

AGENDA

Kingston Zoning Subcommittee

Historic, Cultural and Design Review

October 12, 2016

1. PURPOSE: To implement the following objective from the 2016 Comprehensive Plan

Objective 6.2: Simplify the regulatory programs and protections to ease processing of development approvals involving Historic resources;

Strategy 6.2.1: Develop procedures to coordinate and streamline review functions by multiple agencies. Preservation of valuable historic resources must be ensured while expediting the reviews required by zoning and related laws.

2 EXISTING SITUATION

- **Overlapping districts: Historic, cultural and design**
- **Four types of districts: Historic (4), design(3), Heritage Area, LWRP (coastal)**
- **Different standards and purpose of reviews for similar districts**
- **Three different review agencies: Landmarks, Heritage Comm, Planning Board**

3 CONCERNS

- **Duplication of reviews**
- **Clarification of purpose of reviews**
- **Responsibilities of various reviewing agencies**
- **Agreements with outside agencies: NYS OPR, SHPO, NYS DOS**

4 POSSIBLE ACTIONS

- **Standardize design guidelines (submitted separately)**
- **Redistribute and clarify review responsibilities**
- **Correct conflicts and inconsistencies**
- **????? Other**

SHUSTER / TURNER

Community Planning, Zoning, Site Planning and Design, Environmental Impact Studies, Traffic Planning

MEMO

TO: Kingston Zoning Sub-Committee
FROM: Shuster/Turner
DATE: October 12, 2016
SUBJECT: Coordination of Historic, Cultural and
and Urban Design Review



Over the years, the Zoning Law has been amended numerous times in efforts to preserve the City's historic and architectural resources. Various techniques, procedures and regulations have been inserted in the Zoning Law in this effort. While many useful tools have been provided to achieve the objectives, there has been a lack of coordination and consistency between the various new sections. As a result, the design process has become difficult for applicants to traverse and responsible boards to administer. Set forth below is a description of the existing regulatory scheme, a discussion of the problems it creates and a recommended solution.

1. Existing Regulation

The current zoning law includes three different design districts which are not consistent with each other in terms of standards, administration or responsibility, as follows:

§405.31.1., RF-R Development Standards, includes some very specific standards for the district which lies only between Abeel Street, Dock Street, West Strand, East Strand and North Street and the Rondout Creek. This is a primary zoning district which also establishes use regulations and the various design standards are administered by the Planning Board.

§405.31.2., Broadway Overlay District, includes standards similar to but not identical to the RF-R Standards. The area included in this district is not described in the Law or located on the Zoning map. This is an overlay district which covers a number of underlying districts and the design standards are administered by the Heritage Area Commission.

§405-63, under Article IX Historic Landmarks Preservation Commission; applies to the Stockade Area (as well as several other districts) and includes more general standards than either the RF-R or Broadway Districts. This landmark district, in practice, is similar to an overlay district since the provisions of the underlying zoning districts continue to apply. Its provisions are administered by the Historic Landmarks Preservation Commission.

2. Issues

- a. As outlined above, the design standards for the three business areas, which have more in common than not, are inconsistent and create confusion for applicants as well as the boards involved in their administration. In addition to the three different design reviews, by three different bodies, many uses are also subject to site plan review by the Planning Board.
- b. The RF-R Development Standards apply only to the area between the Rondout Creek and the nearest parallel street. They do not apply to Broadway, the West Strand and Abeel Street which have buildings of similar character.

- c. The historic landmark design standards under the Zoning Law (§405-63.B.) are different than those in Chapter 264. Historic and Architectural Design Districts and standards in both are not very specific and subject to differing interpretation.
- d. Additional reviews beyond those mandated by the Zoning Law also apply to the same urban core areas: The Heritage Area Commission (formerly Urban Cultural Park – UCP) advises the Mayor, Common Council, Planning Board and Zoning Board regarding matters pertaining to NY State Heritage Areas and the UCP Management Plan which includes the three urban cores. It also is responsible for determining if actions are consistent with the City's Local Waterfront Revitalization Program (LWRP) within the State Coastal Boundary.

