

PART III

ARTICLE XXVI DOWNTOWN DESIGN STANDARDS

➤ Section 2600—User Guide

This chapter establishes design standards for Downtown Valparaiso. If you are interested in developing or making changes to property within Downtown Valparaiso, you should read this chapter along with Article XXIII CBD Central Business District, which contains additional regulations relating to uses and other standards for Downtown Valparaiso.

➤ Section 2605—General

1. Purpose and Intent. These standards are intended to direct the design of *buildings* and *sites* within the CBD Central Business District, in compliance with the City’s Zoning Ordinance and Comprehensive Plan. The standards will promote quality development and reinforce the City’s identity in the downtown area—a vision of an attractive, pedestrian-oriented urban downtown with a small town scale and atmosphere. *Buildings* and *sites* should convey a sense of permanence, attention to detail, quality and investment. The standards are not intended to slow or restrict development, but rather to add consistency and predictability to the permit review process.
2. Compliance With Design Standards:
 - A. For each element below, a design objective or end result of what is intended to be achieved is stated. The design objective must be complied with. Following each objective is a series of design standards. There are two types of design standards. Some design standards are viewed as fundamental in achieving the stated design objective(s). These fundamental standards are mandatory. In these statements, the word “shall” is used. The second types of design standard are examples or alternatives to achieving the design objectives. In these standards, the word “should” is used, or neither “shall” nor “should” are used. In standards where “shall” is not used, there is an obligation to comply with the standard, unless the project demonstrates a better means for achieving the design objective.
 - B. The *applicant* shall demonstrate to the satisfaction of the *Director* that the applicable objectives and design standards are met. The *director* reserves the right to consult or contract professional or expert services in determining compliance with these standards.
3. All properties within the C-4 Central Business District shall comply with the following:
 - A. New construction, addition, or new reconstruction of a principal building is subject to all standards and requirements of this Ordinance.
 - B. Any expansion of an existing principal building’s gross floor area of more than 25% requires the front façade to be renovated in compliance with these standards. Upon the initial expansion of the building a sum will be totaled for that parcel. Once the building has expanded by 50% or greater (whether over a series of expansions or from an initial expansion) the entire building will be subject to meet all standards and requirements of this Ordinance.

- C. Any new extension, expansion, or renovation of a principal building façade is subject to all standards of this Ordinance and the approval of the Plan Commission when the improvements exceed 25% of a façade. Improvements effecting less than 25% of the façade may be approved by the Director.
- D. Any exterior alteration or renovation of a primary building facade is subject to all requirements of this ordinance.
- E. Existing building and site improvements may remain in their current condition as long as no additions are added to the existing building.
- F. Use of available economic incentives will require conformance with the standards of this ordinance.
- G. The installation of new on-site lighting shall comply with this and other zoning ordinance standards.
- H. The standards and requirements of this ordinance may be waived for buildings officially designated as historic if they would result in an unacceptable modification of the original, historic appearance of the building as determined by the Plan Commission.
- I. Routine maintenance is exempt from the standards and requirements of this Ordinance.
- J. Any modification of building facades (window replacement, material change, color change, etc.) will require an ILP (Improvement Location Permit) at a minimum.

➤ **Section 2610—Severability**

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not effect any other provision of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

➤ **Section 2615—Pedestrian and Vehicular Circulation**

1. Objectives:

- A. Provide priority treatment for pedestrians in the design of projects.
- B. Improve the pedestrian environment by making it easier, safer, more convenient and more comfortable to walk between businesses, on sidewalks, to future transit stops, across *streets* and through parking lots. Pedestrian facilities such as sidewalks, crosswalks, and future bus shelters should connect all modes of transportation.
- C. Provide wide sidewalks along both sides of *streets* for a variety of activities that accommodate and complement city life.
- D. Provide safe routes for disabled persons.
- E. Accommodate bicycles and other non-motorized transportation modes.

- F. Create a safe, convenient network for vehicle circulation and parking.
- G. Provide vehicular access routes through large *lots* to complete the downtown *street* and alley grid, as directed by the Downtown Valparaiso Streetscape Design Plans.

2. Design Standards

- A. Pedestrian and vehicular circulation shall comply with the Downtown Valparaiso Streetscape Design Plan (“Streetscape Plan”) and the City’s adopted *street* standards and standards for improvements.
- B. Sidewalk design and installation shall comply with the adopted Streetscape Plan.
- C. Provide obvious pedestrian access onto the site from adjacent *streets*.
- D. In multiple-*building* developments, provide pedestrian paths or walkways connecting all businesses and the entries of multiple *buildings* to one another and those of adjacent developments and rights of way.
- E. In parking areas, pedestrian walkways connecting the parking area with primary *building* entrances, *pedestrian-oriented spaces*, adjacent *streets* and adjacent properties should be provided at least every 150 feet. Pedestrian walkways should be delineated by separate paved routes using a variation in paved texture and/or color, and protected from adjacent vehicle circulation areas with landscaping. Approved methods of delineation include, stone, brick or granite pavers; exposed aggregate; or stamped and colored concrete. Paint striping on asphalt as a method or delineation is discouraged.
- F. Creatively designed, clean and functional pedestrian alleys and walkways should provide for pedestrian linkages through mid-blocks and between properties. Low cut-off lighting shall be provided for pedestrian safety. Amenities such as seating and planters should be provided to encourage pedestrian circulation.
- G. Pedestrian access shall conform to applicable Federal, State and local codes relating to access for the disabled.
- H. Where feasible, provide steps and ramps across retaining walls and slopes to facilitate pedestrian access.
- I. If appropriate, based on site design and the land uses involved, *fences* should allow for pedestrian access by gates or openings to adjacent properties and *streets*.
- J. Landscaping shall not block visibility to and from pedestrian circulation routes, especially where it approaches a *street* or driveway. A minimum area of between 3 and 8 feet clear as measured from grade is strongly encouraged to allow for proper visibility.
- K. Where feasible, paved horizontal surfaces for walks or parking at or near the finish grade of a *building* should be separated horizontally from any wall of a *structure* by a minimum four feet for landscaping. Paved surfaces may abut the *structure* at entrances and service areas. Sidewalks may abut the adjacent *structure*.
- L. Drive-through facilities such as but not limited to banks, cleaners, fast food, drug stores, espresso stands, etc. shall comply with the following:

- i. Drive-through windows and stacking lanes shall not be located along *facades of buildings* that face a *street*.
- ii. Drive-through speakers shall not be audible off-*site*.
- iii. The entrance and exit from the drive-through shall be internal to the *site*, not a separate entrance and/or exit to or from the *street*.. The director may allow access directly from a street in special circumstances, i.e. no alley exists.

➤ **Section 2620—Relationship to Adjacent Properties**

1. Objectives.

- A. Promote functional and visual compatibility between adjacent properties.
Avoid negative impacts to adjacent properties.

