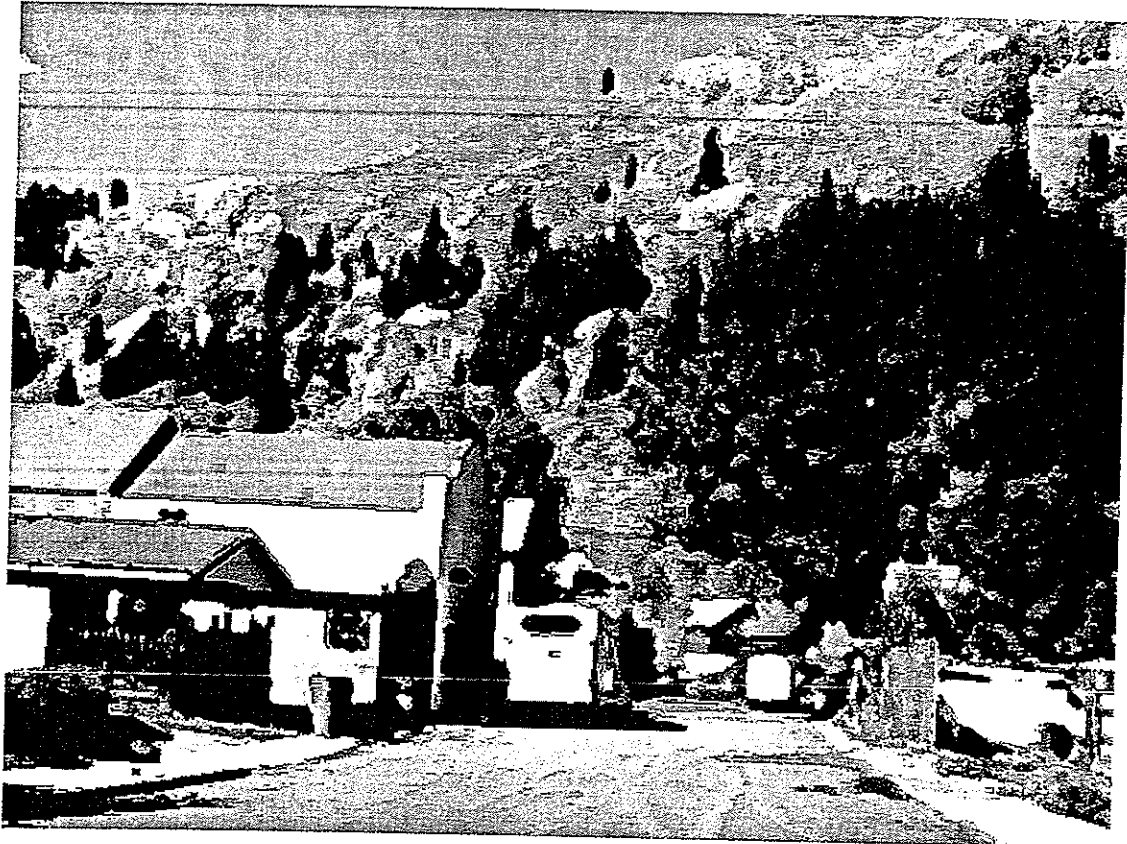




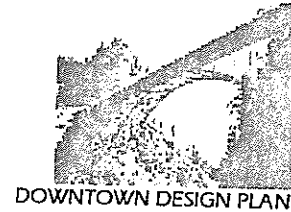
DOWNTOWN DESIGN PLAN

TOWN OF RED CLIFF, COLORADO  
DOWNTOWN DESIGN GUIDELINES  
Section 3 INTERIM HISTORIC GUIDELINES FOR  
REHABILITATION AND NEW CONSTRUCTION

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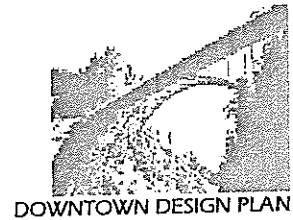




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### 3.1 INTRODUCTION

Architecturally, Red Cliff is like most western mining towns both in its physical appearance and its historical development. The majority of commercial and residential structures fall within a few basic categories that were built (or rebuilt) over an extended period of time, not only in Red Cliff but throughout the West. These include such house types as the ell-shape with the gable roof and the square shape with hip roof, and such commercial types as the false front or the flat roof rectangular building.

Wood is the predominant material for the pre-1940 buildings in Red Cliff. Dwellings are almost all frame with one exception of brick.



**Ell-Shape:** This appears to have been the most common residential building type built. It usually has an intersecting gable roof although there are a few examples where the building core has a hip roof that intersects with a gable. Porches usually are attached, sometimes with a side extension. Most ell-shape houses are one-story but there are one-and-a-half and two-story examples.