3. Proposed Solution

In order to standardize and simplify the design standards for urban core areas it is proposed that one set of standards both general and specific, be established. The attached Urban Core Design Overlay District would apply to the Rondout, Broadway and Stockade areas. The Planning Board, the Heritage Area Commission and the Landmark Preservation Commission will each have a role, consistent with their responsibilities and expertise, in a manner that does not subvert their authority under existing law. See Exhibit

§405- Urban Core Design Overlay District

A. Purpose of Design Standards.

Design Standards for any urban core area are created to protect and enhance our Main Streets and Historic Downtowns. These downtown cores represent the historic past in their architecture, street layout and public spaces. They also represent a major economic investment and they provide opportunities for introduction of new buildings and the rehabilitation of existing structures. Downtown cores present opportunities for stability, growth and development because they contain within a compact area the services, goods, entertainment, employment, education, personal care, safety, information, and community services necessary for an enhanced quality of life. At a time when most of us have become dependent on the automobile and have turned our communities into pavement grids for our vehicles, these urban centers can renew our pride in our towns, villages and cities by establishing a sense of place. These special areas allow us to park our vehicles and walk the streets, to reconnect with our neighbors and our community.

These Standards were prepared to provide a basis for property owners, architects, engineers, landscape architects, developers, planning board members, residents and City officials to address site development issues within the core areas of Kingston – the Stockade Area, Broadway and Rondout. These Standards provide approaches and criteria for design to assist developers and the City as they design and review the architecture, site development, vehicular, bicycle and pedestrian circulation, parking, streetscape improvements, signage and lighting of proposed development. More specifically, these Standards are intended to:

- (1) Provide clarification of the City’s objectives in concert with existing zoning laws and to add consistency and predictability to the permit review process.
- (2) Stimulate improvements to existing structures and encourage new development within the downtown core area of the City.
- (3) Improve the visual appearance of downtown to renew interest and viability to the hub of activity for the area.
- (4) Provide a consistent methodology for review of proposed projects.
- (5) Inspire creativity and quality in the design of all structures and in site development.
- (6) Foster an exchange of ideas among developers, City officials and residents in an effort to improve the quality of design in all projects both public and private.

These Standards are intended to supplement the existing Zoning Law and to help clarify the current interpretation of those regulations. These Standards do not address every aspect of design relative to any project, but they do convey information on major issues to be considered. A review of the Standards by project owners, developers and review boards should enable all parties to determine when additional, specialized, professional design assistance may be required for appropriate decision making to progress and/or secure the requisite permits and approvals.

B. Applicability and Administration.

- (1) Design District Boundary. These Design Standards apply to the actions set forth in 2. below within the designated Design Overlay Districts in the Stockade Area, Broadway and Rondout areas.

- (2) Types of Actions.** The following actions are governed by these Design Standards:
- (a)** Actions requiring site plan approval by the City Planning Board.
 - (b)** Actions requiring approval of a special use permit by the City Planning Board.
 - (c)** Actions in addition to the above which require a building permit and which will alter the exterior of a building that is visible from a public street, parking lot or other public place.
- (1) Administration.**

(IN PREPARATION)

- (4) Submission Requirements.**
- (a)** In addition to any required application submissions, new site development plans are required to submit the following:

- [1] Site Plan which specifies all proposed demolition and construction work and includes existing structures and pedestrian ways on adjacent properties that are within 50 feet of all property lines.
 - [2] Building Elevations at a minimum 1/8" = 1 foot scale, of all facades, which specifies all proposed demolition and construction work and includes:
 - [i] Exterior materials, changes or transitions in materials, surface lighting, surface signs, street number, awnings and similar façade accessories.
 - [ii] Proposed alterations or changes to existing facades, if any.
 - [3] Samples of any new proposed façade, roofing and sign materials.
 - [4] Site Plan indicating exterior lighting photo metrics, spread and intensity.
 - [5] A perspective color rendering illustrating how the proposal would look if viewed from the street as a pedestrian.
 - [6] Photographs of the site and surrounding area, including all existing elements required to be shown on the Site Plans and existing buildings within fifty feet of the proposed project site.
- (b) Signage or exterior lighting proposals are required to submit the following:
- [1] Drawings of the proposed sign or copy change at a minimum of 1" = 1 foot scale, or all signs or lettering, which includes some context of the building façade where it is proposed to be mounted.
 - [2] Other sign information regarding illumination methods, hours of illumination and mounting method.
 - [3] Photographs of the site or building which includes the proposed sign or lighting mounting location and any existing signs or lighting.
 - [4] Documentation such as cut-sheets from the manufacturer of any proposed lighting or light fixture which includes photos, illustrations and performance data of the lamp.

