Mechanicsville Commons
Design Guidelines

Prepared for the

Knoxville Community Development Corporation

by

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PITTSBURGH • PENNSYLVANIA

Revised March 2006

Residential Design Guidelines

Church Design Guidelines

Commercial Design Guidelines

Sign Guidelines and Examples

Residential Design Guidelines

The Updated Plan

Since the adoption of the original Mechanicsville Commons plan, there have been several changes that necessitate revisions which are reflected in the maps on the next three pages. There are several areas where additional changes may be anticipated.

A general recommendation for future development within Mechanicsville Commons is for developers to meet with KCDC and MPC Staff before architectural design begins for a pre-design conference. In order to be flexible and accommodate new development, the following plans and guidelines should be referenced:

Land Use Plan (page 2): This plan has been updated to show the change in the Parks and Open Space Plan; the designation of mixed use at the northern corners of University Avenue and College Street; the change from residential to office for the State Office Building; the residential lots owned by KCDC at Reynolds and Knoxville College Drive; and also to show the extension of mixed use office/residential in the area between Brandau Street and Western Avenue The last two areas would require MPCs use-on-review process prior to issuing a building permit so that the neighborhood will have an opportunity to see and make comments on proposed uses and buildings. See specific information below.

Guidelines for the northwest corner of Western Avenue and Knoxville College Drive: Five small, irregularly shaped lots are in this area, wedged between Brandau Street and Western Avenue. Several alternatives for the use of this land should be in keeping with the neighborhood plan.

- Office uses: with the construction of the new medical center across the street, an office building(s) which are complementary to the church and Mechanicsville Commons housing would be appropriate.
- Vertical mixed-use: office at ground-level with upstairs residential would also be appropriate.
- Low-density residential (a combination of single-family detached or duplex units) with designs based on existing Mechanicsville Commons architectural plans or that are found to be compatible to the other Mechanicsville Commons housing.
- Open space

If a design, other than one existing in the Mechanicsville Commons Guidelines is chosen, the following principles shall be adhered to in creating a structure.

Height: Not to exceed two and one-half stories

Setbacks/Build-to line: See TND-1 (Traditional Neighborhood Development) zoning provisions.

Residential: The design of houses should conform to the massing, siding, colors, doors, windows and related guidelines (pages 17–23).

Office or vertical office/residential mixed-use:
- Siding: cement fiberboard or brick to match the church
- Roof shape and materials: same as Mechanicsville Commons residential
- Windows and doors: same as Mechanicsville Commons residential
- Signs: shingle signs and column signs are appropriate (see sign dimensional requirements, pages 35-37)

Access, Parking, and Sidewalks: Access to the properties shall be via Brandau Street; no curb cuts shall be made along Western Ave. Shared parking, if agreeable to College Hill Seventh Day Adventist Church, can also be considered. If office or office-residential mixed-use is created, a sidewalk should be included along Knoxville College Dr. and Brandau St.

Landscaping: See requirements, pages 24, 25, 30, and 31

It is recommended that consolidation and closure of the former Brandau Street right-of-way (adjacent to College Hill Seventh Day Adventist Church) be vacated.

Parks and Open Space Plan (page 3): this revised plan addresses the fact that the park at the Southwest edge of the development (identified in the original 1998 plan) was never established. In order to recapture the loss of that open space, the following are recommended:

- Set aside the steep hillside (to the North of Brandau next to Knoxville College Drive) as a natural area. In doing so, it is recommended that the City, in conjunction with KCDC, sell Parcel #45, ID #: 094JF045 for development purposes with the proceeds to go toward the purchase of the remnant hillside lots left over following the realignment of Brandau Street.
- The former library site owned by Knox County and Knoxville College should be kept as open space.
- The open space in the center portion of the church green (previously proposed as a church site) has been dedicated as a City park. The design for the park is underway and landscaping will be added soon.

Building Types Plan (page 5): this plan has been updated to reflect the actual housing built within the neighborhood and to take into consideration the lots for housing remaining within the redevelopment boundary.

Guidelines for the corner of Knoxville College Drive and Reynolds Street: Currently there are three lots owned by the City of Knoxville fronting Knoxville College Drive. These were originally shown as single family houses and, because of the neighborhood association concern, it is important that units built on these lots “read” or have the appearance of single family houses. There are three types of units appropriate for these lots: single family detached, duplexes, or townhouses. No more than 50% of the structures built on these lots should be duplexes. Topography on this site is significant and needs to be assessed before architectural styles are determined.

If a design, other than one existing in the Mechanicsville Commons Guidelines is chosen (see pages 5–15), the following principles shall be adhered to in creating a structure:

Height: Not to exceed two and one-half stories

Setbacks/build-to line: See TND-1 (Traditional Neighborhood Development) zoning provisions

Residential: Design of houses should conform to the massing, siding, colors, doors, windows and related guidelines (pages 17–23)

Parking: To be provided from the alley. No curb cuts should be allowed along Knoxville College Drive. Sidewalks should be constructed along Knoxville College Drive

Landscaping: See requirements, pages 24, 25, 30, and 31

Other areas: should another area within the Mechanicsville Commons TND 1 zoning district be proposed for structures that are not already approved for the site, architectural plans shall be submitted to MPC for approval via the use on review process. The architectural plans shall be designed in keeping with the styles and features that are contained within these design guidelines. Additional features, such garages, signage, landscaping, walls and fences, should also be in keeping with the design guidelines.

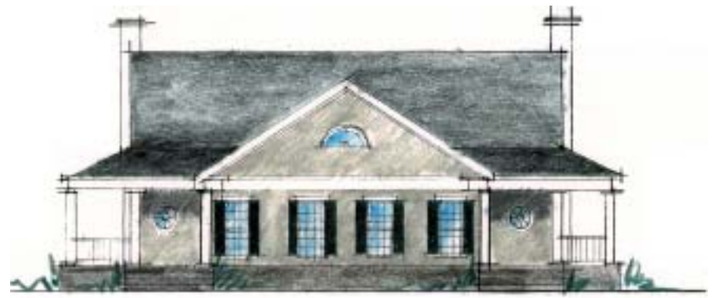
Sign Guidelines: Additionally, a section on sign types and sizes has been added for the benefit of commercial and office developments. See requirements, pages 35–37.

Note:
All of the Mechanicsville Commons Architectural Styles may be used anywhere in the plan. Houses with the same type and front facade cannot be repeated within six adjacent lots of each other. The Victorian and Craftsman Styles should be the predominant architectural styles of Mechanicsville Commons. Colonial Revival cannot be repeated within five adjacent lots of the same style.

Craftsman Front Elevation

Craftsman Side Elevation

First Floor Plan



Colonial Revival Front Elevation A

Colonial Revival Front Elevation B

Colonial Revival Side Elevation

Note:
House types illustrated were developed in a working session in Knoxville on 16 and 17 February 1999. Although they will be modified as refinements are made, all revisions will maintain the architectural character represented above and on the following pages.

For Approved Color Palette possibilities for Mechanicsville Commons, see page 23.