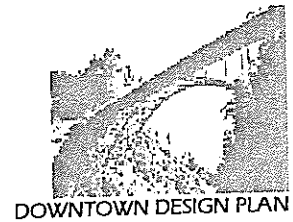
**Hip Roof:** Although most hip roof structures appear to be square in shape, there are also rectangular examples. A center dormer is common. Porches usually are attached and usually extend the width of the building. Some examples have a portico entrance. One and one-and-a-half stories are most typical although there are a few two story examples.



**False-front:** A relative of Vernacular types, these have a noticeable false front projecting above a gabled roof. Also frame construction, these buildings often have a second story with vertical windows, a more decorative cornice, and sometimes a projecting canopy.

The history of Red Cliff is not in its historical buildings. Much of the original Red Cliff has physically changed either from disuse or fire since the first settlement was begun at the junction of Turkey Creek and Eagle River by the Rohm party setting up their permanent camp at that point in early April 1879.

The first hotel was a two story building with cloth partitions called the Star. It was the most luxurious lodging in Red Cliff, until the Quartzite Hotel was build some years later. In 1882, the following businesses besides the Star and Quartzite hotels were operating: The Southern Hotel, The Pacific Hotel, the



Mountain House, the Iowa House, three grocery stores, two drug stores, one clothing store, one meat market, two stationery and newspaper stores, one lumber and livery stable, a stage line, a dairy, and two saloons.

The purpose of this section is to provide general guidelines for designers and architects involved in the design of new construction and possibly renovating any historic buildings within the Eagle Street Downtown District.

The Town has not passed any historic preservation legislation that requires all building within the Downtown District be designed to conform to any historic guidelines. There has been the past decade, an unsuccessful effort to apply for historic designation along with State funded grant money that would apply to the historic-ness of Red Cliff. The Town in the future may wish to create more specific guidelines than these presented in this document. However, there is a need to inform developers of both existing and new buildings of the Town's general expected standards of design, in order to "smooth" the process in approving building plans in the Downtown District.

The standards for new construction are designed to ensure that new buildings will be compatible with the scale and appearance of the Red Cliff historical character and contribute rather than detract from it. **REPLICAS OR FAKE HISTORICAL BUILDINGS ARE DISCOURAGED – CONTEMPORARY INTERPRETATIONS OF HISTORICAL FORM AND SCALE ARE ENCOURAGED.**

## **3.2 TYPICAL BUILDING AND BLOCK DESIGN GUIDELINES**

### **3.2.1 Important Historical Elements**

The basic building "block" along Eagle Street sets the tone and style for any new construction. Though there are variations, taken together form a strong unity. They have the following key elements in common:

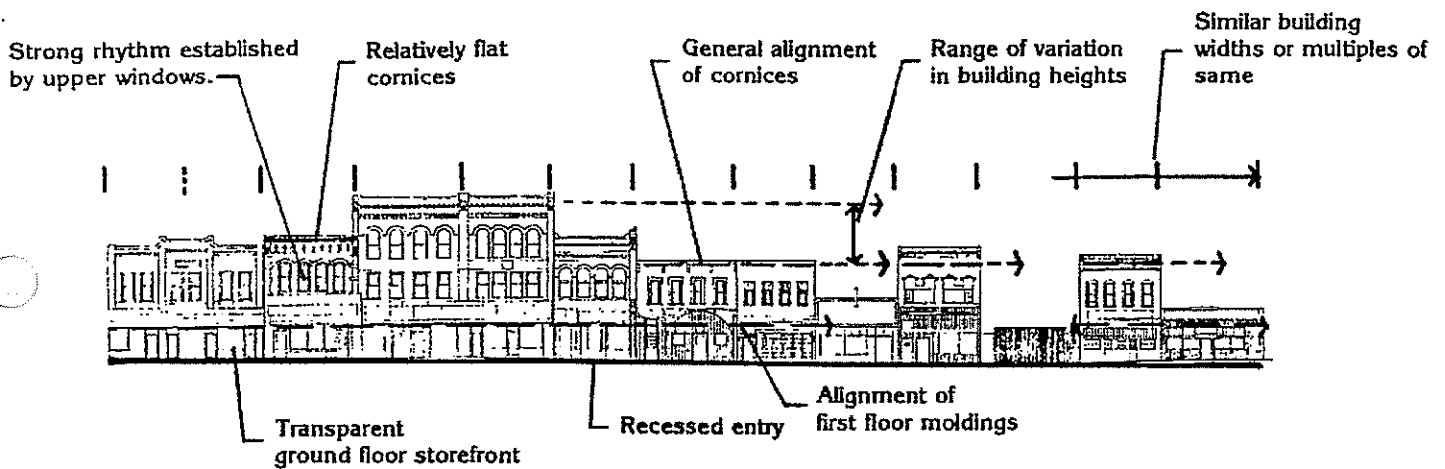
- They are built on a repetitious 25 foot width, in 25 foot increments for larger buildings.
- The cornices and moldings align, even where the street goes up and down Eagle Street.
- The upper levels repeat a rhythm of window openings in a brick wall.
- The lower levels are "transparent", almost all glass.
- The buildings are all built to the front property line, with no setback or indentation except at the entryway.