2. Design Standards:

- A. Proposed development shall coordinate with surrounding site planning and development efforts on adjacent properties.
- B. Development shall consider the following design features to create visual continuity between the proposed development and adjacent neighborhoods and the community:
 - i. Site design features: *building setbacks*, placement of *structures*, location of pedestrian and vehicular facilities; and spacing from *adjoining buildings*.
 - ii. Planting design features: composition of plant materials; type and quantity of plant materials; and *street trees*.
 - iii. Building design features: scale; massing, proportion; spacing and location of windows, doorways and other features; roof silhouette; *façade* proportions and orientation; location of entries; surface material, finish, color and texture of surrounding development; and style of architecture.
- C. In some areas, the existing context is not well defined, or may be undesirable. In such cases, the new development will be recognized as a model with the opportunity to establish a pattern of identity from which future development can take its cues. Relevant Zoning Ordinance requirements, design standards and comprehensive plan policies shall be considered as indicators of the desired direction for the area and the project.
- D. Properly link proposed development to existing and planned pedestrian, vehicular, drainage and utility systems, and assure efficient continuation of such systems.
- E. Building mass, color, lighting, and design shall be compatible with existing and planned adjacent public and private open spaces, parks and recreation areas.



Figure 1 - Building Scale and Massing

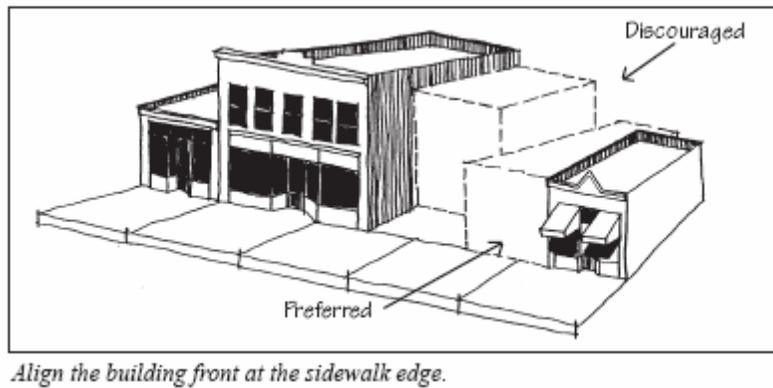


Figure 2 - Building Scale and Massing

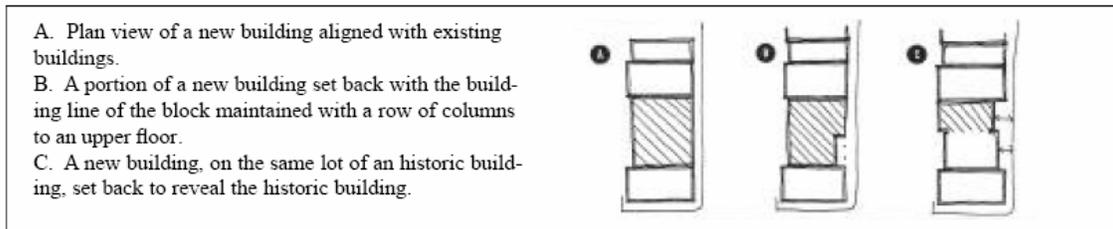


Figure 3 - Site Plan representation of Building Scale and Massing

➤ **Section 2625—Relationship to Streetfront**

1. Objectives.

- A. Create an active, safe pedestrian environment.
- B. Upgrade facades and streetscape to establish visual identity for Downtown Valparaiso.
- C. Unify streetscapes.
- D. Improve circulation including options for pedestrians, bicycles and vehicles.

E. Create visual interest and increased activity and public points at *street* corners.

2. Design Standards:

A. The *street* edge shall be defined with *building*, landscaping or other pedestrian-oriented features.

B. Buildings shall be located at the front *property line* without a *setback*. The City may allow for up to a 10-foot *setback* on *lots* that are not corner *lots* if:

i. The *setback* area is designed and used as *pedestrian-oriented space*, is an extension of the adjacent ground floor *use* (such as tables for a restaurant, or an outdoor display area for goods for sale inside the *building*), or is used by a *use* that is permitted in the C-4 zone (such as an espresso stand).

ii. The *setback* area is visually open to pedestrians on the adjacent sidewalk.

iii. Vehicle parking is not allowed.

iv. Ornamental fencing of 4 feet or less in height and landscaping is acceptable.

C. Along downtown streets:

i. Principal pedestrian *building* entries must have direct access to the public sidewalk (entries may be on the side of *buildings* but they must be visible from the *street* and connected by a pedestrian pathway).

ii. No large outside item display areas and no vending machines are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the *street*). Sidewalks shall not be enclosed as *building* space for retailing. Small, temporary displays for items such as groceries, hardware, books, etc. may be allowed in the optional sidewalk finish area provided the display does not impede persons passing side by side comfortably on the sidewalk. Such items shall be brought inside at the close of business each day. A minimum open pedestrian space of four feet in width shall be maintained along the entire length of a property.

➤ **Section 2630—Pedestrian Facilities and Amenities**

1. Objectives:

A. Provide a variety of pedestrian areas to accommodate shoppers, residents, employees and visitors. Along *Streets*, a portion of the required open space should be designed as *pedestrian-oriented space*.

2. Design Standards:

A. Along *Streets*, pedestrian weather protection is encouraged:

i. Buildings located along *Streets* may provide pedestrian weather protection at least 6-feet deep (measured from the front wall to edge of protection nearest the street) along sidewalks and pedestrian routes.

- B. Pedestrian weather protection is encouraged in public spaces such as future transit stops, display windows, and outdoor dining.
- C. Pedestrian weather protection shall comply with the following standards:
- i. Protection may be in the form of awnings, marquees, canopies, or *building* overhangs.
 - ii. Canopies or awnings should not be higher than 15-feet above finish grade at the highest point or lower than 8-feet at the lowest point.
 - iii. The color, material, and configuration of the pedestrian coverings shall be approved by the Director. Coverings with visible corrugated metal or corrugated fiberglass are not permitted unless approved by the Director. Fabric and rigid metal awnings are acceptable if they meet the applicable standards. All lettering, color and graphics on pedestrian coverings must conform to sign code.
 - iv. Backlit awnings are not permitted.
- D. Developments with at least 100 feet of *frontage* along Street shall provide at least 4 of the following pedestrian amenities near the sidewalk. Developments with less than 100 feet of *frontage* along *Streets* shall provide at least 1 of the following pedestrian amenities near the sidewalk for each 22 feet of *frontage* (with a minimum of 2 amenities). Amenities must be consistent with the Streetscape Plan.
- i. Window displays over the majority of the front *façade*.
 - ii. Pedestrian furniture – provide at least two of the following: (1) seating space, (2) supplemental area lighting, (3) drinking fountain, (4) waste receptacle, (5) other item appropriate to the space acceptable to the City. Such elements shall be approved by the Director and compatible with the approved Streetscape Plan.
 - iii. Space for future transit stop with seating (if applicable).
 - iv. *Artwork* integrated with public *street* improvements. The location should provide for public view but not hinder pedestrian traffic.
 - v. Decorative *screen* wall, trellis, or other *building* or *site* feature.
 - vi. Water feature or decorative drinking fountain: Shall be accessible and/or visible by pedestrians from an adjacent sidewalk or *pedestrian-oriented space*. Shall be designed to use water efficiently with low water loss from evaporation and wind.
 - vii. Decorative clock or decorative landmark.
- E. Enhance transit stops by providing rider convenience and amenities such as weather protected seating, newspaper dispensers postal boxes, sheltered public or emergency telephones.