Victorian Elevation

Colonial Revival Elevation

First Floor Plan

Second Floor Plan

Colonial Revival
Front Elevation

Second Floor Plan

Victorian
Front Elevation

Colonial Revival
Side Elevation

First Floor Plan

Victorian
Side Elevation

Craftsman
Front Elevation

Second Floor Plan

Victorian
Front Elevation

Craftsman
Side Elevation

First Floor Plan

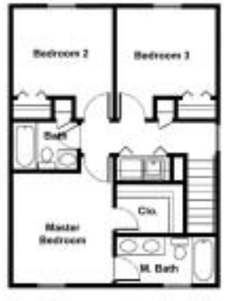
Victorian
Side Elevation

Craftsman
Front Elevation

Victorian
Front Elevation

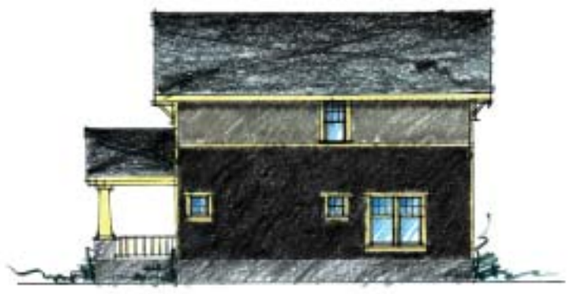
First Floor Plan

Craftsman
Front Elevation



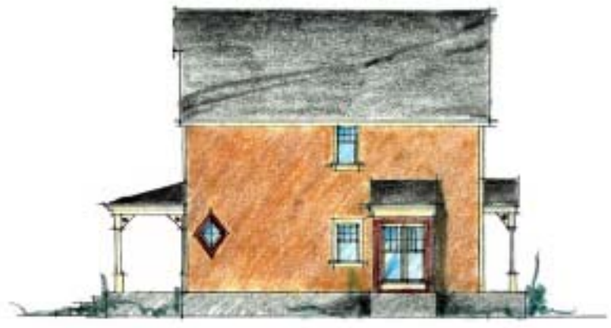
Second Floor Plan

Victorian
Front Elevation



Craftsman
Side Elevation

First Floor Plan



Victorian
Side Elevation

Victorian Elevation

Craftsman Elevation

First Floor Plan

Second Floor Plan

Victorian
Front Elevation A

Victorian
Side Elevation A

Second Floor Plan

Craftsman
Front Elevation A

Craftsman
Side Elevation A

Victorian
Front Elevation B

First Floor Plan

Craftsman
Front Elevation B

Victorian
Front Elevation

Colonial Revival
Front Elevation

Craftsman
Front Elevation

Basement Plan

Alternative Basement Plan

First Floor Plan

Second Floor Plan

Craftsman
Front Elevation A

Colonial Revival
Front Elevation B

Craftsman
Front Elevation C

Basement Plan

Alternative Basement Plan

First Floor Plan

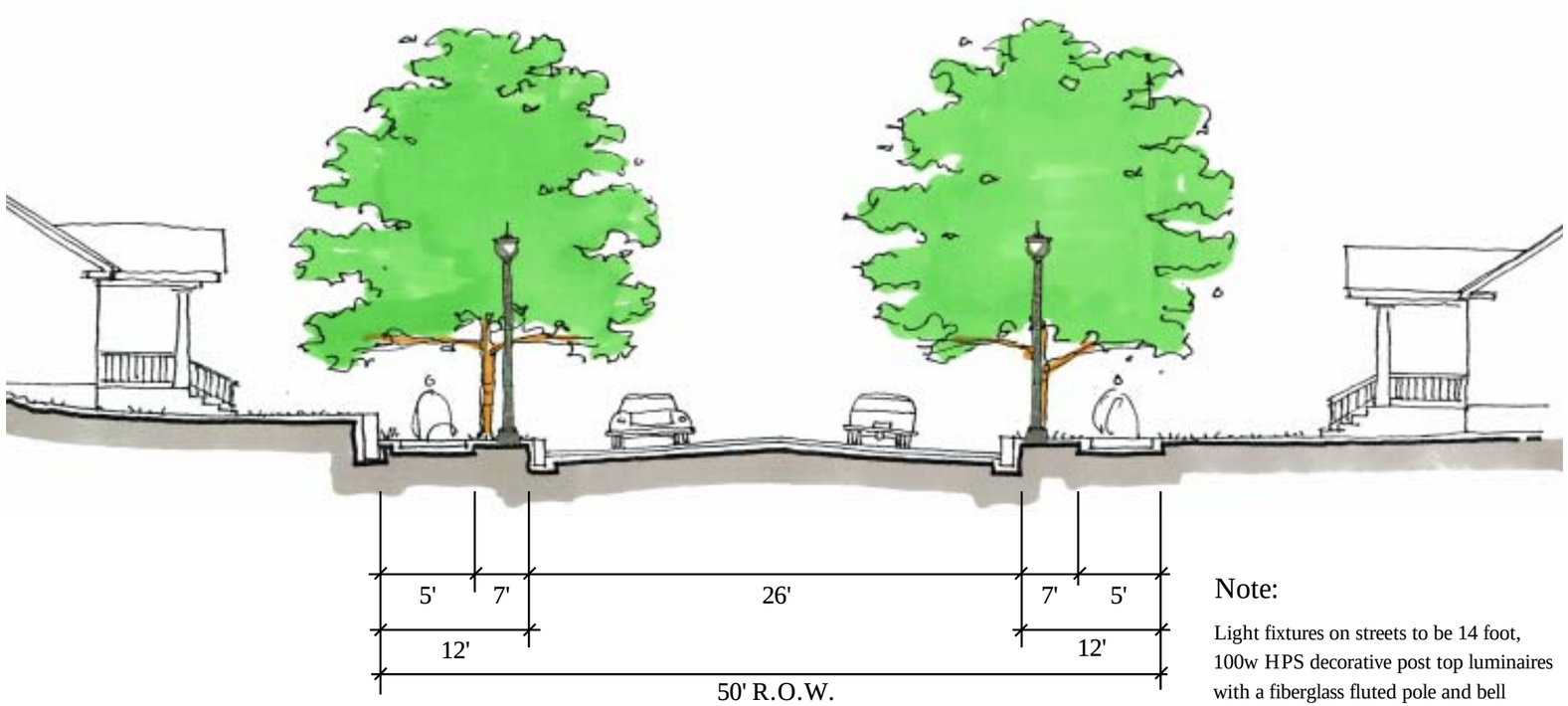
Second Floor Plan

Colonial Revival
Front Elevation A

Colonial Revival
Front Elevation B

First Floor Plan

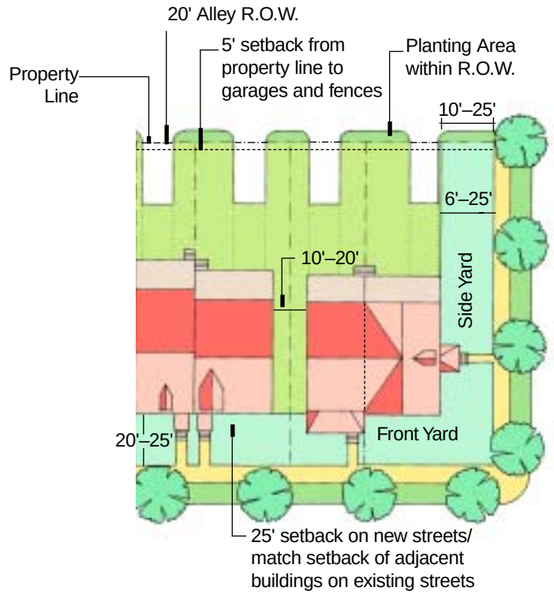
Second Floor Plan



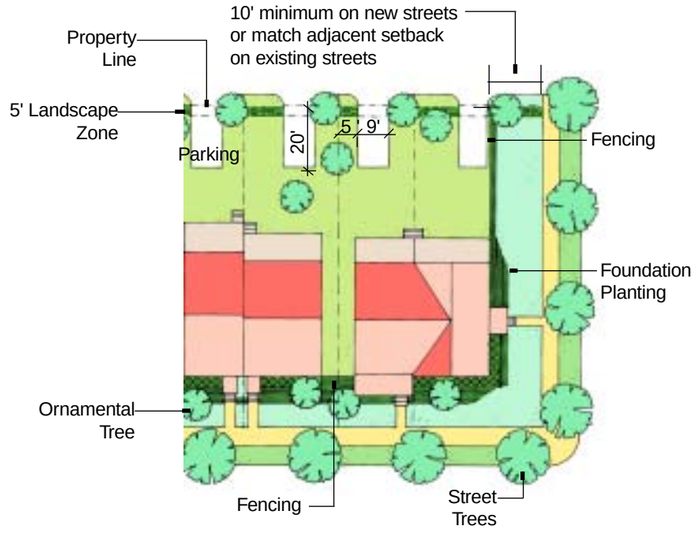
Note:

Light fixtures on streets to be 14 foot, 100w HPS decorative post top luminaires with a fiberglass fluted pole and bell shroud.

Light Fixtures on alleys to be 20 foot, 100w HPS decorative post top luminaires with a steel smooth pole.



Placing the House on the Lot



Landscaping

55- to 70-foot Duplex Lots (Rear Access Drives)

Duplex lots with rear driveway access are typically 55 to 70 feet wide by 100 plus feet deep.

Front Facade Setback There should be a 20 to 25 foot setback from the front property line.

Side Yard Setback For corner conditions, the side yard setback ranges from 10 to 25 feet. The distance between series of duplex units within a block should be no less than 10 feet nor greater than 20 feet.

Chimneys, Bay Windows and Small Wings (less than 30% of the main body depth) may project up to 24 inches into the front or side yard. The minimum distance between series of duplexes should still be 10 feet.

Alley Setback No ancillary structures should be built within a 5 foot setback from the alley right-of-way.

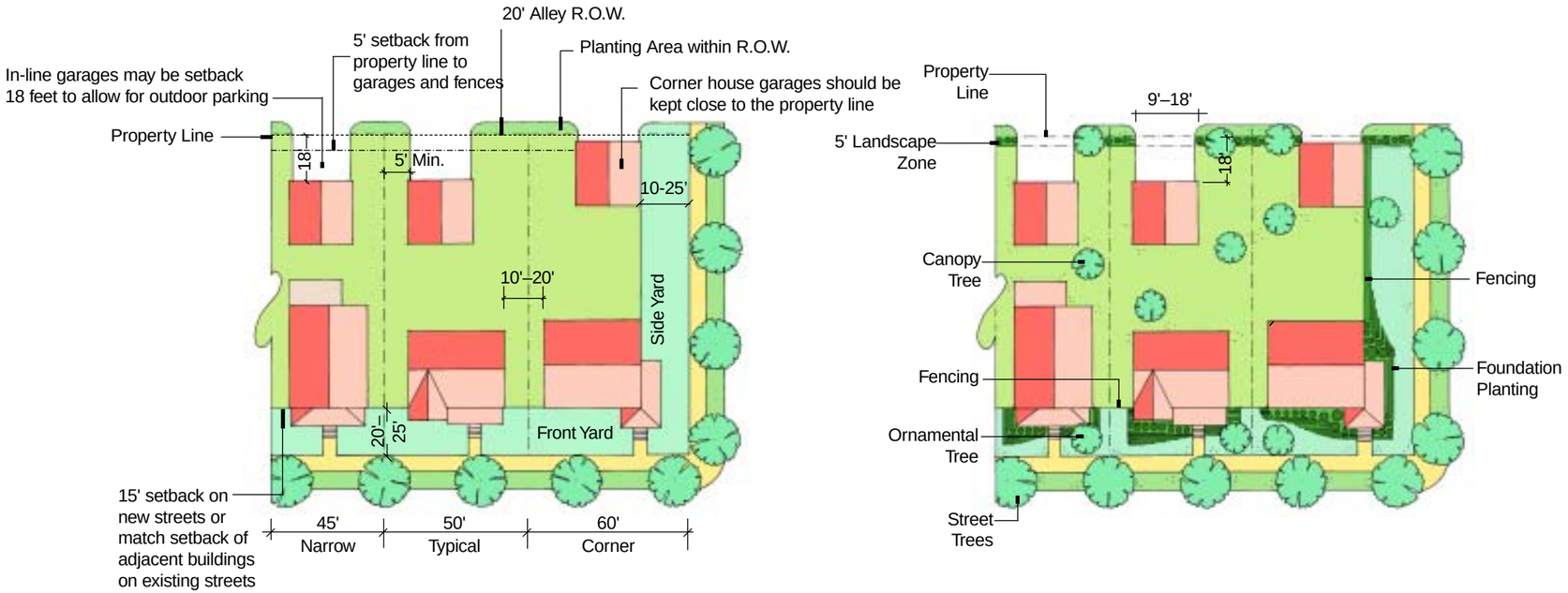
Front Drives are not permitted on streets with alleys, except where topography makes alley access impractical.

Porches may extend into the front or side yards. They should be 6 to 8 feet deep from the face of the building to the centerline of the column.

Parking Units may have either a paved parking pad off of the alley or a garage in the basement with access from a paved drive off of the alley.

Landscaping In addition to the general landscape guidelines, one small ornamental tree is encouraged in the front yard; a minimum of one large ornamental or canopy tree is encouraged elsewhere on the lot. Avoid lawn areas that exceed fifty percent of the total lot area. In the 5 foot landscape zone adjacent to the rear property line there should be planted a minimum of one ornamental tree and three shrubs selected from the List of Approved Plants on page 22.

Fences provide delineation between public and private space and are strongly recommended on corner lots to screen the back yards and also between houses to screen views into side yards. These fences shall abut the house within 24 inches of the corner.



Placing the House on the Lot

Landscaping

45- to 60-foot Single Family Lots (Rear Access Drives)

Single family house lots are typically 45 to 60 feet wide by 100 plus feet deep.

Front Yard Setback For new construction, there should be a 20-25 foot setback from the front property line.

Side Yard Setback For corner conditions, the side yard setback ranges between 10 and 25 feet. The distance between houses within a block should be no less than 10 nor greater than 20 feet.

Chimneys, Bay Windows and Small Wings (less than 30% of the main body depth) may project up to 24 inches into the front or side yard. The minimum distance between series of houses should be 10 feet.

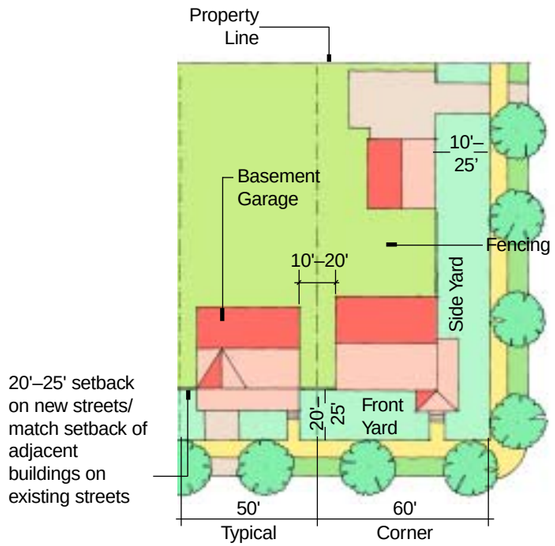
Alley Setback No ancillary structures should be built within a 5 foot setback from the alley right-of-way.

Parking Houses should have either a paved parking pad off of the alley (with or without a detached garage) or an attached, rear accessed garage. Although not preferable, corner houses may have a drive directly off the street.

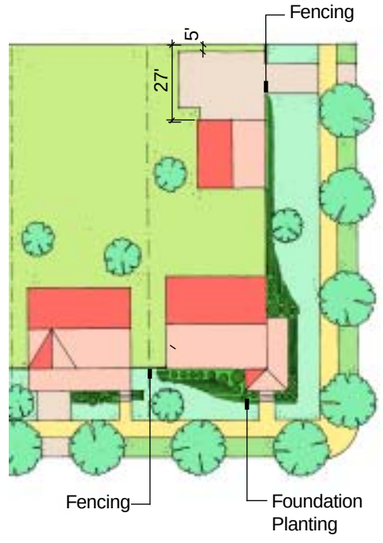
Porches may extend into the front or side yards. They should be 6 to 8 feet deep from the face of the building to the centerline of the column. Wrap-around porches are encouraged on corner houses.

Landscaping In addition to the general landscape guidelines, one small ornamental tree shall be planted in the front yard; a minimum of one large ornamental or canopy tree shall be planted elsewhere on the lot. In the 5 foot landscape zone adjacent to the rear property line there should be planted a minimum of one ornamental tree and three shrubs selected from the List of Approved Plants on page 22.