C. Design Standards

(1) Site Design

(a) General Standards

- [1]. Site design is the physical articulation of all elements within the project boundaries. Elements include the land, water features, open space, buffers, buildings, artworks, recreational areas, streets, sidewalks, trails, parking areas, alley, views, shading patterns, trees, street furniture, pavement materials, screening and more. These elements fit together to form the fabric of a business area.
- [2] Site design has an effect on: defining spaces, providing or screening views, highlighting architectural features, buffering winds, reducing glare, providing shade, accentuating entrances, preventing erosion, regulating circulation, enhancing property values, beautifying the site and in general influencing man's interaction with the natural and built environment.
- [3] In Kingston's core areas some of the early buildings have been in place for over 150 years. Some of the natural features that also contribute to the views and setting of Kingston, like the mountains, streams, and valleys, that surround the City have not been greatly changed by human intervention.

(b) Specific Standards

- [1] New construction must align the front façade of the building at, or as close as possible to, the front façade of an existing building on an adjacent property. In the case of a discrepancy of setbacks, the new building should align with at least one of the neighboring buildings.

- [2] New construction should attempt to work with any pre-existing building patterns found in adjacent or nearby buildings with regards to massing, height, scale and form.
- [3] New construction should place as much of the building width at the front of the lot as possible to maximize front façade exposure and maintain the street wall. The front façade should be kept parallel to the street.
- [4] The use of landscaping methods such as low walls, hedges and tree rows should be used to help maintain and reinforce a consistent street wall in areas where there are no building facades to define it.
- [5] The primary entry on all new construction should be easily identifiable, scaled appropriately to the size of the building and should always face the street. In cases where the primary building entry should also be visible from an on-site parking area adjacent to the building, the entry may be placed at the corner of the structure so that it is may be visible from both the street and the parking area.
- [6] New construction located at corner intersections should place a majority of the building mass at the corner and/or wrap the corner by continuing façade elements such as the cornice on all street elevations.
- [7] All required off-street parking areas should be located at the side or rear of the building where practical and in conformity with adjacent parcels.
- [8] All on-site parking, vehicle loading or service areas located within sight of the street must be screened from view using appropriate architectural or landscaping methods.
- [9] On-site parking areas, vehicle loading or service areas should connect to any existing service alleys or adjacent parking areas, if available, to allow alternate means of egress.
- [10] Proposed on-site parking areas should be located next to any adjacent existing parking lots if possible to provide shared parking opportunities which can serve neighboring buildings simultaneously.

(2) **Building Height, Scale and Massing**

(a) **General Standards**

- [1] **Orientation**: The manner in which a new building relates to the street is an important consideration in terms of compatibility with its surroundings. Traditional siting patterns should be respected. As such, buildings in Kingston's core areas should be oriented parallel to their lot lines with the primary entrances of the buildings oriented toward the sidewalk or street. Corner lot entrances can sometimes be enhanced or made more functional and dramatic if angled at the corner.
- [2] **Mass and Scale**: An important component of the City landscape is the architectural form and character of the buildings, the way they relate to spaces and streetscapes and their visual appearance. The mass and scale of buildings are key considerations that effect compatibility. The height, width and depth of any new buildings or improvements to existing buildings should be compatible to that of the adjacent existing buildings to enhance the character of the core area.
- [3] **Building Height**: Building heights should be in keeping with the existing one, two and three story buildings which form the core area. Adjacent buildings should restore or recreate the historic alignment of architectural features, including overall heights and roofs using these lines to unify the street visually. Structures with similar geometry and ratios of width and height when repeated begin to tie individual structures into the whole. This contributes to the

character of the area and establishes visual continuity. Building height is defined not only by overall dimension, but also by architectural features that reinforce alignments of the top and bottom of first floor display windows, sign bands, window sills on upper floors, parapet and cornice lines and the roof lines.