➤ **Section 2635—Parking Area Location and Design**

1. Objectives:

- A. Provide safe, convenient access to and within *sites* without diminishing quality pedestrian walking or visual experiences.
- B. Minimize driveway impacts across pedestrian walks.
- C. Meet the need for adequate parking and minimize the negative effects of the automobile while encouraging transit and other forms of transportation.
- D. Minimize visual impacts of parking structures on streets and pedestrian-oriented facilities.

2. Design Standards:

- A. Driveways are limited to one entry lane and one exit lane per every quarter block area subject to approval by the City Engineer. Smaller lots may have a driveway passage from street to alley.
- B. No more than 65-feet of the *Street frontage* (measured parallel to the curb) shall be occupied by parking and driveways. The City may waive or modify this requirement for public safety purposes or if there is no feasible alternative. If a waiver or modification is granted, the design shall incorporate measures such as decorative *screens* along the *street frontage*. Such decorative *screens* shall include pedestrian amenities and visual continuity with structures that define the *street* edge along the *street frontage*.
- C. Vehicular access to corner lots with less than 300-feet of *street frontage* shall be located on the lowest classified *street* and as close as practical to the *property line* most distant from the intersection.
- D. Restricting vehicular and pedestrian access between adjoining parking lots at the same grade is prohibited.
- E. Where parking structures are allowed by other sections of the ordinance:
 - i. The bulk (or mass) of a parking *structure* as seen from the *street* should be minimized by placing its short dimension along the *street* edge. The parking *structure* shall include active *uses* such as *retail* or other appropriate *uses* at the ground level and/or along the *street frontage*.
 - ii. Parking *structures* shall be architecturally consistent with exterior architectural elements of the primary *structure* or adjacent traditional buildings, including rooflines, *façade* design, articulation, *modulation* and finish materials.
 - iii. Parking structure facades shall have brick cladding or a combination of brick and other masonry and have regularly spaced square or rectangular fenestration.
 - iv. Parking *structures* and vehicle entrances should be designed to minimize views into the garage interior from surrounding *streets*. Methods to help minimize such views may include, but are not limited to landscaping, planters and decorative grilles and *screens*.

- iv. Security grilles for parking *structures* shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not permitted for parking *structure* fencing.

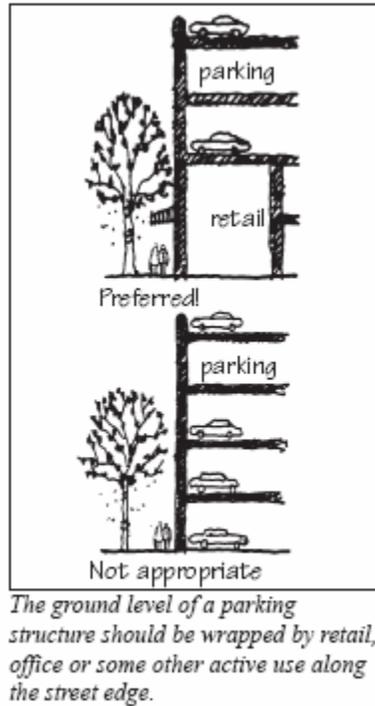


Figure 4 – Preferred Parking Structure Treatments

➤ **2640—Site Lighting**

1. Objectives:

- A. Encourage the use of lighting as an integral design component to enhance *buildings*, landscaping, or other *site* features.
- B. Encourage night skies' visibility and to reduce the general illumination of the sky in Valparaiso.
- C. Screen light fixtures so that the light source is not visible off-site.
- D. Reduce horizontal light glare and vertical light trespass from a development *site* onto adjacent parcels.
- E. Encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- F. Discourage the use of lighting for advertising purposes.
- G. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including *building* entries, walkways, parking areas, circulation areas, and other open space areas.

2. Design Standards:

- A. All public areas should be lighted with minimum and maximum levels as follows:
 - i. Minimum (for low or non-pedestrian and vehicular traffic areas): 0.5-foot candles
 - ii. Moderate (for moderate or high volume pedestrian areas): 1-2 foot candles
 - iii. Maximum (for high volume pedestrian areas and *building* entries): 4-foot candles
- B. Lighting should be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- C. Parking lot lighting fixtures should be non-glare and mounted no more than 25 feet above the ground. All fixtures over 15 feet in *height* shall be fitted with a full cut-off shield.
- D. Pedestrian-scaled lighting is encouraged in areas of pedestrian activity. Traditional gooseneck fixtures are encouraged on facades.
- E. Lighting shall enable pedestrians with normal vision to identify a face 15 yards away in order to promote safety.
- F. All *building* lights should be directed onto the *building* itself and/or ground immediately adjacent to it. The light emissions should not be visible above the roofline of the *buildings*.
- G. Ornamental light fixtures other than traditional cobra head street poles are encouraged.

➤ **Section 2645—Service, Loading, Outdoor Storage and Mechanical Areas**

1. Objectives:

- A. Minimize adverse visual, olfactory, or auditory impacts of service, loading, outdoor storage and mechanical equipment areas at ground and roof levels.
- B. Encourage more thoughtful siting and reduce impacts of service, outdoor storage and mechanical areas.

2. Design Standards:

- A. Landscaping or other forms of *screening* shall be provided around outdoor service, storage, loading and mechanical areas to provide sensory (visual, olfactory, auditory) *screening* from adjacent properties, *streets*, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.
- B. Integrate outdoor storage areas and loading facilities into the *site* design to minimize their size, reduce visual impact, and where appropriate allow for pedestrian and vehicular movement between *sites*.
- C. The total area allowed for outdoor storage and/or merchandise display shall be less than five percent (5%) of the total *gross floor area* of the *use*. This standard shall not apply to temporary *uses* such as material storage during construction, street vendors, City-approved community fairs and events, and periodic outdoor uses, such as farmers markets.

- D. Dumpsters, refuse and recycling containers shall not be directly visible from the sidewalk and adjacent properties. They shall be *screened* by minimum 6-foot high masonry or solid wood enclosures painted or tinted to match the primary building designed to *screen* refuse containers, including lids, and refuse stacked in containers. Chain link fencing with slats on gates shall not be permitted except in cases where the enclosure and gates are not visible from any street, public way, alley or adjoining properties. Slats are not permitted materials on the sides and rear screening of a dumpster or similar container.