Fences provide delineation between public and private space and are strongly recommended on corner lots to screen the back yards and also between houses to screen views into side yards. These fences shall be within 24 inches of the corner of the house.



Placing the House on the Lot



Landscaping

50- to 60-foot Alternate Single Family Lots (Front Access Drives)

Single-family house lots are typically 50 to 60 feet wide by 100 plus feet deep.

Front Yard Setback For new construction, there should be an 20-25 foot setback from the front property line allowing a car to park in front of the garage.

Side Yard Setback For corner conditions, the side yard setback is 10-25 feet. The distance between houses within a block should be no less than 10 feet nor greater than 20 feet.

Chimneys, Bay Windows and Small Wings (less than 30% of the main body depth) may project up to 24 inches into the front or side yard. The minimum distance between series of houses should still be 10 feet.

Garages An internal garage with access from the street is permitted if it can be recessed under and behind the porch. To help minimize their appearance and provide screening for the meters and trash, garage doors should be recessed a minimum of 4 feet behind the front facade. The house type which has an internal garage facing the street can therefore only be used on lots which have appropriate sloping topography.

Porches may extend into the front or side yards. They should be 6 to 8 feet deep from the face of the building to the centerline of the column. Wrap-around porches are encouraged on corner houses.

Landscaping In addition to the general landscape guidelines, one small ornamental tree shall be planted in the front yard; a minimum of one large ornamental or canopy tree shall be planted elsewhere on the lot.

Fences provide delineation between public and private space and are strongly recommended on corner lots to screen the back yards and also between houses to screen views into side yards. These fences shall abut the house within 24 inches of the corner.

Basic Craftsman Massing

The basic volume is a simple rectangular form with either a gabled or hipped roof. The long axis can be either perpendicular or parallel to the street. Complex house forms are composed of two or more simple volumes with the same roof forms, ie., irregular or asymmetric forms are not used.

Roof pitches are either 6 in 12 or 8 in 12, except for special gabled fronts which can use a steeper roof pitch. Wide central dormers on the front facades of hipped roof houses are encouraged.

Combinations

The main body of the house may be combined with smaller side wings, porches and garages to create complex forms and larger living spaces. The architectural character of the attached parts should match that of the Main Body.

Foundation

A continuous 18” or taller brick skirt is required around the Main Body of the house, wings, porches, and garages. Height of the skirt must be consistent around the house.

Basic Victorian Massing

The basic massing is either a simple rectangular box with a porch added for character or an asymmetrical volume with a narrow gabled end volume perpendicular to the street. The style also has a “front facing gable” massing with an integral front porch. Overhangs on “front facing gables” shall have tight rakes. The Main Body of the Victorian house typically has a roof pitch of between 6 in 12 and 8 in 12. Perpendicular wings are typically constructed of narrow width structures with steep roof forms of 12 in 12 to 16 in 12. Steep roof pitches are also typical for dormers.

Combinations

The Main Body of the house may be combined with add-on elements to create a larger living space. The architectural character of all appendages should follow the Victorian guidelines.

Foundation

A continuous 18” or taller brick skirt is required around the Main Body of the house, wings, porches, and garages. Height of the skirt must be consistent around the house.

Basic Colonial Revival Massing

The basic Colonial Revival form is a 24' to 40' wide rectangular solid oriented parallel to the street. Both gabled and hipped roof forms are common with pitches ranging from 8 in 12 to 10 in 12. Roof forms with numerous parts are not recommended.

Combinations

The Main Body of the house may be combined with smaller side wings, porches, and garages to create complex forms and larger living spaces. The architectural character of the appendages should match that of the Main Body of the house. Small dormers with gabled or arched roofs are encouraged to provide light to half story and attic spaces. Hipped roofed dormers are not permitted.

Foundation

A continuous 18” or taller brick skirt is required around the Main Body of the house, wings, porches, and garages. Height of the skirt must be consistent around the house.

Standard Craftsman Windows

Standard windows are 6 over 1 or 8 over 1, typically paired or tripled. Fanciful shaped trim is encouraged. A second floor window canopy at the front gable and bracketed window boxes are common elements.

Dormer Windows

Dormer windows may be paired or tripled and should conform to the formula H=1.93W. Transoms are recommended with paired windows.

Special Windows

Special windows such as the “little window” provide a central feature or a contrast in scale.

Doors

Doors are typically paneled wood and appear with or without glazing. Door trim should match the window trim.

Standard Victorian Windows

Windows are vertical in proportion with narrow widths between 2 feet and 3 feet 6 inches. Divided light appearance are typically 2 over 1, 2 over 2, 6 over 1, or 8 over 1. 1 over 1 lights are not permitted. Window proportions should be 2:1 on the ground floor and 1.75:1 on the second floor.

Dormer Windows

Dormer windows may be single or paired and should conform to the formula H=1.93W. Transoms are recommended with paired windows.

Special Windows

Special windows include ellipses, hexagons, squares, bays, and single windows on both sides of a corner. Bay windows should have a solid base which extends to the ground.

Doors

Doors are typically paneled wood and appear with or without glazing. Double doors are common and are often paired with sidelights and transoms.

Standard Colonial Revival Windows

The typical window shall be a double hung sash with a 6, 8, 9 or 12 pane divided light appearance. Single pane lower sash appearance is acceptable. Colonial Revival windows should have a ratio of 1.9:1 on the ground floor and 1.66:1 on the second floor.

Dormer Windows

Dormer windows are typically 4 inches narrower than those used on the facade and should conform to the formula H=1.66W.

Special Windows

Special windows include round tops, doubles, triples, and bays. Bay windows should have angles from 45 degrees to 60 degrees and should extend to the ground.

Doors

Doors are typically paneled wood and appear with or without glazing.

Material List for All Styles

Shutters: Vinyl

Siding: A sustainable material such as Hard-i-plank is suggested. However, it requires painting approximately every five years. Vinyl siding with beveled or shiplap profile is also permitted.

Roofing: Asphalt or fiberglass shingles, preferably with a heavy profile to mimic slate.

Windows: Energy efficient vinyl or aluminum.

Trim: B and better pine preferred, vinyl kits acceptable. Wood or polymer millwork for built-up sections. Polymer historic reproductions are also permitted. Wood wrapped in aluminum coil stock also acceptable.

Soffits and porch ceilings: Gypsum Wall Board or beaded vinyl (continuous perforated soffit material not permitted).

Gutters: Ogee prefinished aluminum.

Downspouts: Rectangular prefinished aluminum.

Foundations: Common brick, stucco or parging is acceptable.

Columns: Wood, fiberglass or composite

Railings: Milled wood top and bottom rails with straight or turned balusters painted.

Chimneys: Common brick or stucco.

3' to 4' Fences: Prefinished metal or wood picket(chain link is prohibited).

6' Fences: Painted or stained treated wood or metal (chain link fencing prohibited).

General Color List for All Styles

The first three approved color palette combinations based on historic neighborhood precedents are illustrated on the following page. Additional color palettes will be submitted for MPC staff level review and approval as required.

Brick: Red family.

Siding: Colors to be selected from the historic precedents.

Roofing: A variety of roofing colors in the medium to dark grey/slate grey range are acceptable. Blue, white, light grey, and tan and their variations are excluded.

Windows: Sashes and frames to be white.

Doors: Approved door color.

Trim: All window, door, corner, eave trim, and columns to be an approved trim color.

Soffit: White or an approved accent color.

Gutters: White or an approved accent color.

Downspouts: White or an approved accent color.

Shutters: An approved trim/accent color.

3' to 4' Fences: Prefinished metal fencing to be black or a very dark color. Wood picket fence to be white.

6' Fences: Very dark green.

Craftsman Color Palette

Body Color: Cracker Bitz 317-5

Trim Color: Heavy Cream 314-2

Door Color: Bread Basket 317-6

Victorian Color Palette

Body Color: Baritone 454-5

Trim Color: Heavy Cream 314-2

Door/Accent Color: Barn Door 433-6

Victorian Color Palette

Body Color: Barn Door 433-6

Accent Color: Golden Ecru 316-4

Trim Color: Delicate White 518-1

Door/Accent Color: American Anthem 451-4

List of Preferred Plants

All plants listed are hardy in this region

Street Trees

White Ash*
October Glory Red Maple
Red Sunset Red Maple
Swamp White Oak*
Pin Oak *
Village Green Zelkova
Celebration Maple
Homestead Elm

Park/Public Open Space Trees

Sourwood*
Sugar Maple *
American Sweet Gum *
Red Maple *
American Beech *
Tulip Poplar *
Black Gum*

Ornamental/Flowering Trees

Yoshino Cherry
Shadblow Serviceberry *
Pink Flowering Dogwood
White Flowering Dogwood*
Milky Way Dogwood
Goldenraintree
Redbud*
Yellowwood*
Fringe Tree*

Evergreen Trees

Canadian Hemlock*
Eastern White Pine *

Groundcovers

Aaronsbeard*
English Ivy
Royal Beauty Cotoneaster
Purpleleaf Wintercreeper
Pachysandra
Blue Pacific Juniper
Bar Harbour Juniper
Liriope

Evergreen Shrubs

Kurume Azaleas
Glen Dale Hybrid Azaleas
G.G. Gerbing Azalea
Boxwood
Manhattan Euonymus
Foster Holly
Japanese Holly
Burford Holly
Inkberry*
Japanese Andromeda
Mugo Pine
Album Elegan Rhododendron
English Roseum Rhododendron
Chionoidis Rhododendron
Wilson Rhododendron
PJM Rhododendron
Hicks Yew
Pfitzer Juniper
Andorra Juniper

Deciduous Shrubs

Edward Goucher Abelia
Carolina Allspice*
Crimson Pygmy Barberry
Oakleaf Hydrangea*
Kelsey's Dogwood
Red Osier Dogwood
Dwarf Burningbush
Ann Magnolia
Northern Bayberry *
Maries Doublefile Viburnum
Leatherleaf Viburnum
Spiraea

Perennials

Daylilly
Coneflower
Black-eyed Susie
Shasta Daisy
Iris

* Native plant

Landscaping Requirements

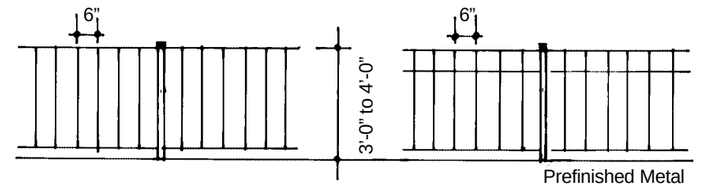
As a minimum requirement, all new residential structures should have seeded lawns around the entire house and foundation plantings along their front facades. Landscape plantings and treatment help to define the mood for the residence as well as that of the entire neighborhood. While landscaping generally enhances property, it also has a functional purpose of providing privacy and possibly shading. Several factors should be considered when designing with plants:

- *The physical environment* including soil conditions, available sunlight, available rainfall, seasonal temperature range, and wind exposure of the site.
- *Design composition* including the direction of movement, framing vistas, and moderating the environment of the site.
- *Character of chosen plants* including the height, mass, silhouette (rounded, pyramidal, spreading), texture (fine, medium, coarse), color, seasonal interest (flowers, fruit, fall color), and growth habits (fast or slow).

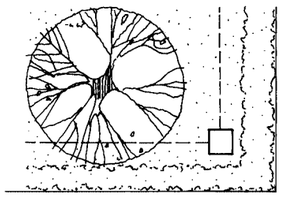
Whenever possible, plant materials that are native to eastern Tennessee are encouraged for use on individual house lots. Native plants generally require less extensive maintenance and help create the character of place that is unique to this region. Native plants will be used extensively in parks and public open spaces, where there is sufficient room to plant them as they would naturally occur - in a *plant community*. Native canopy trees (beech, maple, etc.) can be under planted with native sub-canopy species (dogwood, serviceberry, etc.) or native shrubs (mountain laurel, spice bush, etc.) to help create a naturalistic appearance.