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- The buildings are of a similar height, depending on the number of stories, and they all have a similar parapet above the top floor.
- The buildings all have “flat” roofs that slope toward the rear, not visible from the street.
- The buildings are constructed mostly of red commercial brick, with applied details and brick detailing.

New construction should seek to emulate these buildings in theme, character and scale. **FAKE HISTORICAL BUILDINGS, ATTEMPTS AT REPLICAS OR “MOVIE SET” FACADES WILL NOT BE CONSIDERED APPROPRIATE.**



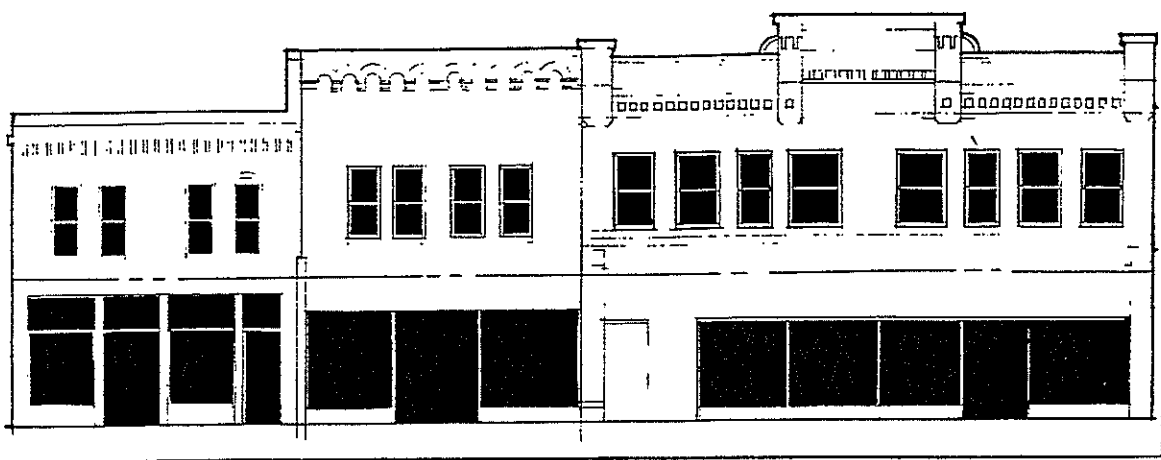
### 3.2.2 Historic Preservation/Architectural Review Guidelines

The Red Cliff Master Plan discusses historic and architectural guidelines in Section 7.2.8. The historical review should be guided by a set of general goals which define the major concerns and objectives of its review process.

Recommended goals are:

- To protect the historic and architectural qualities of Red Cliff building stock;
- To promote development and building consistent with the policies of the Master Plan;
- To promote a consistent standard in architectural design and the construction of aesthetically pleasing structures;
- To improve the general quality of the environment and promote conservation of natural and manmade resources of the town;

- To encourage land uses which are orderly, functionally efficient, healthy, convenient to the public, and aesthetically pleasing;
- To encourage development of safe and attractive residential areas that are compatible within and outside the historic downtown in a variety of housing styles;
- To encourage the construction of safe, convenient and attractive commercial facilities and residences;
- To promote neighborhood integrity by congruity in architecture and cohesiveness in style;
- To promote visual relief throughout the community by preservation of mountain vistas, creation of open space and variation of styles of architecture, unique location or singular physical characteristics.



The traditional commercial façade has two basic parts: the ground level storefront, and the upper face of one or more floors.

The **STOREFRONT** is a largely transparent window display and delicate in appearance. It is framed or contained by masonry or iron piers on both sides, and by an iron beam, called a lintel, above. The lintel separates the façade into its two parts and helps add human scale by defining the pedestrian zone, as referenced in Section 2, at the street level. The entries are typically recessed.

The **UPPER FACE**, in contrast, is essentially a flat masonry wall with windows cut into it at regular intervals. Decorative masonry and a cornice are generally applied.