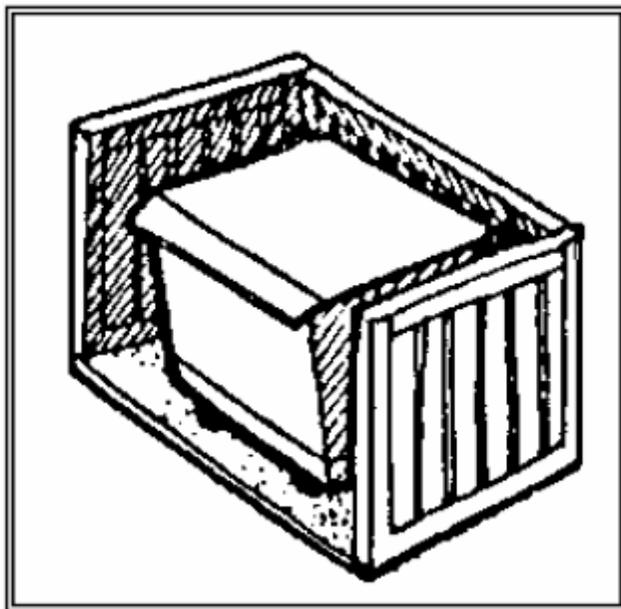


Figure 5 - Dumpster and Service Area Screening

- E. Locate and *screen* mechanical equipment at ground level and attached to *structures* to reduce visual impacts from *streets* and *adjoining* properties.
- F. Locate and *screen* service areas to reduce adverse sensory impacts.
- G. Locate and *screen* roof mounted mechanical equipment so that the equipment is not visible when viewed from ground level of adjacent properties. *Screen* or match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when roof mounted equipment is visible from nearby *buildings* and higher elevations.
- H. Locate and *screen* utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from *adjoining* and nearby *streets*.
- I. For new projects all utilities servicing buildings within the ordinance shall be run underground to reduce visual clutter.
- J. Window air conditioning units shall not be installed on any building façade that faces a street.
- K. Low-profile mechanical units on rooftops that are not visible from public ways shall be used. Mechanical units shall be set back from the building edge and located in areas that are not visible or obtrusive. Satellite dishes, antennae, and similar technology should not be visible from the street.

➤ **Section 2650—Building Design Character**

1. Objectives:

- A. Design *buildings* that reflect a traditional main street character. Traditional main street character refers to a collection of *structures* designed and built in the early 1900's when *structures* were composed of simple forms expressed through commonly available materials such as brick, masonry, stone and ornamental trim. Design of *structures* along traditional main *streets* incorporated integral expressions responding to local climate, topography, ecosystems, and evolved social organization.
- B. Encourage *buildings* design that has visual character and creates comfortable human environments.

2. Design Standards:

- A. The general form of *structures* is to be simple, three-dimensional forms characteristic of early 1900's main streets that orient to and participate in the activities of the *street*.
- B. *Structures* with multiple component forms are to be integrated for visual unity.
- C. Visually expose components that support and/or stabilize structures when compatible with design.
- D. Avoid excessively themed architecture, corporate or franchise architecture that is not compatible with traditional main street character.
- E. Adapt *building* access to site conditions for level, convenient, obvious entry.

➤ **Section 2655—Building Scale and Mass**

1. Objectives:

- A. Encourage the use of *building* components that are *human scale*. Provide rhythm and façade scaling elements.
- B. Encourage *architectural scale* of development that is compatible with desired existing adjacent development or commercial areas within 100 feet of horizontal distance.

2. Design Standards:

- A. All new *buildings* shall provide along their *facades* that are visible from the *street* or public park or open space the following:
 - i. Upper Story Stepback: Four story or higher *buildings* must stepback upper stories by at least 10 feet measured from the *façade* of the third floor facing the *street* or public park or open space. The *Director* may waive or modify this requirement if there are stepbacks on one or more of the first three floors.
 - ii. Horizontal Building Modulation: The maximum width of building *facades* (as measured horizontally along the *building* exterior) without *building modulation* shall be a multiple of 22 feet.

- iii. Modulated roofline: Roofs are a design element and should relate to the *building façade* articulations.
 - a. For flat roofs or *facades* with a horizontal eave, fascia, or parapet – change roofline so that no un-modulated segment of roof exceeds 44-feet. Minimum vertical dimension of roofline *modulation* is the greater of two feet or 0.1 multiplied by the wall *height* (finish grade to top of wall).
- iv. All buildings should incorporate elements that divide façade planes and create a visual play of light and shadow. Long, uninterrupted horizontal elements should be avoided. *Building* articulation shall be accomplished with design elements such as the following, so long as the articulation interval does not exceed 66-feet.
 - a. Repeating distinctive window patterns at intervals less than the articulation interval.
 - b. Providing a porch, patio, *deck*, or covered entry for each articulation interval.
 - c. Providing a *balcony* or bay window for each articulation interval.
 - d. Changing the roofline by alternating parapet heights.
 - e. Changing materials with a change in *building* plane.
 - f. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- v. Vertical “articulation”: To moderate the vertical scale of *buildings*, the design shall include techniques to clearly define the *building’s* top, middle and bottom. The following techniques are suggested methods of achieving vertical articulation:
 - a. Top: strong eave lines, cornice treatments, horizontal architectural detailing. This treatment should return into alleyways 20 linear feet minimum and the full length of any *facades* clearly visible to the public.
 - b. Middle: Windows with thoughtful solid-to-void ratios that exhibit window patterns of adjacent traditional buildings, *balconies*, material changes, railings and similar treatments that unify the *building* design.
 - c. Bottom: Pedestrian-oriented storefronts, large windows, pedestrian scale *building* detail, kick plates below windows, sign band awnings, and arcades.
 - d. Where appropriate, the *applicant* should coordinate the horizontal elements (i.e. cornices, window lines, arcades, etc.) in a pattern and *height* to reflect similar elements on neighboring *buildings* that exhibit the City’s desired scale and character for the area.
- vi. Cluster smaller uses and activities around entrances on *street-facing facades*.
- vii. The *Director* may allow other methods that provide architecturally scaled elements not specifically listed in this section. The proposed methods must satisfy the intent of the design standards.