Fencing

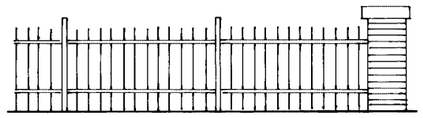
- Front and Side Yard Fencing is recommended primarily on corner lots adjacent to the sidewalk. These fences shall be a transparent style with metal or wood pickets not to exceed 36 to 42 inches in height. Front and side yard fences shall be located 12 to 24 inches from the sidewalk with grass, a hardy ground cover, or a low hedge planted between.
- Front Yard/ Back Yard Fencing is permitted to extend between a building and an alley or garage and between adjacent buildings. These fences shall be a transparent style with pickets 36 to 48 inches in height. Low hedges may be planted to the street side of these fences to soften their appearance.
- Screening (Privacy Fencing) should be opaque to a minimum height of 48 inches with 24 inches of transparent fencing (lattice) above. Privacy fencing should be stained or painted a very dark color to blend in with the surrounding landscape.



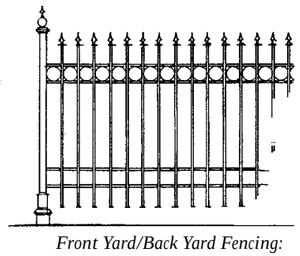
Front Yard/Side Yard Fencing



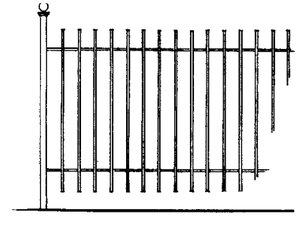
Corner Condition



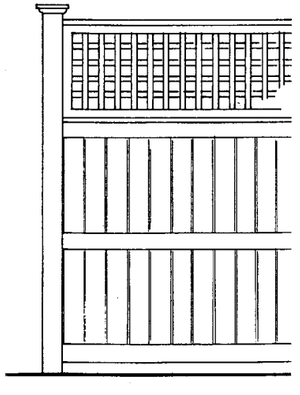
Front Yard/Side Yard Fencing



Front Yard/Back Yard Fencing: Ornate Iron Fence



Front Yard/Back Yard Fencing: Simple Iron Fence



Screening (privacy fence)

Accessibility and Visitability

Great care should be taken to eliminate physical barriers in the neighborhood such as the slopes and their associated steps. Steep sites should be regraded to eliminate abrupt grade changes. Outdoor stairs in the public right-of-ways are discouraged. Buildings open to the public will be entered at grade and will be characterized by barrier-free design.

Achieving a visitability standard across the neighborhood is an additional goal of these Design Guidelines. In all cases, at least one entrance to a home should be at grade, approached by a paved accessible route. All interior passage doors should be a minimum of 2'-10" wide and all units should have a first floor bathroom.

Designers should refer to the following resources when designing for accessibility: The Architectural Barriers Act (1968), Section 504 of the Rehabilitation Act (1973), The Fair Housing Act of 1968 (as Amended), The Americans with Disabilities Act (1990), ANSI and UFAS, and all applicable district and local codes. When national standards differ from each other or from the local codes, the more stringent requirement should be followed.

Mobility Impaired Ramps

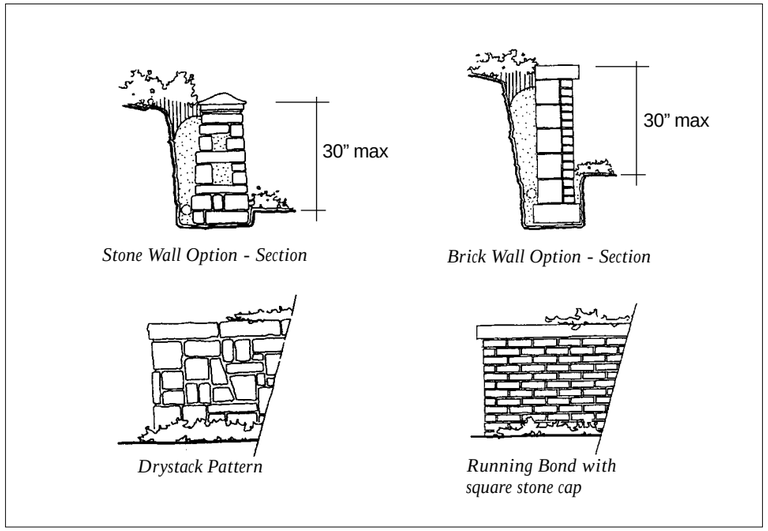
Mobility impaired access ramps will be required on some houses in Mechanicsville Commons. Whenever possible, these ramps should be attached to the back or side of the residence. An accessible surface parking pad should be located adjacent to the ramp. Ramps that are designed or placed in such a way that they announce that the resident is disabled represent a subtle form of discrimination and should be avoided.

Side ramps will be visible from the street and should incorporate the same architectural vocabulary as front porches. Two sets of rails should be provided - a grab rail parallel to the ramp to assist the user, and a level handrail to relate the addition to its context.

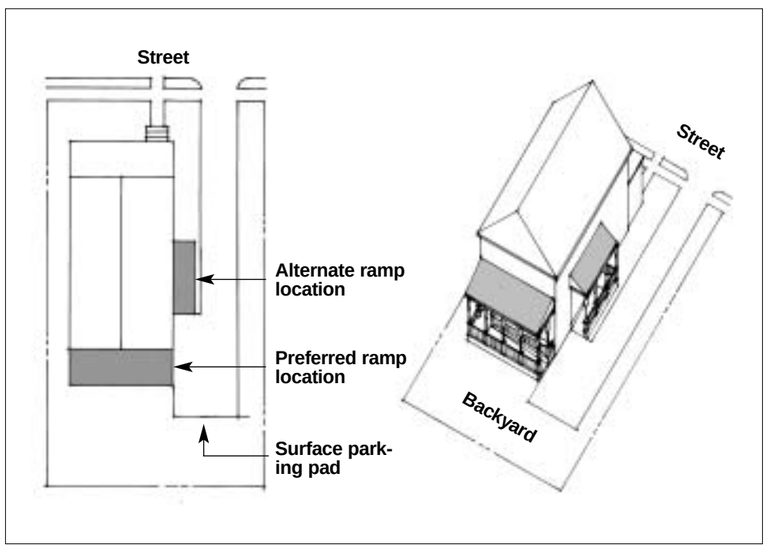
Porch standards will be relaxed for ramps that are attached to the back of the house. Columns, handrails and trim for these ramps may be constructed of nominal sized lumber.

Walls and Steps

Walls and steps can be used to change grade quickly and therefore minimize tree clearing. Walls can also be used to separate spaces and bring an architectural element into the landscape. When used along public streets, walls should hug the sidewalk and not exceed 30 inches in height. Site walls should also be 30 inches or less which may require terracing. Although stone is the historic and preferred material, split-face concrete block retaining wall systems are also permitted. A 6-foot concrete curb with up to a 30-inch berm at the sidewalk is also permitted.



Illustrative Retaining Wall Sections



Illustrative Ramp Additions

Residential Lighting

Residential lighting outside the public right-of-way shall be the minimum required to provide at least some illumination on all walks and porches. Decorative, dark colored lamp posts, compatible with the architecture of the house, are encouraged on single family lots. Similar porch lights or wall lanterns are encouraged on all buildings.

Pavement Surfaces

This Pattern Book encourages minimizing the use of paved areas. However, where needed, all paved surfaces on private property shall be constructed to minimize their visual impact. Although red paving brick is the historic and preferred material, private drives, parking pads and sidewalks can also be concrete. Decorative brick edging adjacent to concrete surfaces is encouraged.

Garages, Ancillary Structures and Mechanical Units

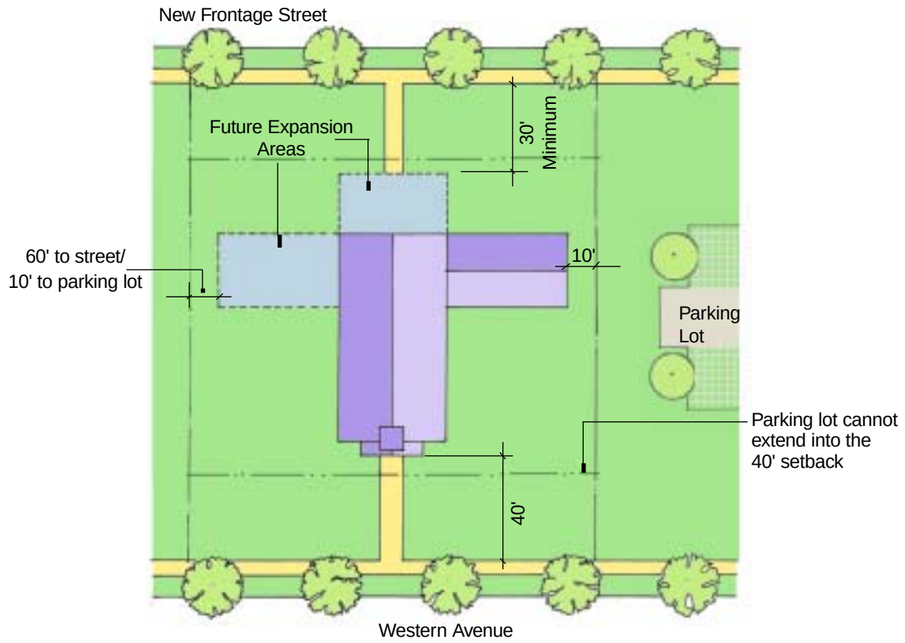
One or two car detached garages are permitted behind all for sale units. Rental units may have garages only if the unit is located on a corner lot. Ancillary structures, such as garages or trash enclosures, are to be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls or a combination of these elements. Trash enclosures and screening should be forest (very dark) green to blend in with the landscape and surrounding environment. Air conditioning units and other mechanical equipment should also be screened from public view using similar methods.

Maintenance

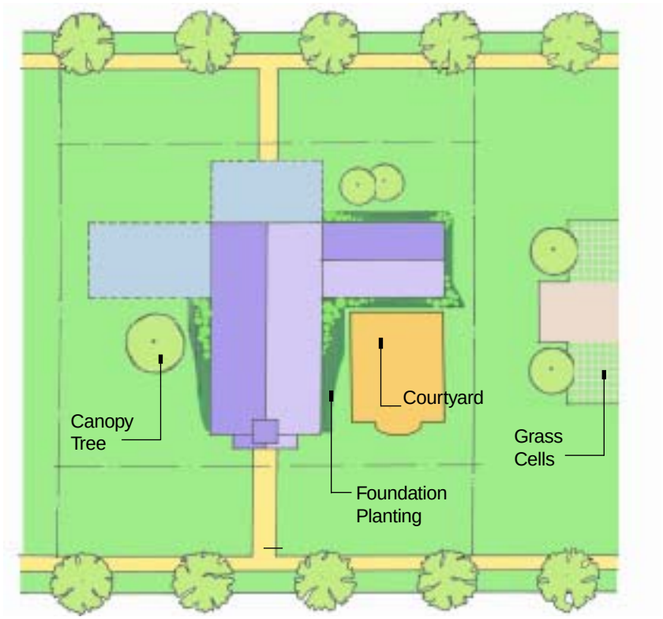
Ease of maintenance and material appropriateness and longevity must be considered when developing landscape plans for individual lots. Landscape materials must look attractive when initially installed as well as in the future. Proper maintenance practices include adequate watering, weeding, fertilizing, edging, pruning, pest control and removal of diseased, dead, or damaged materials. Clues for plant selection, hardiness and drainage can be taken from the natural environment. Careful planning up front will ensure a healthy and easily maintained landscape for years to come.

These Design Guidelines encourage the elimination of artificial pesticides and irrigation through alternative measures to decrease surface runoff and sewage issues. Natural methods for pest control are also encouraged.