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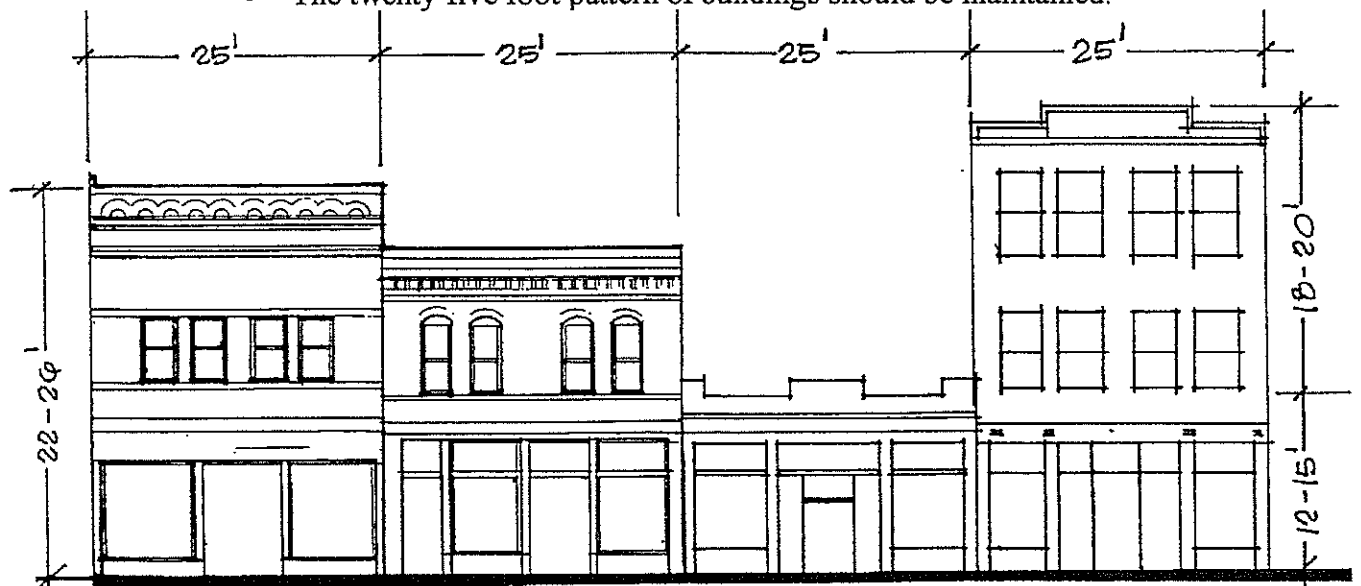
### 3.3 GUIDELINES FOR NEW CONSTRUCTION

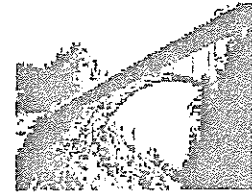
New construction should suggest the spirit of the early buildings without being gaudy or with excessive applied trim. The rhythm, scale, and materials are the most important elements to be considered in new construction.

Each new building should relate to its neighbors. The context of the site is important. The design should strongly relate to its immediately adjacent buildings, where they exist.

The following basic guidelines for new construction should be followed:

- The buildings should be built to the front property line.
- There should be a clear distinction between the ground floor and upper floors.
- The rhythm, pattern and shape of upper floor windows should be respected.
- The lower level should be essentially transparent (glass), with recessed entries.
- Traditional materials should be used (brick, stone, painted wood and glass).
- The vertical location of moldings and cornices should relate to existing adjacent buildings.
- The building height should be appropriate for the number of floors.
  - A. A single story building should be 15-18 feet high
  - B. A two story building should be 24-28 feet high
  - C. A three story building should be 32-36 feet high.
- The twenty-five foot pattern of buildings should be maintained.





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A review of historic photographs of Eagle Street shows buildings with ornate cornices, towers, arched opening, and canopies. In general, these were major buildings of public significance such as the Star and Quartzite hotels: The Southern Hotel, The Pacific Hotel, the Mountain House, the Iowa House, three grocery stores, two drug stores, one clothing store, one meat market, two stationery and newspaper stores, one lumber and livery stable, a stage line, a dairy, and two saloons. Virtually all of the ornate buildings are gone, lost in fires, demolished or replaced for multifamily, single family homes or for new development. The remaining buildings, although modest, are equally important as records of Red Cliff's heritage. They now form the context within which new buildings must fit.

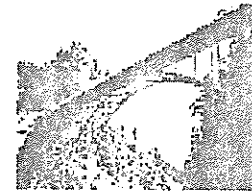
Some documentation exists about the people who actually built Red Cliff, such as the carpenters, suppliers, and designers, who left their mark in the structures that survive. Several photographs indicate that many of the houses were built as a neighborhood effort in traditional "house raising" fashion, but professional builders were more likely involved in the grander houses and commercial buildings.

Certainly, the availability of ready cut lumber in standard sizes facilitated quick construction and contributed to the similarities among structures. By the time that Red Cliff was built, lumber, nails, and roofing materials were shipped throughout the region. Decorative brackets, turned posts, and even stamped metal storefronts were available. One striking characteristic is that many of the buildings, especially houses, were not built using the finest construction practices of the day. Foundations were minimal, sometimes consisting simply of stones or wood sills laid on undisturbed earth. Many walls were a double thickness of planks with no studs in between. Because of such conditions, consistent maintenance is a critical element in the preservation of these resources.