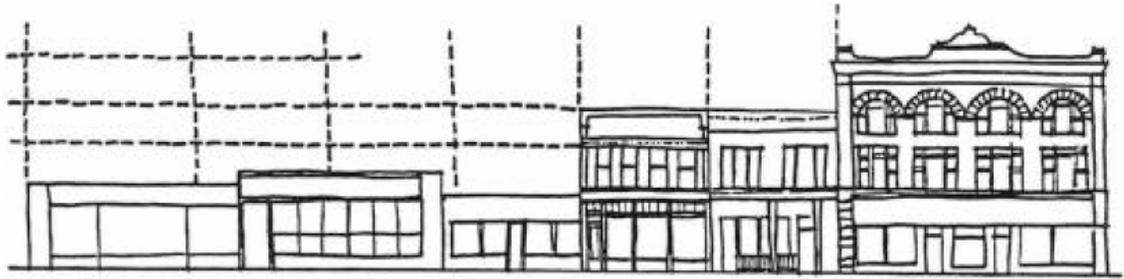


Illustration of Architectural Feature Alignment on the Block Face

Figure 6 - Horizontal and Vertical Building Modulation

➤ **Section 2660—Building Exteriors**

1. Objectives:

- A. Ensure that *buildings* have design integrity at all observable distances.
- B. Ensure that exterior finishes are compatible with traditional main street character.
- C. Enhance *buildings* with appropriate design details.
- D. Encourage pedestrian-friendly *street facades* along *Streets* and public parks or open spaces.
- E. Architecturally accentuate *building* corners at *street* intersections.
- F. Encourage the use of high-quality, permanent, compatible materials that will upgrade the visual image of Downtown Valparaiso.
- G. Use the architectural elements of a *building* and landscaping to highlight and define the entrance.
- H. Reduce the visual impact of large, undifferentiated walls.
- I. Reduce the apparent size of large walls through the use of various architectural and landscaping treatments.

2. Design Standards:

- A. Material finishes shall reflect the early 1900's main street *vernacular* for *building* materials for new building construction and buildings constructed before 1930.
 - i. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the new project to be construed as a product of its own time, yet be compatible with its historic neighbors.
 - ii. The literal imitation of older historic styles is discouraged.

- iii. A new building should maintain the alignment of key horizontal elements along the block. Windowsills, moldings and mid-belt cornices are among those elements that should align.
- A. Exterior finish colors are to (1) express the integral color of *building* materials i.e. brick, cast stone), (2) be neutral shades of natural colors found in nature in the local region, and (3) may include limited use of approved compatible accent colors. The color of neighboring *buildings* that comply with this section should be considered when selecting colors for repainting or remodeling of existing *structures* and for new *structures*.
- B. New *buildings* shall incorporate at least two of the following measures compatible with early 1900's main street buildings:
 - i. Decorative rooflines: For example, an ornamental molding, entablature, frieze or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board must be at least 8 inches wide.
 - ii. Decorative treatment of windows and doors: For example, decorative molding/framing details around all ground floor windows and doors, decorative glazing, or door designs located on *facades* facing *streets* or public parks or open spaces.
 - iii. Decorative light fixtures with a diffuse visible light source such as a globe or "acorn" that is non-glaring or a decorative shade or mounting.
 - iv. Natural building materials, including the following:
 - a. Masonry, brick or stone.
 - b. Other materials with decorative or textural qualities as approved by the City
- C. Note the year of construction of a *building* by the installation of a permanent case metal plaque attached to the *building*. Stone or masonry set integral with other masonry on the front *building* elevation facing the principal *street* may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high but not more than 12-inches. Other information associated with the *building* that may have historic interest in the future may be included.

Building addresses shall be prominently displayed and consist of individual letters and numbers of 6-10" in height.

- E. *Building facades* located within 20 feet of a sidewalk along *Streets*, shall include transparent window area or window displays along the majority of the ground floor *façade* between 2-feet and 8-feet above ground level and three or more of the following elements:
 - i. Storefront with recessed entrance(s).
 - ii. Sign band (horizontal).
 - iii. Prominent building address.
 - iv. Seasonal planters/landscaping.

- F. All new *buildings* located within 15-feet of a *property line*, at the intersection of *streets*, are required to employ two or more of the following design elements or treatments to the *building* corner facing the intersection.
- i. Provide a corner entrance to a store, *courtyard*, *building* lobby, atrium, pedestrian pathway, or *pedestrian-oriented space*.
 - ii. Include a corner architectural element such as:
 - a. Bay window or turret.
 - b. Roof *deck* or *balconies* or upper stories.
 - c. Building core stepback “notch” or curved *façade* surfaces.
 - iii. Special treatment of pedestrian weather protection canopy at the corner of the *building*.
 - iv. Other similar treatment or element approved by the City.
- G. The arrangement, proportion and design of windows and doors (fenestration) shall conform to the following, compatible with early 1900’s main street buildings:
- i. The *height* to width ratio of single openings and group openings are to be proportionately scaled to the wall and adjacent buildings.
 - ii. Door and window details and trim suitably scaled to the wall and adjacent buildings.
 - iii. Reduce large expanses of glass used in windows and doors to smaller component windows reminiscent of traditional main street *vernacular* when adjacent to sidewalks or other pedestrian use areas.
 - v. The total square footage of windows along a *façade* facing a *street* shall be a minimum of 15% of the square footage of the *façade*.