(b) Specific Standards

- [1]** Two-story minimum building height is required on front facades facing _____ Streets unless it is deemed inappropriate or where it may create an undue financial burden on the applicant. Building height shall conform as much as possible to the height of other nearby buildings.
- [2]** The majority of the building mass should be placed at the front of the site to maximize front façade exposure and maintain the street wall, however, the building height may step down to lower levels in the rear. Corner lots should place a majority of the building mass or height at the corner to visually anchor the block.
- [3]** The height of new buildings should attempt to coordinate common heights and façade lines with immediately adjacent buildings.
- [4]** Structures with sloping roof designs should align the gable end of the façade to face the street to maximize façade exposure.
- [5]** For the purposes of determining effective façade height on buildings with sloping roofs, the height of structures with gable ends facing the street should be measured by the vertical distance from the ground to the mid-point of the roof. Structures which have their roof ridge running parallel to the street should be measured by the vertical distance from the ground to the vertical distance from the ground to the lowest part of the roof.
- [6]** Parapet height should not exceed four feet unless otherwise required by State or Federal codes.
- [7]** No portion of the roofline may extend more than 50 feet in length horizontally without a roofline transition. A roofline transition is defined as a change in the height of the roofline where it steps (up or down) at least 24 inches. Such transitions should not occur more than once in a four foot span along the façade.
- [8]** Façade and roofline transitions should be used to highlight important areas of the façade such as a building entry, the center of the façade or the symmetrical ends.
- [9]** New façade designs should be in keeping with the scale of adjacent buildings. The use of an overall façade composition which breaks the building down into smaller and regular portions – such as bays defined by groups of windows – helps to achieve this.
- [10]** Small scale building materials similar to those recommended in Table 1 are required as the primary building material along the front façade of all new construction.
- [11]** Areas of blank wall larger than an eight foot diameter circle are not permitted on the front facades of new or renovated construction. Such blank wall is defined as an area of façade which does not contain any decorative articulation of materials which measure at least two inches in depth, or openings such as windows and doors.

(c) Special Standards in the Stockade Area

In addition to the standards set forth elsewhere in this section, the following standards shall apply in the Stockade area.

- [1] Because of the visual importance of the Old Dutch Church Steeple, no new structure may rise within the Stockade Area above the base of the steeple, which is 62 feet above curb level.
- [2] New construction may be required to be set back from the building line formed by the adjacent buildings where this modest setback will not change the overall character of the street.
- [3] In determining building setback for new construction, new buildings may be required to be set behind existing building lines to give emphasis to existing structures of historic or aesthetic merit, or to allow for suitable landscaping.
- [4] Parking areas shall be partially screened from public view with appropriate walls, structures, fences or landscaping. The area allotted for the planting of all parking lots shall be at least 5% of the amount allotted to the parking surface.

(3) Roofs

(a) General Standards

Flat roofs with parapets and gable roofs are historically the most common roof forms found within the core areas, and new construction should be compatible with that framework. Mansard roofs, shed roofs, fake roof fronts, built-out roof frames which are hung from the façade and similar applied designs are unacceptable as primary roof types.

(b) Specific Standards

- [1] New construction with a flat roof is required to be capped by an architectural cornice design that is a sculptural expression of the primary façade material, wood or simulated wood design, at the top of the front façade(s). The articulated parapet or cornice design must be at least 12 inches tall on one-story facades and at least 24 inches tall on facades of two or more stories. The size, depth and relief of any proposed cornice should be compatible with those found on nearby buildings of the same height and include suitable depth to create noticeable shadows. Parapet height shall not exceed four feet unless otherwise required by State or Federal codes.
- [2] New construction with a sloped roof must have a minimum roof pitch of no less than 5:12 on primary roof areas (not including dormers, entry canopies or similar secondary roof elements) or a maximum pitch of 12:12. The tallest portion of the roof must be orientated to place at least one gable-end facing the street.
- [3] New roof construction must be designed so as to divert the fall of rain and snow away from pedestrian areas such as walkways and doors.
- [4] Air handling units, condensers, satellite dishes and other equipment placed on the roof must be located and screened from view so as not to be readily visible from the street or waterway. Roof mounted equipment shall be visually minimized with painted colors and finish complementary to the overall building design.
- [5] See Materials List in Table 1 for approved roof materials.