Boom town architecture is unique in this aspect, that it was built quickly in response to a single purpose economy, and as a result few such western towns survive with enough of the building stock intact that the quality of the historic living environment can be understood.

### **3.4 INTRODUCTION TO THE DESIGN GUIDELINES**

Red Cliff recognizes the downtown as a special place to be protected as a community resource, because its history is an important part of the heritage and its unusual character creates the identity of the town.



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The guidelines contained in this supplement to the Red Cliff Master Plan are for the developer, builder, and citizen alike when planning changes within the downtown pedestrian core area. The guidelines will also help to: identify specific issues that may affect the integrity of the district and define the criteria by which the Town will evaluate your design.

The guidelines are based on visual characteristics of the downtown as it exists today. The scale of buildings, their materials, and their site relationships are examples of the specific characteristics that were analyzed and from which the guidelines were developed. These characteristics were identified in public meetings and reflect community values with regard to the visual character of the district. The guidelines will be updated periodically in response to changes in community attitudes.

### **3.5 OBJECTIVES OF THE GUIDELINES**

To encourage the retention of the visual and historic integrity of the district while also encouraging creative design solutions. The guidelines do not dictate styles or specific design motifs, but instead suggest a choice of approaches for achieving design compatibility.

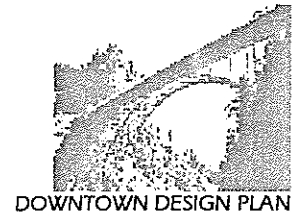
To protect property values by managing changes so they reinforce the assets of the district. The value of remaining individual historic structures will be strengthened.

### **3.6 HOW THE GUIDELINES ARE ORGANIZED**

The Downtown Design Guidelines are organized in three sections: Introduction; Downtown Design Plan, and Interim Historic Guidelines. Section 2 discusses urban design and streetscape to enhance livability of the downtown core. The guidelines in this section discuss construction of new buildings in broad design concepts and guidelines for detailed architectural design considerations.

### **3.7 HOW THE TOWN USES THE GUIDELINES**

The design review process is always a matter of judgment, and in order to assure that decisions are made with consistency of policy, these guidelines are applied.



The Planning Staff will refer to the guidelines to remind them of issues they should consider for each project. The Staff will decide when a project is appropriate by balancing all of the applicable guidelines.

## **3.8 SOME PRESERVATION THEORY**

### **3.8.1 Renovation**

If a building is being renovated, it must be decided what there is about the building that contributes to its historic significance.

Study old photographs to find where original windows were and how the porch railings were designed. Pay attention to the proportions of original openings and to the amount of trim that existed on the building.

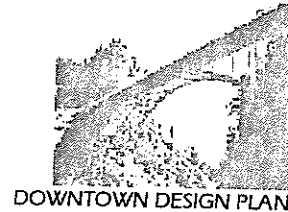
The original character of each building is an honest part of the Red Cliff's heritage. Even simple stores represent an important segment of the mining, railroad and lumber population that built Red Cliff and are valued.

Adding "historic" details that were not in fact used in Red Cliff, or "modernizing" a building area equally damaging to the original character of historic buildings. For example, adding fancy trim to a modest miner's cottage is inappropriate, because these decorations were only used on a few of the larger, more expensive houses in town. Similarly, cutting picture windows out of walls or replacing turned wooden posts with wrought iron one are modernizations that will substantially alter the character of the building.

Many homes already altered may have their historic character strengthened by careful renovation. The changes made in the past thirty years have in many cases eroded the character of historic structures.

### **3.8.2 New Buildings: Choosing a Style**

For new construction, choosing a "style" is an important beginning. The guidelines in this section encourage new buildings that are compatible with historic buildings without imitating older style.



The National Trust for Historic Preservation, also discourages historic imitations in its policies, and promotes compatible new architecture. Following these policies, the majority of communities nationwide that have guidelines for historic districts encourage compatible new designs.

### **3.8.3 When Renovating, Survey the Condition of the Building**

Determine elements that contribute to historic character. Locate decorative trim, look for scars where ornamental brackets were removed – a line of built up paint may indicate where another piece of wood once stopped the painter's brush.

Check under the building in a crawl space, or in the attic for old brackets, porch railing, or doors that may have been stored.

1. Carefully examine the building for important details.
2. Refer to historic photographs.
3. Evaluate the physical condition of the building with the help of a professional who is experienced in historic renovation.
4. Examine wiring, plumbing, foundations and roof joists.
5. Stabilize the building by repairing items that effect the safety of occupants and surrounding buildings.
6. Weatherproof the building to protect improvements.