Figure 7 – Storefront and Window Rhythm

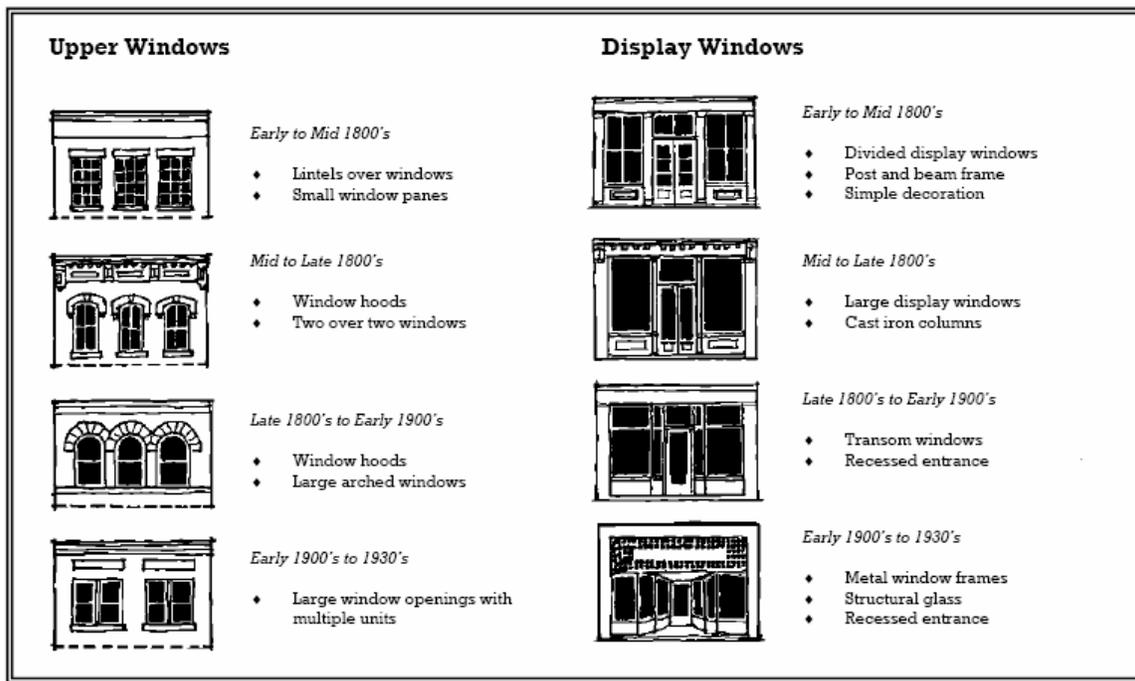


Figure 8 - Typical Historical Window Treatments

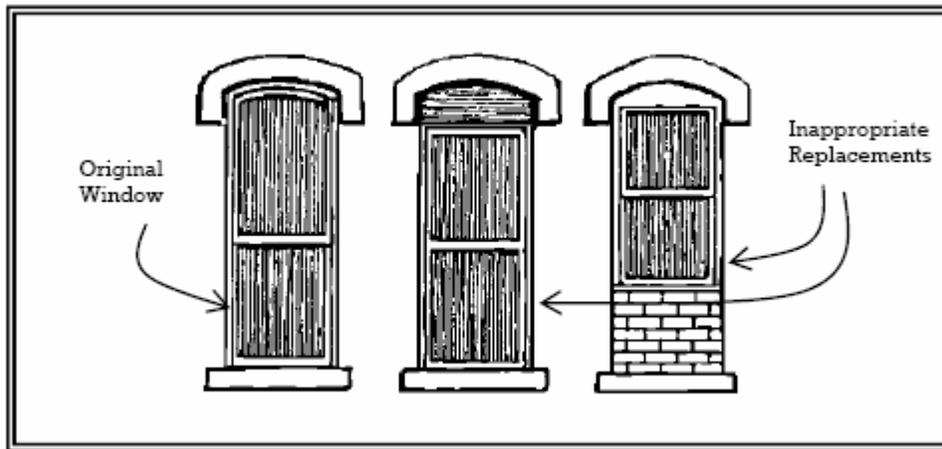


Figure 9 - Inappropriate Window Modifications

- H. Retain *facades* that reflect the heritage of the City. *Facades* of vintage *buildings* may be adapted to contemporary use with compatible materials. Use of metal or wood siding, metal *screening*, plastic, plywood, sheet wood products, or fiberglass to cover over existing, *facades* is prohibited. Wood should not be used to cover over existing brick or stone masonry.
- I. *Building* exteriors shall be constructed from high quality, durable materials. Preferred exterior *building* materials that reflect the City's desired traditional main street character are as follows:
- i. Masonry;
 - ii. Cast Stone;

- iii. Tile;
 - iv. Other materials subject to approval by the City.
- J. If concrete or concrete blocks (concrete masonry units or “cinder blocks”) are used for walls that are visible from a *street*, public park or open space, or pedestrian route then the concrete or concrete block construction must be architecturally treated in one or more of the following ways.
- i. Use of polished aggregate surfaces emulating stone.
 - ii. Use of other masonry types such as brick, or tile in conjunction with the concrete or concrete blocks.
 - iii. Use of decorative coursing to break up *blank wall* areas.
 - iv. Use matching colored mortar where color is an element of architectural treatment for any of the options above.
- K. The following materials are prohibited in visible locations:
- i. Corrugated or beveled metal siding.
 - ii. Vinyl or plywood siding.
 - iii. Tinted or mirrored glass (except stained glass) as a major *building* element.
 - iv. Corrugated fiberglass.
 - v. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
 - vi. Crushed rock/crushed tumbled glass.
 - vii. Exterior Insulation Finish Systems (EIFS) when used for the dominant façade material.
- L. Building entrances should appear similar to those used historically. Clearly define the primary entrance with traditional architectural detailing, landscape features such as ornamental paving, tilework, planters and/or planting beds, or canopies. A contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically, is encouraged in new buildings.



A typical recessed entryway



Recessed storefront with columns at sidewalk line

Figure10 - Typical Historical Entryway Treatments

- M. *Blank walls* shall not be visible from a *street*, public park or open space. If a property is redeveloped including improvement totaling more than 50% of the assessed value of the property, existing *Blank walls* within 50-feet of and visible from a *street*, public park or open space, or adjacent *lot*, shall be treated in one or more of the following methods:
- i. Install a vertical trellis in front of at least 50% of the wall length with climbing vines or plant materials.
 - ii. Provide a landscaped planting bed at least 8-feet wide or raised planter bed at least 2-feet high and 3-feet wide in front of the wall. Plant materials that will obscure or *screen* at least 50% of the wall's surface within 3 years are to be planted in the planting bed.
 - iii. Provide regular fenestration consistent with that of the front facade.
 - iv. Non-frontage (except rear) building walls shall be limited to a minimum of 15% glass openings and a maximum of 60%.
 - v. Other methods as approved by the City.
- M. Treatment of *blank walls* is to be proportional to the front facade. All of the proposed methods are subject to approval by the Director. The *applicant* must submit architectural plans and elevations showing proposed treatments for approval.



Figure 11 - Blank Wall Landscaping Treatment

- O. Prototype design for franchises should use customized components that are consistent with the desired traditional main street character and that reinforce visual consistency with other adjacent *buildings*. No franchise architecture will be allowed unless it can be shown that it is harmonious with the elements of typical early 1900's architectural detail..

➤ **Section 2665—Signs and Awnings**

1. Objectives:

- A. Ensure that signage and awnings installed in the CBD Central Business District are appropriate and architecturally compatible in terms of placement, materials, and appearance with early 1900's architecture of downtown Valparaiso.
- B. Ensure that existing signage and awnings in Downtown Valparaiso are brought into compliance over time.

2. Sign Standards

- a. Wall signs attached to the façade of buildings shall only be permitted in an area of the façade between the top of the ground floor windows and 12 inches below the bottom sill of the second floor windows, otherwise known as the “sign band”. The maximum vertical dimension of signage in this area shall be one and one-half (1 ½) feet. Wall signs shall have raised trim or a raised border of some fashion other than paint. Cabinet style signs, and internally illuminated signs shall be prohibited.