(4) Facades and Fenestration

(a) General Standards

- [1] The facade facing the street is normally the most architecturally detailed side of a building and contains a pattern of windows, bays, columns, cornices and architectural detail. Preservation of storefronts will help maintain a unique historic character for the downtown. Side or rear facades which are visible from the street or public parking lots also contribute to the visual character of the streetscape. Façade elements should be preserved to create patterns along the business blocks which help retain the overall design integrity. Elements to be saved, rehabilitated, or recreated include:

- [i] Kick plates as a base to building fronts.
 - [ii] Recessed entrances or angled entrances on corners.
 - [iii] First floor display windows.
 - [iv] Transoms over entrance doors.
 - [v] Clerestory windows above display windows.
 - [vi] Sign bands.
 - [vii] Parapet walls with caps or cornices.
 - [viii] Vertical window patterns on upper floors with window sills.
 - [ix] Pilasters and decorative brick or stone.
- [2] Building fenestration is an architectural term that refers to the design, frequency and depth of openings, recessed areas or projecting elements that form the overall architectural composition of a building. The fenestration of a building may reflect the architectural "rhythm" of the façade. When approaching the rehabilitation of a façade or the design of a new building, the façade should be in keeping with the rhythm and proportions of adjacent buildings. The overall pattern should be simple but can be broken down into smaller elements for added interest and architectural detail.
- [3] Upper story windows of existing buildings should be uncovered and reopened where possible to maintain historic character. Maintaining the original spacing, pattern, size, materials, and operating system of the originals is important. Altered dimensions and the use of unfinished or shiny metals is inappropriate.

(b) Specific Standards

- [1] The front facades of new flat roof construction should be organized in a general "Base – Middle – Top" configuration.
- [i] The "Base" level consists of the most open and sculptural façade expression at the first floor. The amount of door and window openings should be the greatest here – typically between 75 percent to 90 percent of the façade – in this ground floor area.
 - Individual window openings in the base level should not exceed 12 feet in width, and must be separated from each other by at least 18 inches of façade. Window glass area cannot exceed five feet in width without being separated by at least six inches of mullion.
 - Window frames must be recessed. Flush or curtain wall window designs are not permitted.
 - The primary entry doorway to the street must be recessed between 12 to 48 inches back from the plane of the façade to express the greatest amount of façade depth.
 - The base level should be crowned by an entablature element or other transition having a change in depth, materials and color which differentiates it from the upper levels. The entablature element should be designed to accommodate façade lettering or signs for the property.
 - [ii] The "Middle" level consists of the upper floors, and has a lower fenestration level than the first floor. The amount of façade articulation and openings should be less here than that found at the ground floor – typically between 25 to 50 percent of the facade in this area.
 - Individual window openings in the façade at this level should not exceed six feet in width, and must be separated from each other by at least 24 inches of façade. Window glass area at this level cannot exceed three feet in width without being separated by at least four inches of mullion.