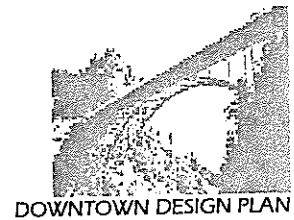
### **3.8.4 When Planning New Construction, Analyze the Setting for the New Building**

Look at the siting and mass of other buildings in the neighborhood.

1. Notice the setbacks, heights, parking arrangements and building shapes.
2. Examine how other buildings have adapted to natural features such as slopes and vegetation.

### **3.8.5 New Commercial Construction**

It is difficult to recognize Eagle Street as historic because of the lack of visual character of the buildings. This is derived from the lack of similarities among the buildings, of materials, details, and scale. Historically, most buildings were modest in their decoration. While



there were several buildings with more flamboyant decoration, these also fit well with their background because of the basic similarities.

The Red Cliff Master Plan recommends that new buildings designed for Eagle Street can support the existing character of the street while also contributing visually interesting architecture to the district by interpreting the traditional elements of Eagle Street buildings in creative new designs.

New construction is expected on Eagle Street and the potential exists to drastically alter the original character of this important district. New building should respect the established relationships among buildings.

When developing a design from a new structure, consider the standard components of the individual façade, and also the ways in which it relates to the broader context of sets of buildings.

Broad scale characteristics such as the range of building heights and their alignment as the sidewalk are important to consider as well as more line grained aspects of the way each façade is composed of doors, windows, and decoration.

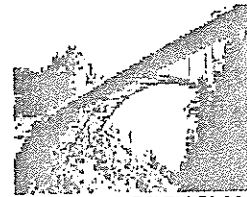
- **Avoid designs that imitate historic styles.**
- **Maintain the variety of building heights on Eagle Street;**  
Consider achieving variety in building heights by creating set-backs in the façade by stepping back upper stories, and by building decks and balconies, when this is appropriate for the design.
- **Maintain the general alignment of facades at the sidewalk edge;**  
Most buildings on Eagle Street are built right up to the sidewalk edge, and this alignment defines the Eagle Street space;  
The basic alignment of buildings at the sidewalk must be maintained;  
Projections over the sidewalk may be acceptable in the form of awnings, balconies, and porches, so long as a significant portion of the façade aligns at the sidewalk edge.
- **Maintain the pattern of uniform façade widths;**  
Most buildings on Eagle Street were built out to the side property lines; therefore the typical building width is 25 feet. This dimension is repeated along the street creates a strong pattern that contributes to the visual continuity;  
New construction should reinforce this by expressing the dominant façade patterns of the street;



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Where new buildings are to be wider than this dimension, consider subdividing the façade into portions that reflect this pattern.

- **Maintain the distinction between upper and lower floors.**  
Typical historic structures have a retail function on the first floor and offices or residential uses above. This separation of function is shown in the façade;  
The first floor is predominantly large sheets of display window glass, while the upper levels are mostly solid wall, with small windows cut out.
- **Maintain the stepping alignment of storefronts.**  
Most historical storefronts were built using standard dimensions for kickplates and displays windows, the first levels have a uniform height.
- **Maintain the spacing pattern of upper story windows.**  
Historically, most of the upper story windows in town were built from common stock of similar dimensions, and therefore this uniform shape is repeated along the upper floors;  
Reinforce this pattern in new construction by using windows of a similar size or by using other design feature to continue this pattern;  
Avoid shapes that were not typical of the street, and maintain the typical ratio of solid to void, with respect to windows and walls.
- **The top edge of most storefronts is usually defined by a horizontal band.** Since most historical buildings have the same height at the first level they create a stair-step effect at this line.
- **Maintain this alignment by keeping the original storefront height.**
- **Maintain the existing scale of the storefront when adding extra stories.**  
The original proportions should always be preserved;  
If an additional story is planned to be added, it should be placed far enough to the rear of the building so as not to alter the front façade.
- **Use building materials that are similar in texture and finish to those found historically.**  
The majority of buildings on Eagle Street are made of horizontal wood siding with some brick;  
The Both of these building materials, have distinct textures, and establish patterns along the street;  
These materials are important in establishing the scale of buildings; new buildings should continue to reinforces patterns and textures;  
Wood and brick are recommended but other building materials, such as textured concrete and metal may be considered as long as the finish and texture reinforce the existing characteristics;



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Historically, clapboard was painted and therefore new construction should not include unpainted wood surfaces;

Clapboard lap dimensions should be similar to those of historic structures;

Brick used was of a standard dimension that established a pattern to walls. Jumbo brick sizes are not allowed;

Brick colors should predominately be red or brown

- **Maintain the pattern of recessed entrances**

Most storefront entrances are recessed to provide clearance for door swings and to create shelter from inclement weather. The repetition of recessed entrances has established a pattern along the street;

Consider using recessed entrances to reinforce this characteristic.

