

ARTICLE 8 DESIGN STANDARDS

No changes are proposed to Sections 8.000 to 8.330 at this time.

8.340 General Building Design. New commercial buildings shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided ~~except~~ when ~~not feasible. practicable.~~

- (1) Ground-floor windows shall be provided along frontages adjacent to sidewalks. The main front elevation(s) of buildings shall provide windows or transparency at the pedestrian level in the following minimum proportions:

District	% Transparency
CH	0%
RC, CC, NC, OP	25%
MS, LE, PB, ES, MUR, WF	50%
HD, CB, LE, MS	75%



The minimum window and door requirements are measured between 2 and 8 feet from the ground. Only the glass portion of doors may be used in the calculation.

If there are upper floor windows, they shall continue the vertical and horizontal character of the ground level windows.

- (2) Walls that are visible from a public street shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick stucco, synthetic stucco, textured concrete block, textured concrete, and landscaping.

No changes are proposed to sections 8.350 to 8.390 at this time.