Church Design Guidelines



Placing the Church on the Commons



Landscaping

Churches in the Neighborhood Commons

Essential elements include:

A. Two-story appearance with a gable end and steeple facing the most heavily trafficked bordering street.
B. Engaged tower and steeple - often with either an open or closed portico.
C. An orderly relationship between windows, porches, and roof forms.
D. Two-story, often arched, windows in two-story volumes. Stacked double-hung windows in two-story buildings.
E. Simple Georgian or Classical style trim with or without shutters.

Church sites will be sized to accommodate the building footprint and future expansion plans. Adjacent open space and parking lots will become part of the Mechanicsville Commons.

Western Avenue Setback There shall be a 40 foot setback to the building from the Western Avenue right-of-way.

Shea Street Setback There shall be a 60 foot setback from the Shea Street right-of-way.

Frontage Street Setback There shall be a minimum 30 foot setback from the right-of-way along the new frontage street.

Side Yard Setback There shall be a 10 foot setback from the side yard property line. The minimum distance between churches and /or commercial buildings shall be 200 feet.

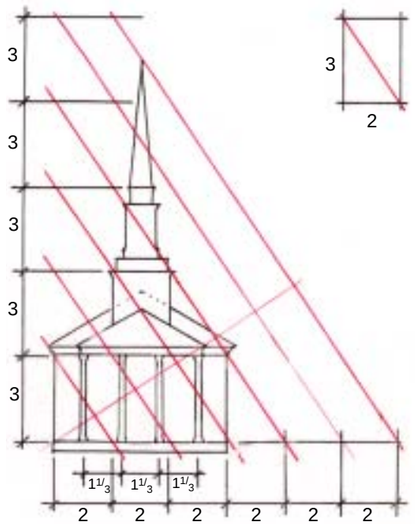
Parking Parking lots shall be located between church sanctuaries and behind the 40' building setback in the Commons. Since the goal is to “design a park, not a parking lot”, parking areas should disappear into the landscape. Green paving treatments such as grass cell shall be used in place of fencing and screening. The number of spaces provided shall be the minimum necessary to meet the TND ordinance requirements.

Porticoes and Steeples may extend into the front or side yard setback. Porticoes should be 6 to 8 feet deep from the face of the building to the centerline of the column/pilaster.

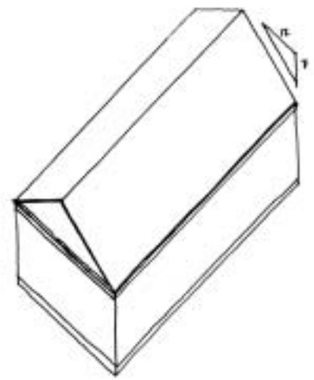
Landscaping In addition to the general landscape guidelines, small ornamental trees are encouraged around the building; a minimum of one large ornamental or canopy tree shall be planted elsewhere on the property.

Fences will be provided in the Commons as part of the open space design.

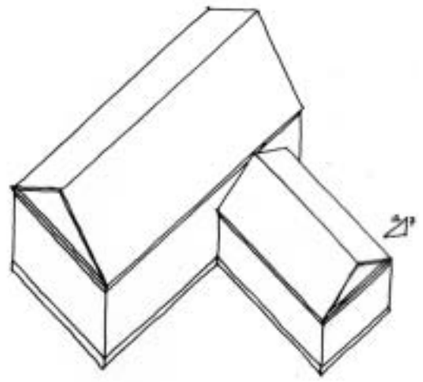
Orientation All buildings in the Commons shall have a dual orientation to both Western Avenue and the new frontage street. Under no circumstance shall the back of any building face Western Avenue.



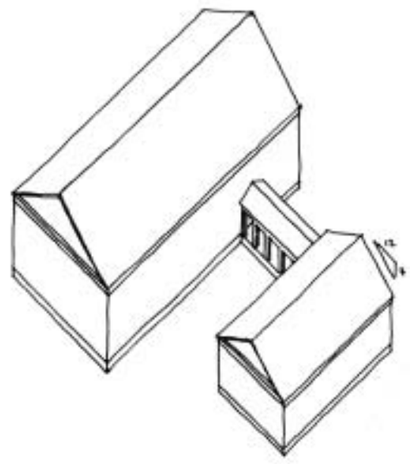
Proportion Diagram

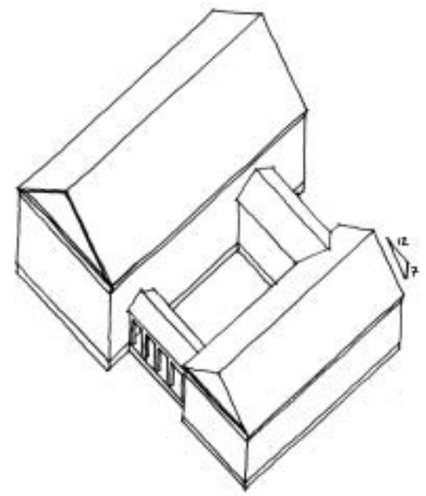


Basic Massing is a simple 2 story box with a gable end



Side wing combinations





Building Massing

The basic Mechanicsville Commons church form is a 32' to 44' wide two-story rectangular solid oriented perpendicular to the main street. Gabled roof forms are required with pitches ranging form 7 in 12 to 10 in 12. Roof forms with numerous parts are not recommended.

Steeple Massing

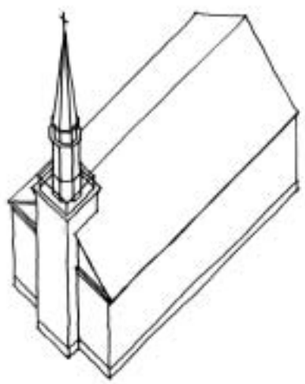
Steeples are a standard element on churches from the early 1900s. Each new church in Mechanicsville shall have either a center or corner steeple facing Western Avenue. Since the steeple defines the scale of the church, the larger the steeple the better. Steeples should have a three part massing that includes a base, middle and spire.

Combinations

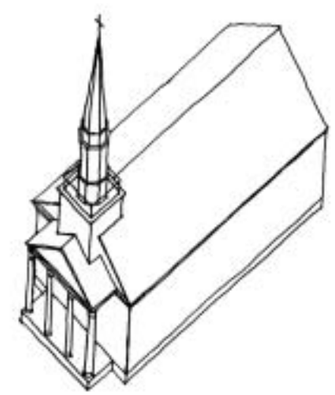
The Main Body of the church may be combined with smaller side wings, porticos, and log-gias to create complex forms and larger buildings. The architectural character of the appendages should match that of the Main Body of the church.

Base

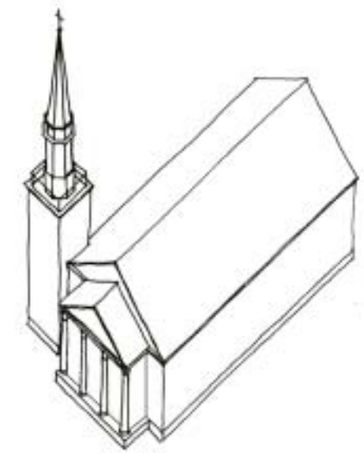
A continuous 18" or taller brick skirt with a precast watercourse is encouraged around the Main Body of the sanctuary, wings, and porches.



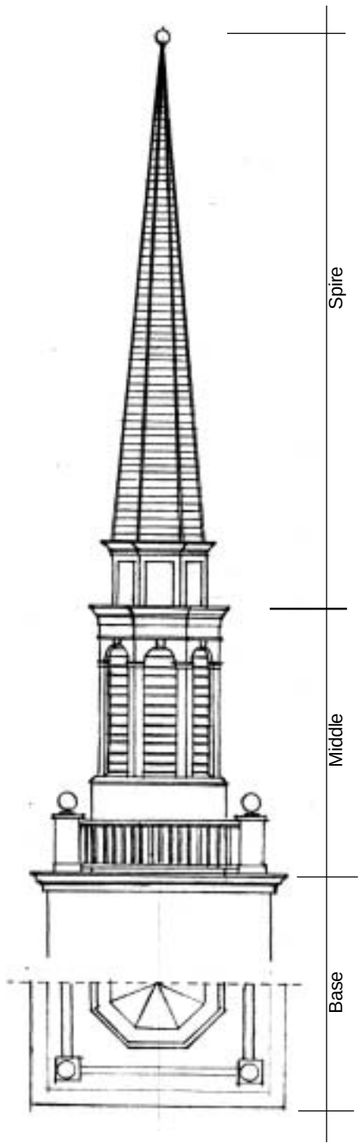
Basic Massing with engaged center steeple



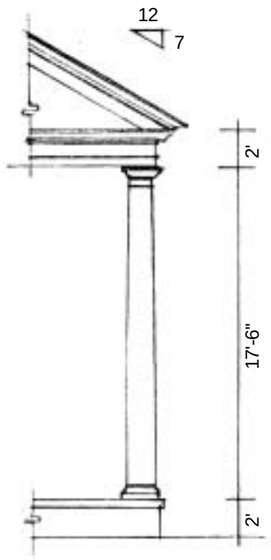
Basic Massing with engaged center steeple and open portico



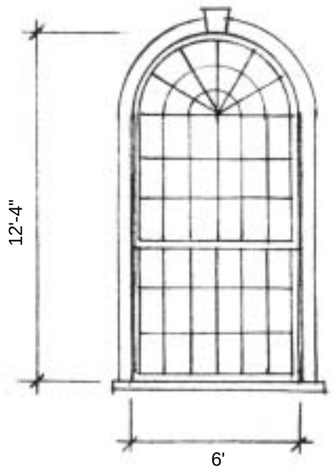
Basic Massing with engaged corner steeple and closed portico



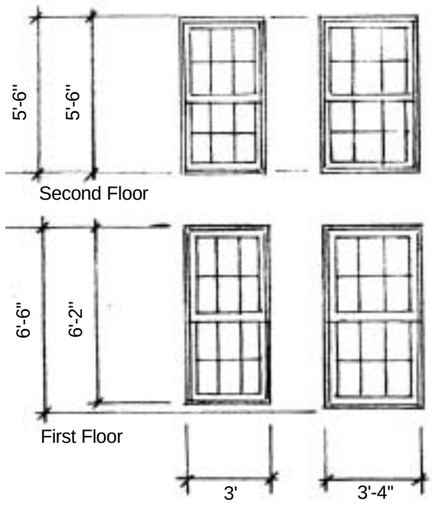
Steeple Elements



Standard Portico Proportions

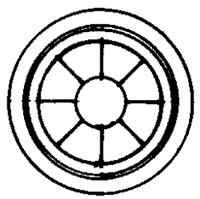


Arched Top Window



Standard Window Sash Proportions

Standard Doors and Door Trim



Rose Window

Standard Windows

The typical window shall be a double hung sash with a 6, 8, 9 or 12 light appearance. Windows shall be tall and slender with a ratio of 2.25:1 on the ground floor and 1.93:1 on the second floor.

Special Windows

Special windows include stained glass, rose and arched top windows.

Doors

Both paired and single doors are acceptable. They are typically paneled wood without glazing.

Window and Door Trim

Brick mold with a wide profile is required at brick siding. Window lintels and sills should be precast concrete or decorative prefabricated trim based on historical models. Although door trim should be similar to window trim, decorative door trim is permitted with precast window trim.

Cornice Trim

A characteristic feature of the early 19th century local churches is a deep, often articulated cornice line. Dentil blocks are generally arranged singularly against a deep frieze board. New churches should at a minimum have a well articulated cornice line. Prefabricated decorative dentil blocks based on historical models with a deep frieze board behind are strongly encouraged.

Shutters

Proportional prefinished shutters may be used on single windows. Window head and sill trim is still required if shutters are used.