- **Align windows, moldings, and other horizontal elements when feasible.**

Typically, edges of buildings were finished with edge boards and trim, and major subdivisions of facades were also emphasized with molding;

An example is the molding band typically found separating storefront display windows from upper portions of a building;

Virtually all buildings were capped with a cornice, and this design concept should be expressed in new construction. Since storefronts do exist in a stair step fashion, it is appropriate if molding and decorative bands reinforce this feature.

- **Use components of the façade that are similar in size and shape to those found historically.**

Windows, doors, moldings, and siding materials are examples of building components that were employed, and each of these had a standard range of sizes. The repetition of these similarly sized components is the chief factor that establishes the scale of the building on Eagle Street, and the pedestrian's relationship to them;

Use components in new construction that maintain the historic scale of materials in Red Cliff;

New interpretations of the components are encouraged.

- **Use window pane proportions similar to those that exist on the street.**

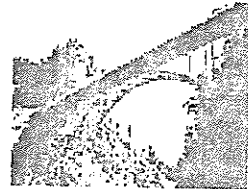
Most windows have large panes with few subdivisions;

Small multi-paned windows are inappropriate, because they alter the scale of openings, and imply earlier historic styles not appropriate to Red Cliff.

- **Position signs to fit within features of the façade.**

Signs must be carefully located so they do not dominate the building they are trying to identify. Due to the pedestrian and slow moving





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vehicles orientation of Eagle Street, signs should be incorporated into the first floor design of the building;

Use signs to emphasize architectural elements;

Do not obscure details of the building;

Avoid covering moldings of windows;

The sign should be subordinate to the overall building design;

Individually applied letters located on the building rather than contained by a building detail will not be allowed;

If second story signing must be used, window signs using gold leaf or other traditional materials are most appropriate.

- **Where feasible, mount signs to reinforce the stair step effect of storefront elements on the street.**

Since most storefronts are of similar heights, their position on a slope or hillside creates a stepped effect, which should be maintained.

- **Use sign materials that are compatible with those of the building front.**

When purchasing a sign, insist on high quality durable materials that will continue to look good as the years pass. Red Cliff's seasonal extremes will cause poorly fabricated signs to deteriorate quickly. It is important to deal with designers and fabricators who have the facilities and expertise to produce signs which will serve the business and enhance the historic downtown. These are recommended signing materials;

Custom cut and applied wood letters; elegant well proportioned letter styles should be used, avoiding complicated or contrived hard to read letter forms. Gold leaf is a recommended finish

Galvanized sheet metal; maybe formed as letters and designs if painted  
Gold leaf; applicable to panel signs, three dimensional letters, stone, and glass

Glass; may be gilded, painted, sandblasted or etched. Graphics applied to glass should not obscure overall visibility through windows. Stained glass should be used with care to insure that the technique does not interfere with functionality and legibility

Carved wood sign panels; solid wood may be carved and finished.

Care in design must be taken to insure legibility

Brass; letters or numbers

Neon; to be used only within the windows on the first floor

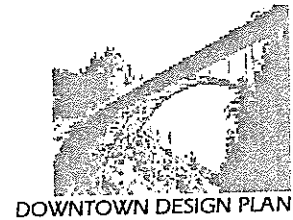
- **Unacceptable materials and techniques include;**

Internally lit thermo-formed plastic;

Rustic or primitive cut letter or signs;

Imitation stained glass or wood grain materials;

Fluorescent colors or plastic or paint.

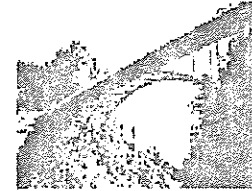


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- **Keep the number of signs to a minimum**  
Consolidate sign information wherever possible, and consider directories where more than one business is located in the building; Signs should not overpower other façade elements in size and they should relate to others in the block.
- **Select letters styles and sizes which do not overpower the building façade.**  
Increasing the size of letter or length of message will not increase legibility;  
The personal scale of Eagle Street businesses is an attractive characteristic of the historic downtown;  
Letter forms should look comfortable within the sign's perimeter;  
Letters should generally not exceed ten inches in height;  
Avoid hard to read overly intricate, faddish or bizarre type styles.
- **Coordinate colors with the building front.**  
Select colors that repeat those of the façade or that complement them in general dark backgrounds with light letters are more legible;  
Too many colors can overwhelm the signs communications functions and create a distracting, garish visual elements rather than an integral part of the texture of the street.
- **Design lighting as an integral part of the sign.**  
If lighting is applied to a sign, the fixture itself should be placed in such a way that the light is not visible to pedestrians;  
Mounting hardware and electrical ducting for lighting must be integrated in the sign design;  
Use incandescent lights for exterior lighting;  
Bare flood lights without reflectors, screens, and shades project an intense glaring light that is not acceptable for illuminating signs in the downtown district.

