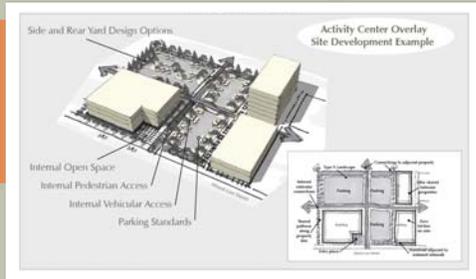


Hybrid Form-Based Codes

Integrating form-based elements with conventional zoning and design standards

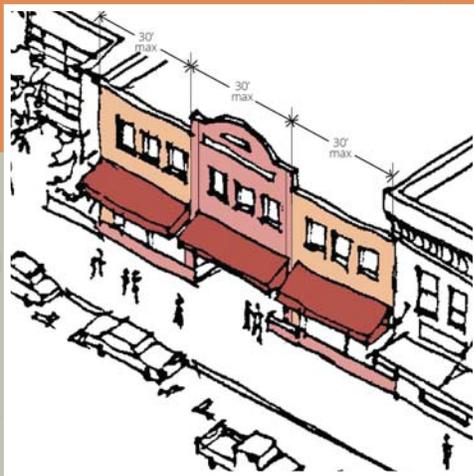
Site planning & design elements



Typically includes design standards and/or options for:

- Internal pedestrian & vehicular circulation
- Internal open space & design
- Side & rear yard design
- Service elements location & design

Building design



Typically includes design standards and/or options for:

- Design character
- Building massing & articulation
- Integrating building details
- Building materials



Example facade articulation standards for commercial and multifamily buildings. Consider offering multiple ways of meeting such articulation requirements.

6.3 Building Materials

INTENT

- To encourage high-quality building materials that enhance the character of the area.
- To discourage poor materials with high life-cycle costs.
- To encourage the use of materials that reduce the visual bulk of large buildings.

6.3.1 Metal Siding Standards¹

Masonry, concrete, or other durable material must be incorporated between metal siding and the ground plane for at least 2 feet above grade.

6.3.2 Concrete Block Standards¹

When used for the primary facade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock facade units with smooth blocks can create distinctive patterns.

Specifically, a singular style and texture of concrete block may comprise no more than 30 percent of a facade facing a street or open space.

6.3.3 Stucco Standards¹

- (1) **Proper Finishing.** Stucco and similar troweled finishes (including exterior insulation and finish system or "EIFS") must be finished in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 30 percent of facades containing a customer or resident entry.
- (2) **Weather exposure.** Horizontal surfaces exposed to the weather must be avoided.
- (3) **Treatment near ground level.** Stucco, EIFS, and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-foot-above-grade line to provide a durable surface where damage is most likely.

¹ Departments will be considered to the above Building Materials standards provided for use of materials and the facade design meets the intent of the standards. Applicants must demonstrate that the materials are durable, particularly where used near the ground level.

Figure 6-41: This building uses an acceptable combination of metal siding, concrete block and wood shingles (Overall, 10%).
 Figure 6-42: An example of an acceptable use of smooth and split-faced concrete blocks (Overall, 10%).
 Figure 6-43: This building provides an acceptable use of concrete block, but it comprises less than 30% of the facade (Overall, 10%).
 Figure 6-44: The building combines stucco and concrete block.

2.3 Building Elements & Details

Intent:

- To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

Standards/Guidelines:

2.3.1 Façade details – non-residential and mixed-use buildings.

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings and additions and buildings associated with Level II and III improvements must employ at least one detail element from each of the three categories below for each facade facing a street or public space for each facade articulation interval (see Provision 2.2.3). For example, a building with 100 feet of street frontage with a facade articulated at 25-foot intervals will need to meet the standards for each facade articulation interval.

1. Window and/or entry treatment:
 - a. Display windows divided into a grid of multiple panes;
 - b. Transom windows;
 - c. Roll-up windows/doors (may not be appropriate on some older buildings);
 - d. Other distinctive window treatment that meets the purpose of the standards;
 - e. Recessed entry;
 - f. Decorative door;
 - g. Other decorative or specially designed entry treatment that meets the intent of the standards.

Fig. 2-38: Examples of decorative or specially designed windows and entries.

Example building materials and elements/details excerpts from elsewhere. Note the use of clear instructions and graphic examples.