- Window frames must be recessed from the plane of the façade.
- [iii] The “Top” level consists of an articulated cornice of design and materials that complement other elements of the façade.
- [2] The front facades of new or renovated construction with masonry exteriors must visually express the structural lintels over windows, doors archways and similar openings.
- [3] The rhythm of façade elements across the front façade must be arranged in an easily recognizable pattern such as a repeating or symmetrical layout. Breaks or fluctuations to the façade pattern should be reserved to highlight areas of special interest such as entry points to the building. New construction directly adjacent to or added to existing structures should be compatible with the rhythm of façade elements of the existing building.
- [4] The proportions of façade elements such as windows, window divisions and bays must have a vertical orientation (taller than they are wide) of a least x wide to 1.5x tall. The proportions of individual elements should be used consistently throughout the design, such that all windows and their divisions are generally of the same proportion. New construction directly adjacent to or added to existing structures should be compatible with the proportion of façade elements of the existing building.
- (5) **Materials and Colors**
- (a) **General Standards**
- [1] Work on existing structures must preserve, protect and maintain the use of original exterior materials of historic structures whenever possible. If replacement is necessary, replace with like materials which have the same basic forms and proportions.
- [2] Any renovations or alterations to an existing façade should include reasonable attempts to remove any modern day cladding, panels, signboards or similar additions which are concealing the original building design underneath.
- [3] Original façade materials and designs should be repaired and preserved whenever possible in lieu of replacement or covering with new materials. The removal or covering of original exterior materials with new materials is prohibited unless it can be demonstrated that repairing the original construction would be creating undue financial hardship.
- [4] New construction should utilize materials and colors that are compatible with those in existing buildings and avoid garish colors and highly reflective materials.
- (b) **Specific Standards (See Table 1)**
- [1] When using more than one material on the exterior façade, one material must be used as the primary theme with others used only sparingly to complement or accent the design. The use of a variety of design styles or materials across the facades of the same building is prohibited.
- [2] When making a transition from one material to the next, the change must occur at hard-edge or depth transition in the façade which creates a surface for one material to terminate into before the next one begins.
- [3] Special designs or decorative patterns created in the exterior materials are encouraged.
- [4] All exterior colors must be of natural, earth tone or muted shades. Brighter, more vibrant colors, if used, must be reserved for minor accents and highlights only.

- [5]** When using more than one color on the exterior façade, one color must be used as the primary theme with others used only sparingly to complement or accent the design.
- [6]** When making a transition from one color to the next, the change must occur at a hard-edge or change in depth in the façade which creates a surface for one color to terminate into before the next one begins.

TABLE 1 – MATERIALS LIST

RECOMMENDED MATERIALS	PROHIBITED MATERIALS
<p><u>FACADE</u></p> <p>Common Red Brick Bare, Multi-Colored/Multi-Tone (approved color) Painted (approved color)</p> <p>Special Masonry Units (CMU) Textured CMU Colored (dyed) CMU Split-Faced CMU</p> <p>Natural Stone</p> <p>Wood Clapboard or Shingle Finished Grade (painted or stained approved color)</p> <p>Composite, MDO/MDF Board, Synthetic Wood PVC (approved color)</p> <p>Fiber Reinforced Cement Siding/Hardi-Plank</p>	<p>Multi-Colored/Multi-Toned Brick Imitation Brick Siding, Asphalt Siding</p> <p>Plain CMU (bare or painted) Unfinished, Lumber Grade Wood Metal, Aluminum or Vinyl Siding Mirrored or Highly Reflective Siding or Panels Imitation Stone (except approved cultured stone) Wood Paneling Plywood T-111 Composite, MDO/MDF Board</p> <p>EIFS/Stucco (except approved)</p>
<p><u>WINDOWS</u></p> <p>Anodized Aluminum Frame/Storefront Approved Color</p> <p>Wood, Vinyl Clad, PVC Frame Approved Color</p> <p>Clear, Etched, Tinted, Frosted or Stained Glass</p> <p>Expressed Lintels Over Openings Brick, Limestone, Colored or Bare Concrete</p>	<p>Bare Aluminum Reflective Flashing</p> <p>Mirrored, Colored or Dark Tinted Glass Below 70% VLT*</p>
<p><u>ROOF</u></p> <p>Asphalt Shingle (approved color)</p> <p>Imitation Slate</p> <p>Natural Slate</p> <p>Standing Seam Metal Small Seam Width, Approved Color</p> <p>Dark, Non-Reflective PVC, Modified Bitumen</p> <p>Aluminum Eave Guard</p> <p>Parapet & Chimney Caps Stone, Limestone or Precast Concrete Metal Flashing (approved color)</p>	<p>Light or Reflective Materials</p>
<p><u>OTHER</u></p> <p>Canvas Awning 3 Color Max, approved colors</p> <p>Concrete, Brick, Paver or Stone Sidewalks</p> <p>Stamped Concrete</p> <p>Wood/Synthetic Wood Porches, Boardwalks, Ramps</p>	<p>Plastic, Vinyl or Other Synthetic Awnings Reflective Flashing Asphalt Sidewalks/Walkways</p>