Figure 12 - Historical Wall and Awning Signage Applications

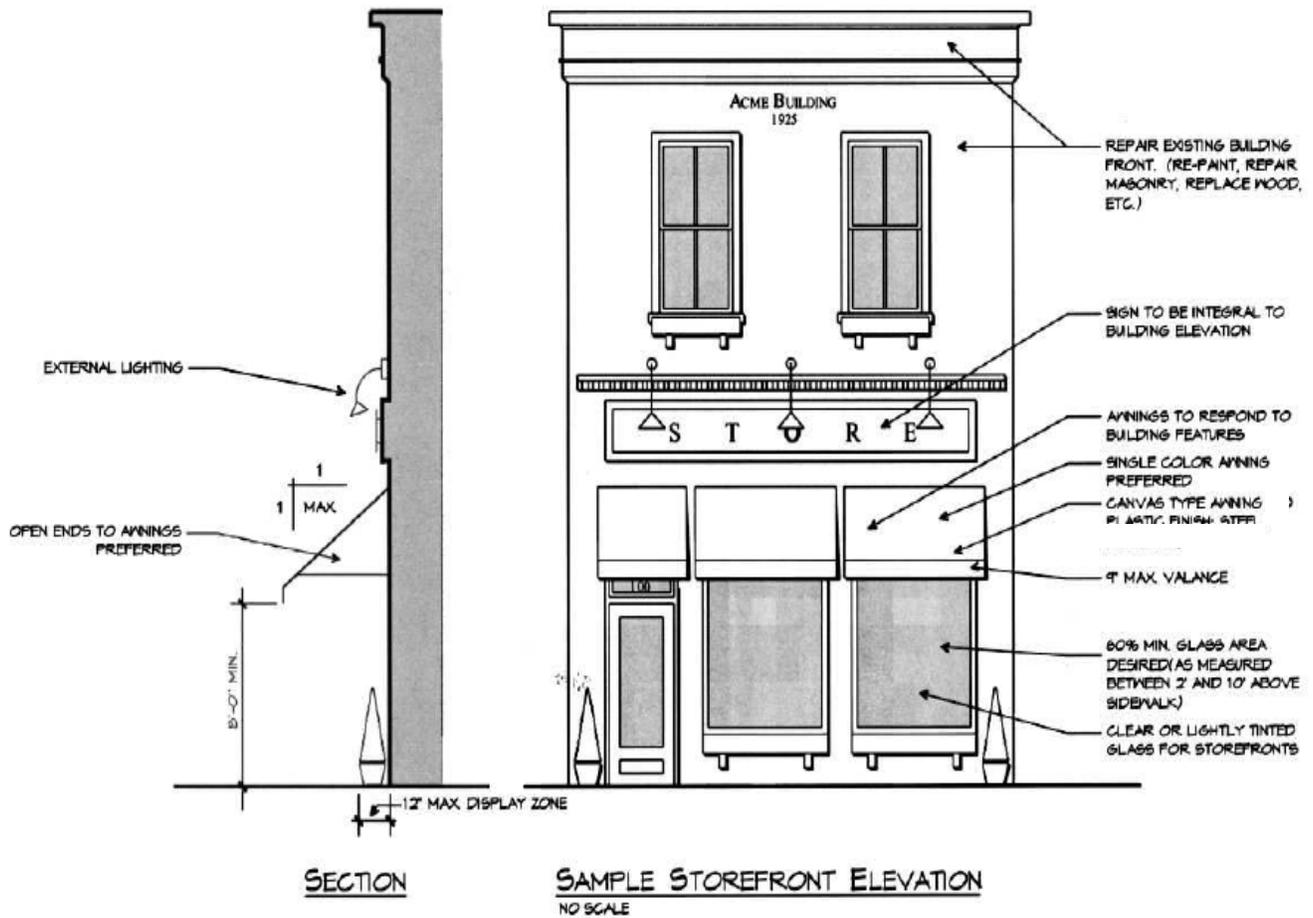


Figure 13 - Historical Signage and Awning Application

- b. Individual raised letters and numbers within the field of a sign band shall be installed with equal top and bottom margins are encouraged. Such signs shall be externally illuminated. Gooseneck style direct lighting is strongly encouraged.

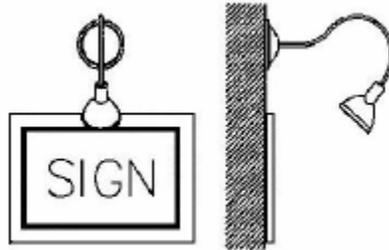


Figure 14 – Historical Wall Sign and External Lighting

- c. Window and door signage shall be limited to a maximum of 25% of the window or door window on which the signage is located.
- d. Signs should not be mounted through masonry units on the façade of the building, rather installation through mortar joints is encouraged in order to protect the integrity of the masonry façade material.
- e. Signage shall be constructed of high-quality durable materials, flat painted wooden boards (such as OSB or CDX Plywood not part of a framed sign band) and plastic letters shall be prohibited sign materials. Signage shall be created and installed by a registered sign contractor.
- f. *Movable Signage Boards.* Placement of moveable signage boards to display daily specials (such as sandwich boards) shall be permitted according to the following:
 1. Limited to one sign board per tenant/business with the total area of the sign not exceeding seven (7) square feet per business.
 2. All signage boards shall be professionally designed, printed and mounted on durable signage board.
 3. Signage shall be limited to the advertisement and sales of merchandise or services directly associated with the business type.
 4. Such signage shall be permitted to be displayed on pedestrian walkways located adjacent or nearly adjacent to the entrance of an establishment. Such signage shall not be placed in any drive or access area, nor placed within any landscape area. Such signage shall not be used as a replacement for directional signage.
 5. Such signage shall be located a maximum of ten (10) feet from an public entrance to an establishment.
 6. Such signage shall be brought inside at dusk or close of business day each day
 7. Such signage shall not block or impede pedestrian rights of way or walkways
 8. Such signage shall not be internally or externally directly illuminated.

3. Awning Standards

- a. Awnings shall be constructed of high-quality materials such as matte finish canvas or vinyl-coated canvas, and shall be of simple, historically compatible design to typical early 1900's downtown Valparaiso buildings. Awnings shall not be installed so as to obscure significant architectural details of a building. Bubble, box, or shiny plastic awnings shall be prohibited. Mansard awnings shall be prohibited in the CBD district. Architectural metal awnings may be permitted with approval of the Director.
- b. Solid Color or two-color striped awnings are permitted. Corporate colors on awnings are permitted only if they are architecturally compatible with the building on which the awning is attached. Overly iridescent or fluorescent colors shall be prohibited.
- c. Signage on awnings shall be limited to the vertical drip or flat face (perpendicular to the street or sidewalk) of an awning, and shall not be permitted on the sides or top slope of an awning.
- d. Awnings shall not exceed the width of a single building or building module, and shall not exceed 66' in length whichever is shorter. Awnings shall not be installed so as to extend across more than one storefront.
- e. Backlit or internally lit awnings shall be prohibited.