### 3.8.6 Color

- **Develop a color scheme for the entire building front that coordinates all the façade elements.**  
Choose a base color that will link the entire building face together;  
For a commercial building, it can tie signs, ornamentation, awnings and entrances together;
- **Muted colors are preferred for the background color of most buildings.**  
A darker background color will allow lighter colors for trim, where the highlights will show up better;  
Lighter colors can also be used as a background, but with a light background and accent color on the trim, the entire scheme is more susceptible to becoming too busy;



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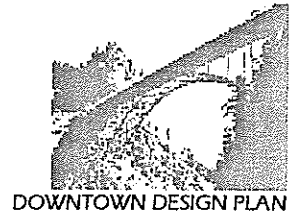
If light background colors are used, it is best to use a different shade of the same hue for the trim.

- **Use bright colors for accents only.**  
Reserve the use of strong, bright colors for accents, such as to the sign or ornamentation and to the entrance;  
In most cases only one or two accent colors should be used in addition to the base color;  
Doors may be painted a bright accent color or they may be left a natural wood finish. Historically, many of the doors would have simply had a stain applied.  
Window sashes are also an excellent opportunity for accent color;  
Brilliant luminescent or day glow colors are not appropriate.
- **Finish wood surfaces**  
The rustic bare wood look is not a part of the heritage of the downtown district;  
Painted surfaces are most appropriate;  
Stains may be accepted in combination with materials that give a well finished appearance;  
Rustic finishes will be approved;  
Brilliant luminescent or day glow colors will not be approved.
- **Leave natural masonry colors unpainted where feasible.**  
Where the natural color of building material exists, such as with stone or brick, they should be left unpainted;  
For other parts of the building that do require painting, select colors that will complement those of the natural materials.
- **Select neutral or muted colors for roofs.**  
Brown and gray were the dominant colors in the past, because of the materials used, wood shingles and sheet metal;  
Although other materials may be used such as asphalt shingles.

### 3.9 GENERAL LOT AND HEIGHT REQUIREMENTS FOR THE DOWNTOWN DESIGN GUIDELINES

#### 3.9.1 Frontage

Each lot in separate ownership, unless otherwise provided for shall have at least twenty-five (25) lineal feet of frontage on a street right-of-way, either dedicated to the public or to a private association or on a private road described by metes and bounds and reserved in perpetuity, through private agreement, to provide access to the lot. Each building devoted wholly or in part to residential use shall front on a street or road as described above, except when two (2) or more such buildings are located on one (1) lot and the required frontage for each building



cannot be provided due to the shape of the lot; these buildings lacking street or road frontage shall front on a dedicated driveway easement at least twenty-five (25) feet in width and maintained in an unobstructed condition.

### 3.9.2 Building Height Limitations

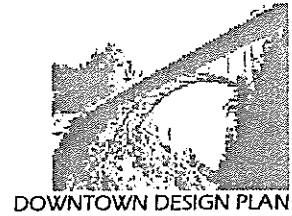
DISTRICTS	ZONE	HEIGHT
DOWNTOWN DISTRICT	RESIDENTIAL	28'
	MIXED USE	35'
WATER STREET DISTRICT	RESIDENTIAL	28'
	COMMERCIAL	28'
SOUTH EAGLE STREET DISTRICT	RESIDENTIAL	28'
	MIXED USE	28'

### 3.9.3 Building Height Exceptions.

The height limitations of this Zoning Code shall not apply to antennas, mechanical equipment, elevator enclosures, ridge vents, cupolas, chimneys, ventilators, church spires and steeples, parapets, skylights, water tanks/towers and necessary mechanical appurtenances usually installed above the roof level. The excluded items shall not exceed the maximum building height by more than 10 feet.

### 3.9.4 General Lot Requirements

DISTRICTS	ZONE	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT DIMENSION (FEET)	MAXIMUM LOT COVERAGE (%)	MINIMUM FRONT SETBACK (FEET)	MINIMUM REAR SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)
DOWNTOWN	MIXED USE TOWN CENTER COMMERCIAL	2,500	25	80	0	10	0
WATER STREET	RESIDENTIAL	5,000	50	50	20	10	5
SOUTH EAGLE STREET	MIXED USE NEIGHBORHOOD COMMERCIAL	5,000	50	50	10	10	5



### 3.9.5 Underground Utilities.

Except as otherwise approved by the Town Council, all wires, cables or other equipment for the distribution of electric energy and telecommunications signals with the exception of transformers, meters, junction boxes and similar equipment shall be placed underground. Where developments are approved along or with crossing existing overhead power and communication facilities, energy and telecommunications may be obtained from these existing facilities. The service connections to these facilities shall be placed underground unless otherwise approved by the Town Council due to economic, engineering or aesthetic reasons. Utility easements and right-of way shall be provided as part of the development.