Turn-of-the-century church built during the same period as Mechanicsville. Charlotte

Turn-of-the-century church built during the same period as Mechanicsville. Charlotte

Greater First Church of God in Christ, Knoxville

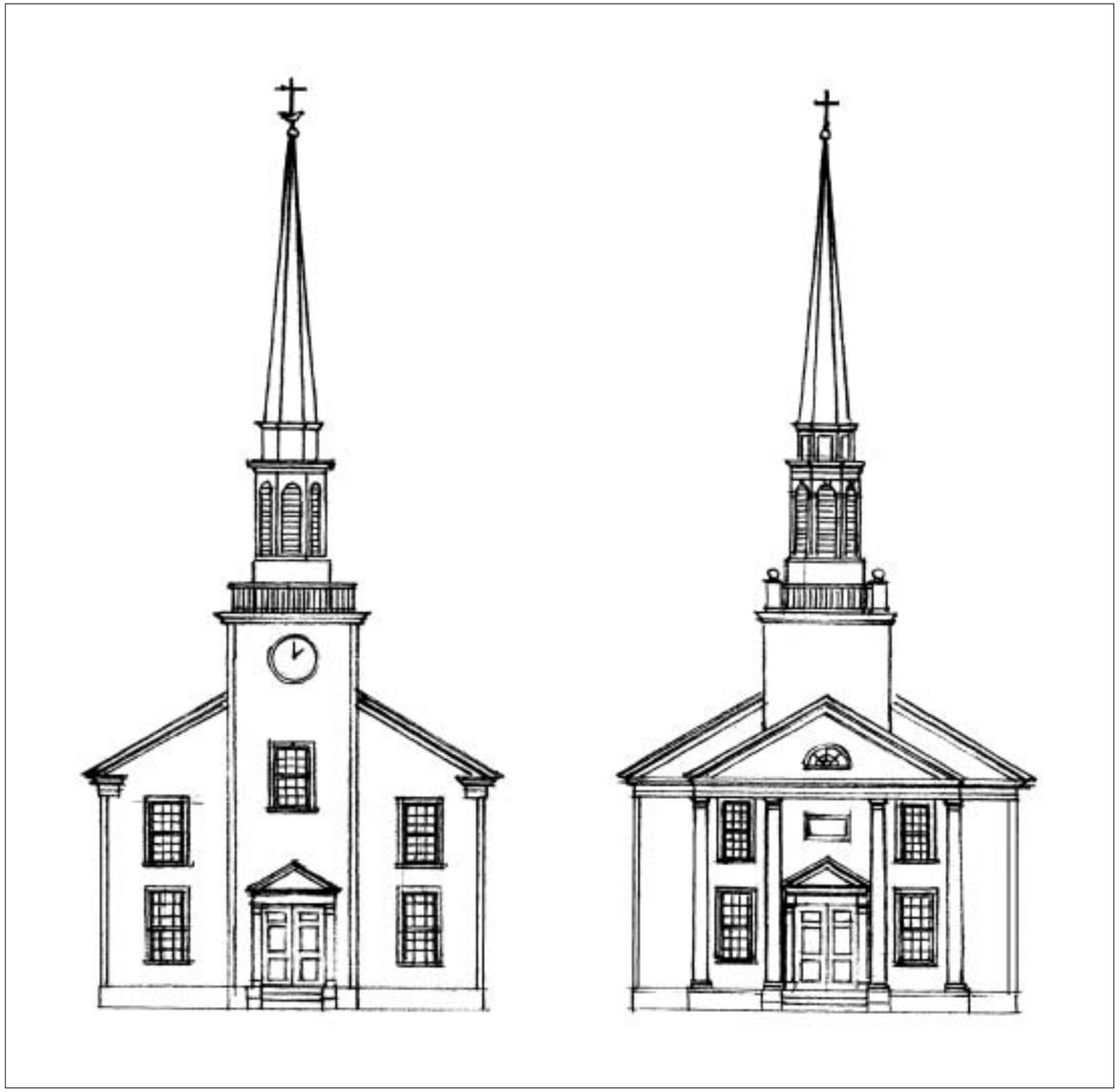
Material List

Field and Accent Siding: Common brick in running bond patterns (rusticated brick not permitted).
Roofing: Asphalt or fiberglass shingles, preferably with a heavy profile to mimic slate.
Lintels, Sills and Watercourse: Precast concrete or polymer historic reproductions.
Windows: Energy efficient vinyl, aluminum, or wood.
Trim: Wood or polymer millwork for built-up sections. Polymer historic reproductions are also permitted. Wood wrapped in aluminum is prohibited.
Soffits and porch ceilings: GWB or beaded vinyl (continuous perforated soffit material not permitted).
Gutters: Ogee prefinished aluminum.
Downspouts: Rectangular smooth prefinished aluminum.
Foundations: Common brick.
Columns: Wood, polymer, or fiberglass historic reproductions.
Railings: Prefinished metal picket.
Chimneys: Common brick, stucco or exterior finish system.
3' to 3'-6" Fences: Prefinished metal for neighborhood Commons (chain link is prohibited).

Note: The use of local, non-toxic and recycled materials is encouraged.

Color List

Brick: Red family; brown, tan, and multi-colored bricks prohibited.
Roofing: A variety of roofing colors in the medium to dark grey/slate grey range are acceptable. Red, green, blue, white, light grey, and tan and their variations are excluded.
Windows: Sashes and frames to be white.
Doors: White.
Lintels, Sills, and Watercourse: Indiana Limestone color.
Trim: All window, door, corner, eave trim, and columns to be white.
Soffit: White.
Gutters: White.
Downspouts: White.
Railings: Black.
Fences: Black or a very dark color.



Possibilities

List of Preferred Plants

All plants listed are hardy in this region.

Street Trees

White Ash*
October Glory Red Maple
Red Sunset Red Maple
Swamp White Oak*
Pin Oak *
Village Green Zelkova
Celebration Maple
Homestead Elm

Park/Public Open Space Trees

Sourwood*
Sugar Maple *
American Sweet Gum *
Red Maple *
American Beech *
Tulip Poplar *
Black Gum*

Ornamental/Flowering Trees

Yoshino Cherry
Shadblow Serviceberry *
Pink Flowering Dogwood
White Flowering Dogwood*
Milky Way Dogwood
Goldenraintree
Redbud*
Yellowwood*
Fringe Tree*

Evergreen Trees

Canadian Hemlock*
Eastern White Pine *

Groundcovers

Aaronsbeard*
English Ivy
Royal Beauty Cotoneaster
Purpleleaf Wintercreeper
Pachysandra
Blue Pacific Juniper
Bar Harbour Juniper
Liriope

Evergreen Shrubs

Kurume Azaleas
Glen Dale Hybrid Azaleas
G.G. Gerbing Azalea
Boxwood
Manhattan Euonymus
Foster Holly
Japanese Holly
Burford Holly
Inkberry*
Japanese Andromeda
Mugo Pine
Album Elegan Rhododendron
English Roseum Rhododendron
Chionoidis Rhododendron
Wilson Rhododendron
PJM Rhododendron
Hicks Yew
Pfitzer Juniper
Andorra Juniper

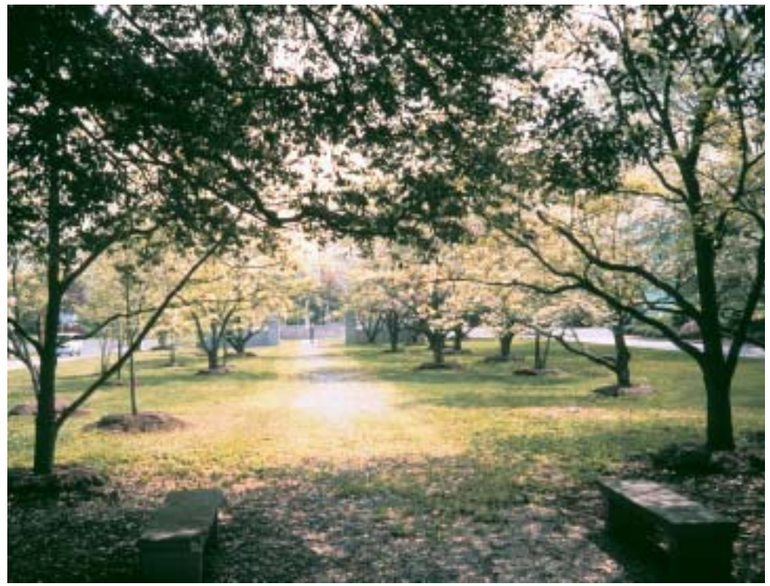
Deciduous Shrubs

Edward Goucher Abelia
Carolina Allspice*
Crimson Pygmy Barberry
Oakleaf Hydrangea*
Kelsey's Dogwood
Red Osier Dogwood
Dwarf Burningbush
Ann Magnolia
Northern Bayberry *
Maries Doublefile Viburnum
Leatherleaf Viburnum
Spiraea

Perennials

Daylilly
Coneflower
Black-eyed Susie
Shasta Daisy
Iris

* Native plant



Landscaping Requirements

As a minimum requirement, all new churches should have seeded lawns and foundation plantings around the entire building. Landscape plantings and treatment help to define the mood for the institution as well as that of the entire area. While landscaping generally enhances property, it also has a functional purpose of providing privacy and possibly shading. Several factors should be considered when designing with plants:

• *The physical environment* including soil conditions, available sunlight, available rainfall, seasonal temperature range, and wind exposure of the site.

• *Design composition* including the direction of movement, framing vistas, and moderating the environment of the site.

• *Character of chosen plants* including the height, mass, silhouette (rounded, pyramidal, spreading), texture (fine, medium, coarse), color, seasonal interest (flowers, fruit, fall color), and growth habits (fast or slow).

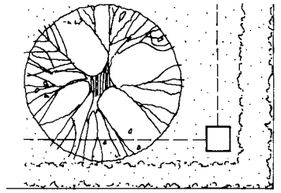
Whenever possible, plant materials that are native to the area are encouraged. Native plants generally require less extensive maintenance and help create the character of place that is unique to this region. Native plants will be used extensively in parks and public open spaces, where there is sufficient room to plant them as they would naturally occur - in a *plant community*. Native canopy trees (beech, maple, etc.) can be under planted with native sub-canopy species (dogwood, serviceberry, etc.) or native shrubs (mountain laurel, spice bush, etc.) to help create a naturalistic appearance.

Fencing

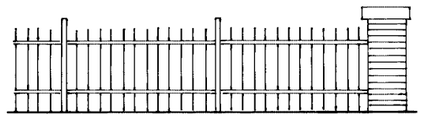
• Park Fencing is recommended at street intersections to discourage cut-through pedestrian traffic. These fences shall be a transparent style with metal pickets not to exceed 36 to 42 inches in height. They shall be located 12 to 24 inches from the sidewalk or pavement with grass, a hardy ground cover, or a low hedge planted between. Since the churches will be sited in an open park setting, fencing is not permitted on the church property.

• Screening (Privacy Fencing) is not part of the historic Mechanicsville vocabulary, and is therefore not permitted on the Commons. Trash cans must be kept within buildings.

• Parking Lot Fencing is also not permitted.

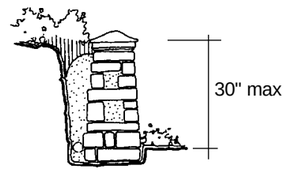


Plan at Corner Condition

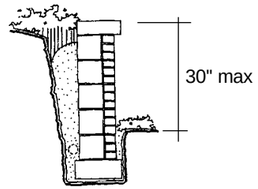


Elevation at Corner Condition

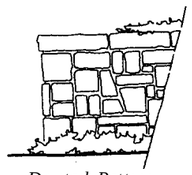
Illustrative Fencing



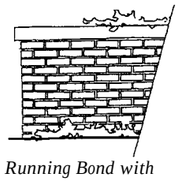
Stone Wall Option - Section



Brick Wall Option - Section



Drystack Pattern



Running Bond with square stone cap

Illustrative Retaining Wall Sections

Mobility Impaired Ramps

Mobility impaired access ramps may be required on churches in Mechanicsville Commons. These ramps should be attached to the side of the building. Side ramps will be visible from the street and should incorporate the same architectural vocabulary as entrance porticoes. Two sets of rails should be provided - a grab rail parallel to the ramp to assist the user, and a level handrail to relate the addition to its context.