(6) Signs and Lighting

(a) General Standards

- [1]** Signs should be an integral part of a building's façade. Where possible, business signage should be placed within the traditional sign band area just above the storefront windows and clerestory. Usage of the sign band area provides a unified visual appearance for the urban core area while allowing diversity in individual signs. The size, shape, style, colors and materials of each sign should conform to the building's architecture and should not cover or conflict with any prominent architectural features.
- [2]** Sign mounting and orientation should be appropriate for the particular building for which it is intended and for its setting in the business district. The color and type (font) of lettering are more important to comprehension than size. Shingle signs or those that use familiar icons like a barber pole or a pair of eyeglasses can be particularly effective without having to be large. Signs applied to or incorporated on awnings or canopies or hung independently from them can work effectively.
- [3]** Lighting for signs should be from above, below or from the sides but not from within. Lighting should not distract or disturb passing vehicles or neighboring uses. Indirect lighting can provide supplemental light to the pedestrian walkway area. Neon lighting may be appropriate if it meets other sign requirements and also fits the visual setting of its surroundings.
- [4]** The use of color for signage should be in keeping with the natural tones of brick, tile, stone, and stained or painted woods within the adjacent streetscape. Bright, bold, primary or metallic reflective colors should be used sparingly as trim or accents to the main body of the sign. Color use should be complementary to the building and fit with its color scheme and be in balance with the natural earthen tones within the City. Most signs are very effective using a three color format. One dark color should be used for a background color, a contrasting color for lettering, and the third color for borders, shading or trim.

(b) Specific Standards

[1] Design and Mounting

- [i]** Commercial properties with multiple tenants must coordinate the size, placement and design of signs and street numbers so as to present a consistent appearance.
- [ii]** Surface applied façade lettering which is framed by the architectural features of the façade is preferred to signboards and should be utilized whenever appropriate.
- [iii]** Installing new signs which cover or obscure architectural features of existing structures is prohibited. Installing new signs which are incompatible with the architectural style, scale, location, materials or color of an existing façade is prohibited.
- [iv]** New commercial construction must design the front façade specifically to accommodate an area or areas for applied façade lettering or surface-mounted signs. The applied façade lettering or signboard should be framed by the architecture of the façade itself whenever possible.
- [v]** Signs or lettering which are mounted on the vertical, horizontal or sloped surfaces of a building roof or on roof fascias are not permitted.
- [vi]** All signs should be clear and legible. The lettering used should contrast well with the background color and have a width-to-height ratio which is

roughly square. Stretched fonts and multicolored text are prohibited unless expressly part of the business logo design.

[2] Sign Lighting

- [i]** External sign lighting must be provided only from shielded lamps which direct light only around the immediate sign surface. Bare bulbs must not be readily visible from the public way. Illumination levels on the surface of the sign face should generally not be overly bright or distracting.
- [ii]** Illuminated neon signs may be permitted provided that the neon tubes comprise the sign lettering only.
- [iii]** Illuminated signs are encouraged to utilize light-colored lettering on a dark background to reduce glare.
- [iv]** All lighting must be generally white or of a muted color with a diffused, non-intermittent light source. All lighting shall not interfere with the comfort and safety of the general and nearby residences.

(7) Handicapped Ramps

(a) General Standards

Handicapped ramps are necessary to provide equal access to commercial buildings for all persons. They should be designed and located so as to be compatible with building design to the maximum extent practical.

(b) Specific Standards

- [1]** Where feasible, handicapped ramps should be integrated into the design of facades or entrance ways and not appear as appendages or "add-ons".
- [2]** The materials, design elements and colors of handicapped ramps should be the same as those of the building façade.
- [3]** Where feasible, the angle of the handicapped ramp should be shielded so as not to disrupt the basic horizontal and vertical elements of the façade.