid wooden fence or a wall constructed of materials substantially similar in appearance to the building on site. In addition, said dumpsters shall be gated on the fourth side with a material that provides opaque screening.

Air Condition and HVAC Units. Air condition units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping on multi-family and non-residential properties.

Fences and Walls. The design of fences and walls shall be compatible with the architecture of the main building(s) and should use similar materials. All walls or fences 50 feet in length or longer, and four feet in height or taller, shall be designed to minimize visual monotony by using

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significant landscape massing. Chain link fencing is prohibited. Use of special fencing design or materials should be discussed in cases where site security is paramount.

Street Orientation. The front building façade of all principal buildings shall be oriented toward street fronts. On double frontage lots, the exposed side or rear of the building shall be covered by significant landscape massing.

Exterior Lighting

Definitions

1. **Direct light:** Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminary.
2. **Luminary:** A complete lighting system, including a lamp or lamps and a fixture. This term shall be interpreted broadly as applying to all outdoor electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices (permanently installed or portable), used for illumination or advertisement.
3. **Luminary, full cutoff:** Outdoor light fixtures shielded or constructed so that no direct light rays are emitted by the installed fixture at angles above the horizontal plane.

Purpose and Intent. These regulations are intended to reduce the problems created by improperly designed and installed outdoor lighting, eliminate problems of glare, and minimize light trespass, with regulations that avoid unnecessary direct light from shining onto abutting properties or streets.

Luminaries Creating Glare to be Redirected. Any luminary that is aimed, directed, or focused such as to cause direct light from the luminary to be directed toward residential buildings on adjacent or nearby land, or to create glare perceptible to persons operating motor vehicles on public ways, shall be redirected or its light output controlled as necessary to eliminate such conditions.

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Newly Installed Luminaries to Comply. For any commercial use, adjacent to a residential area, all luminaries, hereafter installed for outdoor lighting within the R-CD Zoning District shall be full cutoff luminaries, as defined by this section, or another luminary that does not emit any direct light above a horizontal plane through the lowest direct-light-emitting part of the luminary.

Prohibitions. The following types of outdoor lighting are prohibited: searchlights, for advertising purposes, and the use of laser source light, or any similar high intensity light, for advertising purposes.

Recommendations for Exterior Lighting. The following are exterior lighting recommendations consistent with the requirements as specified in this code.

- (a) Exterior lighting should be architecturally compatible with the building style, material, and colors.
- (b) Exterior lighting of the building and site should be designed so that the light source is shielded from direct offsite viewing. All outdoor light fixtures should be fully shielded or be designed or provided with light angle cut-offs, so as to eliminate up-lighting, spill light, and glare.
- (c) Excessive illumination of signage, building, or site is prohibited. Roof lighting, down-lighting washing the building walls, and illuminated awnings are all strongly discouraged.
- (d) Fixture mounting height should be appropriate for the project and the setting. The mounting height of fixtures in smaller parking lots or service areas should not exceed 20 feet, with lower mounting heights encouraged, particularly where adjacent to residential areas or other sensitive land uses. Use of low, bollard-type fixtures that are three to four feet in height, is encouraged as pedestrian area lighting.