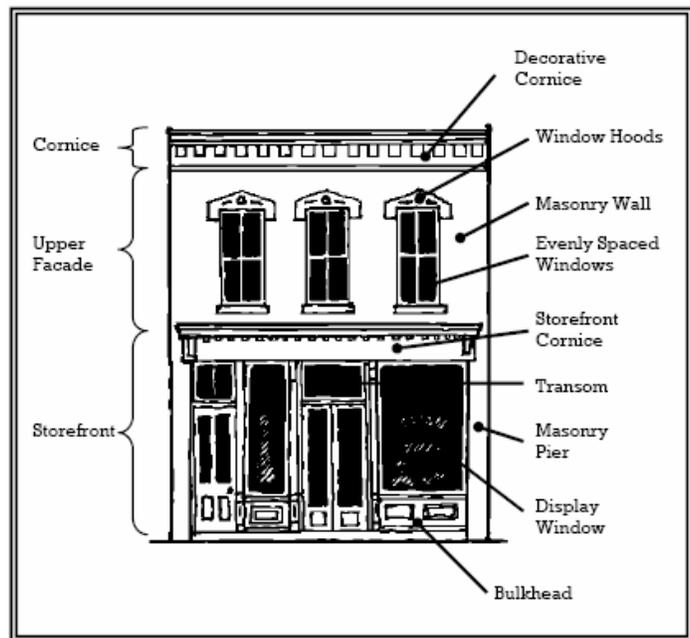
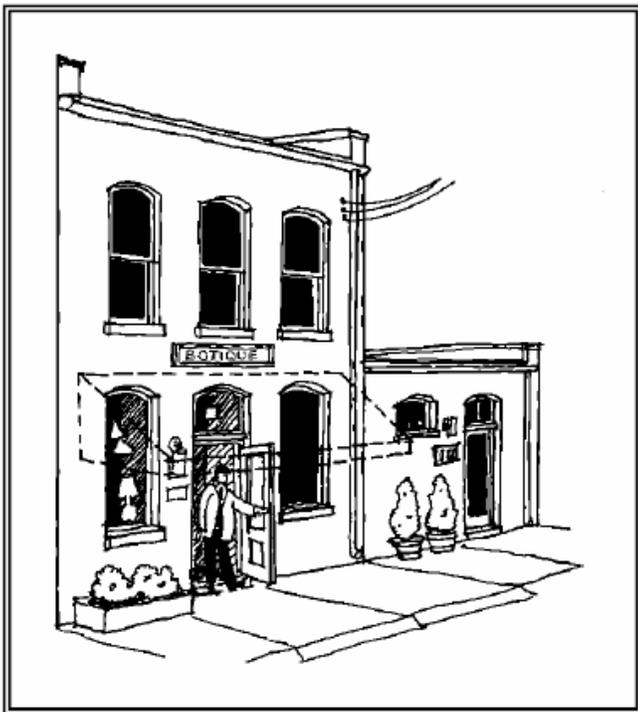


Figure 15 - Appropriate Awning Placement and Application

Figure 16 - Historical Building Features



Figure 17 - Typical Downtown Valparaiso Block – Then and Now

➤ **Section 2670—Definitions**

A

➤ **Adjoining**

Property that touches or is directly across a *street*, private street or access easement, or *right of way* (other than a freeway or principal arterial), from the subject property.

➤ **Applicant**

A property owner or any person or entity acting as an agent for the property owner in an application for a development proposal, permit or approval.

➤ **Architectural scale**

The perceived relative *height* and bulk of a *building* relative to that of neighboring *buildings*.

B

➤ **Balcony**

An exterior floor projecting from and supported by a structure without additional independent supports.

➤ **Blank walls**

Walls subject to “blank wall” requirements meet the following criteria:

1. Any wall or portion of a wall that has a surface area of 400 square feet having a width of at least 10 feet without a window, door, or *building modulation* as defined below or other architectural feature.
2. Any ground level wall surface or section of a wall other 4’ in *height* at ground level that is longer than 15’ as measured horizontally without having a ground level window or door lying wholly or in part within the 15’ section.

➤ **Building**

Any *structure* used or intended for supporting or sheltering any *use* or occupancy.

➤ **Building Modulation**

A stepping back or projecting forward of portions of a building façade within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure’s exterior walls.

C

➤ **Courtyard**

A courtyard is a landscaped space enclosed on at least three sides by a single *structure*.

D

➤ Decks

An exterior floor supported on at least two opposing sides by an adjacent structure, and/or posts, piers or other independent supports.

➤ Director

The director of the City of Valparaiso Planning Department or his/her designee.

F

➤ Facade

Any portion of an exterior elevation of a *building* extending from the finish *grade* of the *building* to the top of the parapet wall or eaves, for the entire width of the *building* elevation.

➤ Fence

A barrier for the purpose of enclosing space or separating *lots*, composed of:

1. Masonry or concrete walls, excluding retaining walls; or
2. Wood, metal or concrete posts connected by boards, rails, panels, wire or mesh.

➤ Frontage

The length of a *property line* along a *street*.

G

➤ Gross floor area

The total square footage of all floors in a *structure* as measured from either the interior surface of each exterior wall of the *structure* or, if the *structure* does not have walls, from each outer edge of the roof. Area used to meet minimum parking requirements is not included in gross floor area.

H

➤ Height

The vertical distance measured from average *natural grade*, to the highest point of the *structure*.

➤ Human scale

The perceived size of a *building* relative to a human being. A *building* is considered to have “good human scale” if there is an expression of human activity or use that indicates the *building’s* size. For example, traditionally sized doors, windows, and *balconies* are elements that respond to the size of the human body, so these elements in a *building* indicate a *building’s* overall size.

L

➤ Lots

A physically separate and distinct parcel of property, which has been created pursuant to the City of Valparaiso subdivision regulations, or was legally created prior to the adoption of the first City Zoning Ordinance.

M

➤ Modulation

Modulation is a stepping back or projecting forward of portions of a *building* face within specified intervals of *building* width and depth, as a means of breaking up the apparent bulk of the *structure's* continuous exterior walls.

P

➤ Pedestrian-oriented space

A pedestrian-oriented space is an area located outside of the right-of-way, between a *building* and a *street* or along pedestrian path which promotes visual and pedestrian access onto the *site* and provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

➤ Property line

Those lines enclosing a *lot* and those lines defining a recorded *vehicular access easement or tract*. The following are categories of property lines:

1. Front property line: Any property line that is adjacent to a *street*.
2. Interior property line: Any property line other than a front property line, and any property line that is adjacent to a *vehicular access easement or tract*.

R

➤ Retail

A commercial enterprise which: provides goods and/or services directly to the consumer; and, whose goods are available for immediate purchase and/or rental; and, whose goods are available for immediate removal from the premises by the purchaser and/or whose services are traditionally not permitted within an *office use*. The sale and consumption of food are included if: a) the seating and associated circulation area does not exceed ten percent of the *gross floor area* of the *use*, and b) it can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. Goods and services offered include, but are not limited to: *convenience retail uses*.

S

➤ **Screen/screening**

The treatment created with landscaping and/or decorative two-dimensional *structure* to visually conceal an area or on-*site* utilitarian use that is considered unattractive. [Ord. 273§ 1, 1999]

➤ **Setback**

The area on a *lot* that is required to remain free of *structures*.

1. Front setback: That portion of a *lot* adjacent to and parallel with any *front property lines* and at a distance there from equal to the required minimum front setback depth.
2. Interior setback: That portion of a *lot* adjacent to and parallel with any *interior property lines* and at a distance there from equal to the required minimum interior setback depth.

➤ **Site**

The entire *lot* or series of *adjoining lots* on which a *use* is or will locate and that is otherwise subject to the provision of the Ordinance.

➤ **Structure**

Anything permanently constructed in or on the ground, or over the water, excluding *fences* less than six feet in height, decks less than 18 inches above grade, and paved areas.

U

➤ **Use**

The nature of the activities taking place on public or private property.

V

➤ **Vernacular**

A *building* or complex of *buildings* that relate to, or are characteristic of a period, place or group; especially relating to or being the common *building* style of a period or place.