Walls and Steps

Walls and steps can be used to change grade quickly and therefore minimize tree clearing. Walls can also be used to separate spaces and bring an architectural element into the landscape. When used along public streets, walls should hug the sidewalk and not exceed 30 inches in height. Site walls should also be 30 inches or less which may require terracing. Stone is the historic and preferred material.

Lighting

Lighting outside the public right-of-way shall be the minimum required to provide at least some illumination on all walks and porches. Wall lanterns are encouraged on all churches. Spot lights concealed in the landscape are also permitted.

Pavement Surfaces

These Design Guidelines encourages minimizing the use of paved areas. However, where needed, all paved surfaces on private property shall be constructed to minimize their visual impact. Although red paving brick and stone are the historic and preferred materials, sidewalks can also be concrete. Decorative stone edging adjacent to concrete surfaces is encouraged.

Ancillary Structures and Mechanical Units

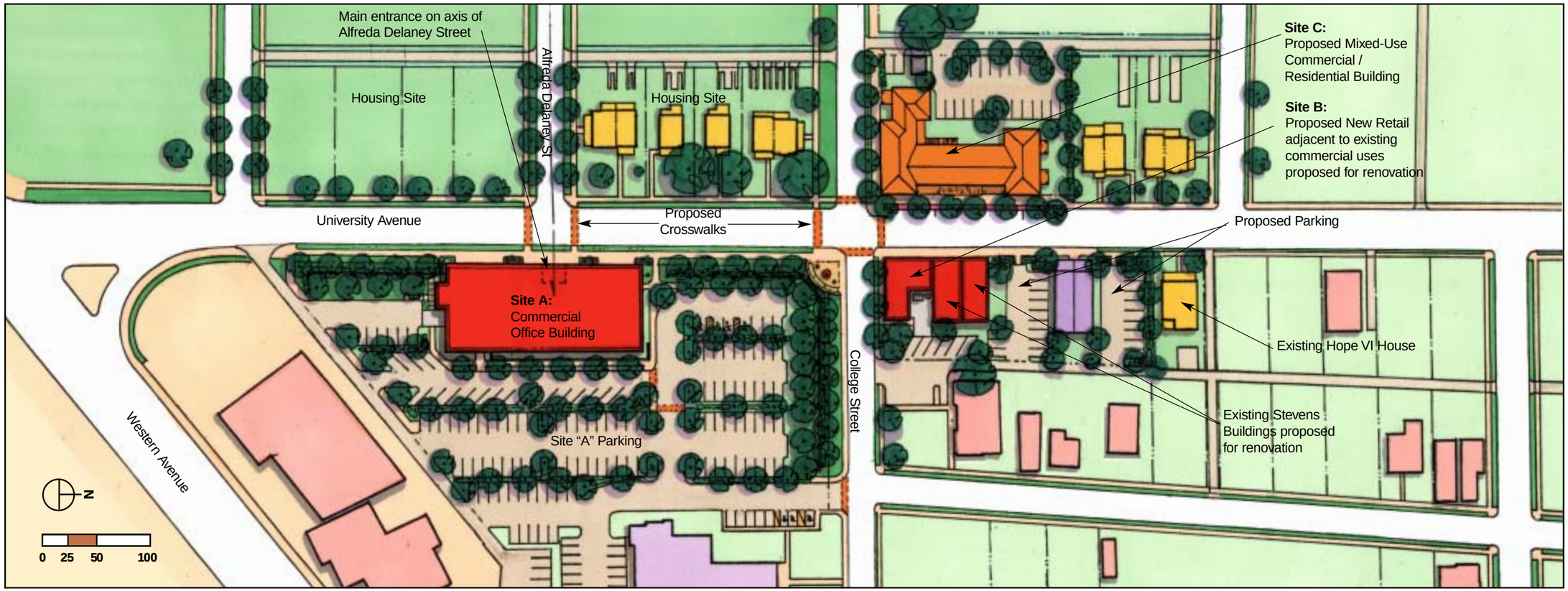
Ancillary structures, such as garages and trash enclosures, are prohibited. Air conditioning units and other mechanical equipment should be screened from public view with shrubs, hedges, and walls or a combination of these elements.

Maintenance

Ease of maintenance and material appropriateness and longevity must be considered when developing landscape plans for individual sites. Landscape materials must look attractive when initially installed as well as in the future. Proper maintenance practices include adequate watering, weeding, fertilizing, edging, pruning, pest control and removal of diseased, dead, or damaged materials. Clues for plant selection, hardiness and drainage can be taken from the natural environment. Careful planning up front will ensure a healthy and easily maintained landscape for years to come.

These Design Guidelines encourage the elimination of artificial pesticides and irrigation through alternative measures to decrease surface runoff and sewage issues. Natural methods for pest control are also encouraged.

Commercial Design Guidelines



Site Plan

Commercial Buildings in the Neighborhood

Essential Mechanicsville Neighborhood elements include:

A. Varied uses (office, commercial, residential units) incorporated in mixed-use buildings.

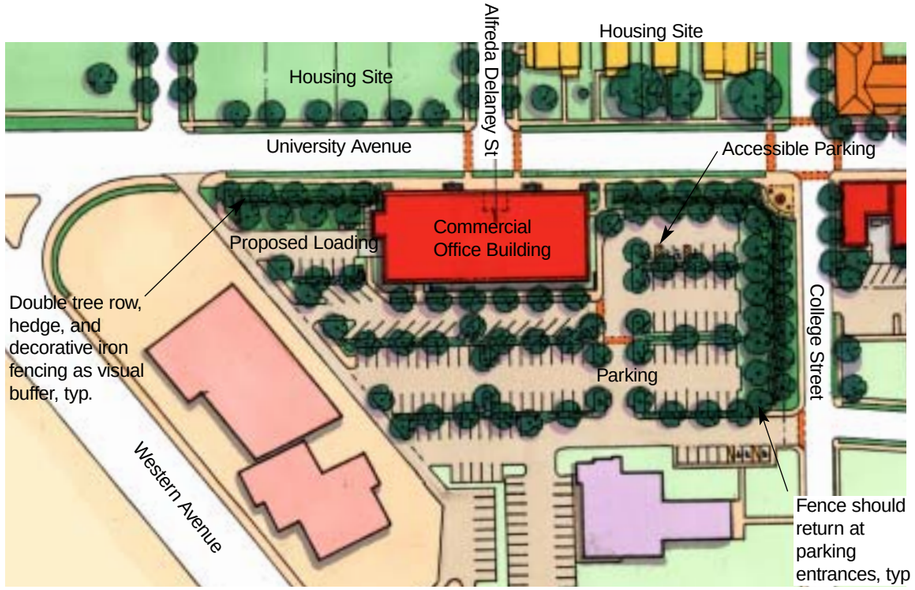
B. Consistent vertical street edge, whether via built fabric or substantial landscaped screening to hold the street's edge and to claim and define the neighborhood's commercial corridor along University Avenue.

C. Development of parking resources in close proximity to neighborhood commercial and residential uses, accessible but adequately screened at street's edge so as not to detract from the overall character of the neighborhood's mainstreet.

D. Pedestrian scaled historic light standards. Existing Mechanicsville standard Acorn-type fixture or substitution with suitable historic character.

E. Quality construction and development in compliance with local planning measures and ordinances, in particular the TND-1 Traditional Neighborhood Development District standards which apply to the Mechanicsville neighborhood, as well as the Mechanicsville Commons Design Guidelines, of which this commercial section is an addendum. Highlights of the local TND guidelines require:

- Streets and sidewalks that are spatially defined by buildings in a regular pattern, unbroken by parking lots
- Commercial and office uses incorporating doors and windows for at least 50% of the front facade
- Buildings of an architectural design compatible with local building traditions, specifically with neighboring residential properties
- Civic buildings, such as the proposed state office building, located at prominent locations, or serve as landmarks in the neighborhood, particularly at such focal points as the end of a street axis.



Site Plan

University Avenue Facade

College Street Facade

Commercial Site A: Office Building

Facade composed in 30 to 50 foot wide sections with an orderly relationship between elements, to give the appearance of an assemblage of smaller buildings
Essential elements include:

A Simple two story massing, usually rectangular with a flat roof.
B Punched window openings on the second floor with ground floor storefront windows.
C An orderly relationship between windows and storefronts.
D Decorative cornice on primary facade.
E Secondary and rear facades should continue a rhythm of punched window openings for both floors. Blank facades are not allowed.
F Minimum 14'-0" first floor to second floor allowed.

Orientation This site can accommodate a two story office building and associated surface parking, however it should be contextual with the neighboring small scale retail buildings proposed for sites B and C. Since the location of the monitoring wells on this site precludes a corner location, the primary facade and entrance of the building must terminate the axis of Alfreda Delaney Street. To encourage “eyes on the parking lot,” second floor windows should wrap the building.

University Avenue Setback A zero-setback is required. The primary facade should be set on the property line to be consistent with the proposed retail facades of sites B and C.

Parking The primary parking area should be located behind the building. Parking areas along either side of the building should be visually screened from adjacent public streets to continue the vertical street wall (see landscape requirements).

Landscaping In addition to the general landscape guidelines, and as required by code, twenty percent of the parking area for lots of six cars or more should be landscaped. In addition, a visual buffer consisting of a double tree row, hedges, and a 3'-6" decorative metal and brick fence along both the University Avenue and College Street perimeters is required. A paved flag court and benches are proposed to hold the site's northwestern corner at College Street and University Avenue.

Fencing A 3'-6" decorative fence, consisting of iron fencing and brick piers, is required along both the University Avenue and College Street perimeters as well as at the College Street and Buffalo Alley entrances to the parking lot. A 6-foot tall masonry privacy fence is required around any exterior dumpster.

Chester, South Carolina

Commercial Site B Plan

Two renovated Retail Building Elevations and facade of New Commercial Retail Site B

Renovated Facade of Neighborhood Church and adjacent landscape screening of parking lots

Commercial Site B: Infill Retail Building

In addition to the existing buildings, site “B” can accommodate a one story, 2200 square foot building with a retail use and associated surface parking. Essential elements include:

A. Simple one story form, rectangular with a flat roof.
B. Ground floor storefront windows, awnings and lighting encouraged.
C. Decorative cornice on University Avenue and College Street facades.

Orientation Storefronts should be oriented to both University Avenue and College Street. To encourage “eyes on the street”, windows should wrap the corner.

University Avenue Setback A 0'-0” setback is required. Awnings may require an encroachment permit.

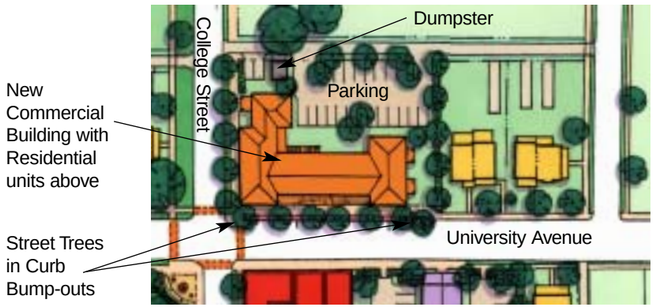
College Street Setback A 5'-0” setback is recommended. The zone between the property line and face of building should be paved with ornamental brick or equal.

Parking This site will share parking areas with the adjoining retail uses on this block. These areas are located behind the new and renovated retail building and in alley accessed parking lots adjacent to the neighboring church and retail uses. Accessible parking should be on-street along College Street or University Avenue.

Landscaping In addition to the general landscape guidelines, a landscaped buffer is required to screen all parking areas. A five to ten foot green edge with fencing and trees is required along College Street and University Avenue to visually screen parking areas. Also, a sidewalk is required to provide pedestrian access from University Avenue to the interior parking lots.

Fencing A 3'-6” decorative metal fence with brick piers is required at the College Street entrance to the parking area as well as in front of the interior parking lots along University Avenue . A 6 foot tall masonry privacy fence is required around the dumpster.

Chester, South Carolina



Commercial Site C Plan

University Avenue Facade

Commercial Site C: Mixed-Use Building

This site can accommodate a two story mixed-use building incorporating ground floor retail and one and two bedroom residential units above, with associated surface parking behind. Craftsman style encouraged to fit in with the adjacent residential properties. Essential elements include:

A Simple two-story form, usually rectangular, with gabled and hipped roofs.
B Punched window openings and balconies on the second floor with ground floor storefront windows.
C An orderly relationship between second floor windows and storefronts below.
D Minimum 14'-0" first floor to second floor allowed.
E Fiber-cement siding is permitted for this site.

Orientation Storefronts should be oriented to University Avenue and College Street. To encourage “eyes on the street,” second floor windows should wrap the building.

University Avenue Setback Since the existing 15 foot setback from the curb to the property line is substantial, a setback to the building is not required. Awnings may require an encroachment permit.

College Street Setback A 5'-0" setback is recommended. The zone between the property line and face of building should be paved with ornamental brick or equal.

Parking The primary parking area should be located behind the building and partially screened by the building. Accessible parking should be on-street along College Street.

Landscaping In addition to the general landscape guidelines, a landscaped buffer consisting of a green edge with trees and fencing is required between the building and the parking lot entrance. Trees are also required as an edge between the building and the adjoining residential lot, and are suggested for the rear yard between the building and the parking lot as well as along the edge between the parking lot and the alley. The green verge along College Street should be planted with trees at 30'-0" O.C. maximum, while the roughly 6'-0" verge along University should be paved in ornamental brick with trees placed in either planters or preferably tree wells covered with iron grates.

Fencing A 3'-6" decorative metal and brick fence is required at the College Street entrance to the parking lot. A 6 foot tall privacy fence is required around the dumpster.

Newborn, North Carolina

Mechanicsville Firehouse

Prince Building

Local Precedents

Architectural Elements

Roof Forms

The basic Mechanicsville Commons commercial building form is a rectangular two story-box. Although mansard roofs can be found and are permitted, flat roofs are typical and preferred.

Standard Windows

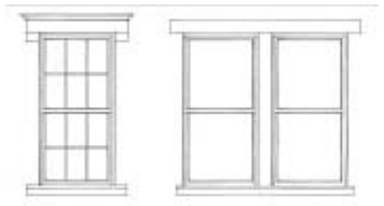
The typical window shall be a single or double hung. A one over one. six over six, and six over one are permitted.

Storefronts

Wood or composite storefronts in historic mullion patterns are preferred. Aluminum storefronts with traditional profiles are also permitted.

Window and Door Trim

Brick mold with a wide profile is required at brick siding. Window lintels and sills should be precast concrete, stone patterned brick, or decorative prefabricated trim based on historical precedents.



3'-8" x 7'-10" Windows

3' x 5"-10" Window

Standard Second Floor Windows

Typical Storefront Windows

Typical Cornice Trim

Facade Elements

Cornice Trim

A characteristic feature of 19th century Knoxville commercial buildings is a well articulated ornate cornice line. New commercial buildings should feature a beautifully detailed cornice line as a gift to the street.

Shutters

Proportional shutters may be used on single windows. Window head and sill trim is still required if shutters are used.

Mechanicsville Firehouse

Old City

Historic Mechanicsville Commercial

Materials List

Field and Accent Siding: Standard brick in running bond patterns (rusticated brick not permitted); Mixed-use buildings may be constructed of cement fiber board siding
Roofing: Sloped roofs to be fiberglass shingles, preferably with a shadow line for a slate appearance; metal
Lintels, Sills and Watercourse: Precast concrete, stone, brick, or decorative composite reproductions
Windows: Cellular pvc, wood clad, aluminum or wood
Trim: Wood or composite millwork for built-up sections. Wood wrapped in aluminum is prohibited
Columns: Architecturally correct wood, composite, or fiberglass
Gutters: Ogee or halfround prefinished metal
Downspouts: Rectangular or round smooth prefinished metal
Foundations: Standard size brick
Railings: Metal, wood, or vinyl picket
Shutters: Wood or composite
Awnings: Fabric
3' to 3'-6" Fences: Prefinished metal with brick piers incorporated
Dumpster Enclosure: Decorative concrete block or standard brick

Colors List

Color palettes will be submitted to MPC for staff level review and approval as required.

Brick: Red range with colored mortar, painted, or an approved color
Roofing: Medium to dark grey/ slate grey range; red, green or natural metal
Lintels, Sills and Watercourse: Indiana Limestone color
Windows: Sashes and frames to be white or an approved accent color
Trim: All window, door, storefront, corner, and eave trim to be an approved color
Columns: White
Gutters: White or an approved accent color
Downspouts: White or an approved accent color
Railings: Metal: black; Wood or vinyl: white or approved accent
Shutters: An approved trim / accent color
Awnings: Historic colors and patterns
Fences: Black or a very dark color

Sign Guidelines and Examples

Traditional Neighborhood Commercial and Other Signs: Signs of a traditional neighborhood development (TND) should reflect the slow moving vehicle and pedestrian scale development. They should echo and enhance the architectural theme of the neighborhood while providing clear messages to residents and visitors. Some types of signs are only appropriate in a certain context. For example, a monument sign should be placed within yard space of the building it is advertising.

General Principles:

Size: Proportionality is critical for successful signs within a TND commercial area

Lighting: Because TND's mix both residential and commercial uses in small spaces down lighting and pedestrian scale lighting are required versus interior lit signs.

Materials: Sign material should be linked to the building architecture and the neighborhood characteristics

Prohibited Signs:

- No sign shall have animation and or flashing lights as part of its display.
- No sign shall generate noise as part of its display.
- No permitted signs shall extend above an eave line or parapet.
- Signs, other than those on windows, shall be placed so as not to obscure architectural features or door or window openings.

Wall Sign:
Any sign erected parallel to the face, or on the outside wall, of any building and supported throughout its entire length by such wall where the edges of the sign do not project more than twelve inches from the wall.

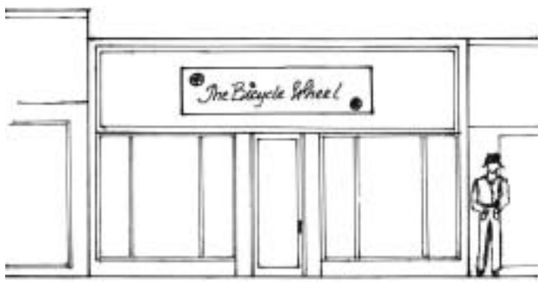
Size: The total size of a front wall sign shall not exceed one-half (0.5) square feet per linear foot of the front face of the building or a maximum of 30 feet, whichever is less.

Lighting: Spot lights or overhanging lights

Front and Rear Signs: Appropriate for civic, office, retail or institutional uses

Side Wall Signs: Appropriate for approach to retail; size-no more than 10% of side wall (see picture below).

Side Wall Sign



Window Sign:
Any sign placed within a window facing the street or thoroughfare, and shall be composed of applied letters or symbols. These signs shall not obscure the view of the interior of the store

Size: No sign shall take up more than 30 percent of the total window space; lettering must be proportional to overall window size

Lighting: Not allowed for these signs unless they are neon lighted signs

Materials: Gold or silver leaf, painted, etched glass, or neon; overall transparency into business should be retained

Appropriate Places: Civic, office, retail, or institutional uses

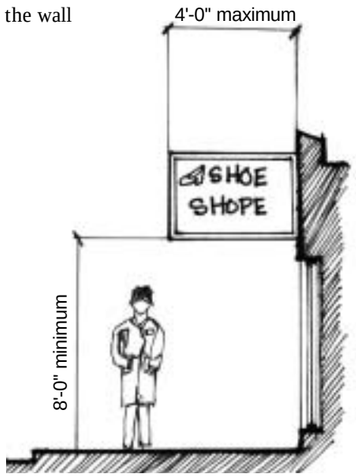
Projecting Sign:
A sign not over twelve square feet in area which is attached to the face or outside wall of a building which projects at a right angle from the wall

Size: No greater than three feet by four feet or 12 feet square; minimum of eight feet above the sidewalk or grade

Lighting: Spot lights or overhanging lighting can be used for these signs

Material: High quality wood or plastic either painted or etched with appropriate weather treatment

Appropriate Places: Retail and office within commercial or “Main Street” areas



Monument Sign:
A sign which is supported by and integrated with a solid base, as opposed to poles, posts, or other such supports

Size: Surface area of the sign must meet requirements in the chart below.

Size of Building	*Maximum Base Height*	*Maximum Height of Sign*	*Maximum Width of Sign*	*Total Area of Sign*
One (1) Story	12 inches above ground	3 feet	4 feet	12 feet plus base
Two (2) Stories	15 inches above ground	3.5 feet	5 feet	17.5 feet plus base
Three or more (3+) Stories	18 inches above ground	4 feet	6 feet	24 feet plus base

Lighting: Yard spot lights are appropriate

Materials: Must be directly related to the material of the building on site

Appropriate Places: The yards of civic, office, or institutional uses

Column Sign:
A sign which is supported by and integrated with columns, appropriate in scale and material to its related building

Size: Surface area of sign and columns cannot exceed the maximum sizes in the chart below.

Size of Building	*Max. Column Height/Width*	*Maximum Height of Sign*	*Maximum Width of Sign*	*Total Area of Sign*
One (1) Story	3.5 feet/ 18 inches	3 feet	4 feet	12 feet plus columns
Two (2) Stories	4.5 feet/ 20 inches	4 feet	5 feet	20 feet plus columns
Three or more (3+) Stories	5.5 feet/ 24 inches	5 feet	6 feet	30 feet plus columns

Lighting: Yard spot lights are appropriate

Materials: Must be directly related to the material of the building on site

Appropriate Places: The yards of civic, office, retail or institutional uses

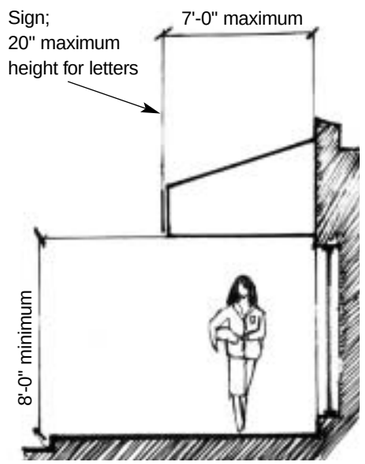
Awning Sign:
A sign that is printed or sewn onto durable material and hung over doorways and store-fronts that provide shelter and shade for pedestrians, which shall be limited to street level businesses and shall not block view of adjoining businesses' signs

Size: One square foot of sign area per linear footage of facade frontage or 300 square feet maximum (whichever is less)

Lighting: Spot lights or overhanging lighting can be used for these signs

Material: Backlighting is prohibited

Appropriate Places: Restaurants, retail, and other commercial businesses



Arcade and Hanging Signs:
A covered sign (under a porch roof, awning, or colonnade) projecting off a wall not over six square feet in area, and projecting not more that two feet over public property

Size: No greater than two feet by three feet or six feet square

Lighting: Not allowed for these signs

Materials: High quality wood or plastic either painted or etched with appropriate weather treatment

Appropriate Places: Commercial first floors with housing above, such as the potential commercial development at the northeast corner of College Street and University Avenue (See the Commercial Building Guidelines)

Example of Arcade and Hanging Signs