



North Main
Corridor
Design Guidelines

Adopted: March 2010

Introduction



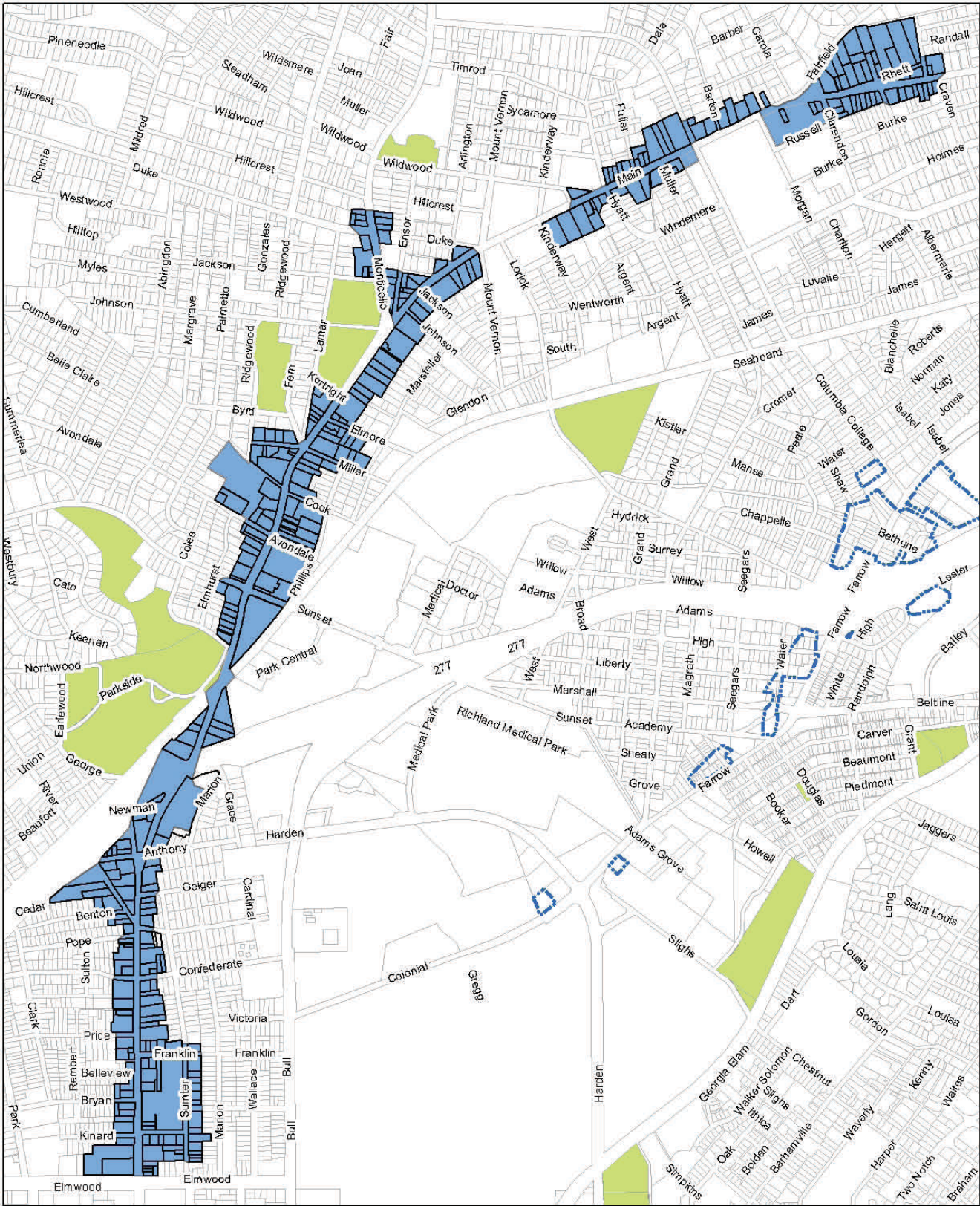
Initiated by the Villages of North Columbia Master Plan (adopted in 2005), and following on the heels of the North Main Street right-of-way improvements project, the North Main Corridor is the first portion of the land use implementation process to take place. The process was essentially to review the goals and objectives of the master plan, assess the inconsistencies in the current land use regulations, and to propose new land use regulations that would remove obstacles and create incentives for the types of development called for in the master plan for the North Main Street

corridor.

Eight public input sessions with property owners and stakeholders were held to develop the proposal and adjust as needed to respond to concerns. The ultimate proposal is a re-zoning of the mostly C-3 parcels along the corridor to MX-1, and a design overlay (-NC) written specifically to address the characteristics of the North Main Street corridor.



Area Boundaries



Review Process

Most improvements to buildings or property that are visible from the public right-of-way and require a zoning permit must first obtain a Certificate of Design Approval from either the DDRC or staff. Visible from the public right-of-way means substantially visible by any person standing at street level in any right-of-way within or abutting the overlay district. The guidelines for review are below; always check with staff to ensure you obtain the proper approvals prior to permitting and construction.

D/DRC REVIEW REQUIRED

- New Construction and/or additions/expansions greater than 25 per cent of gross floor area visible from right-of-way
- Projects requiring special exception, variance, or PUD

STAFF REVIEW REQUIRED

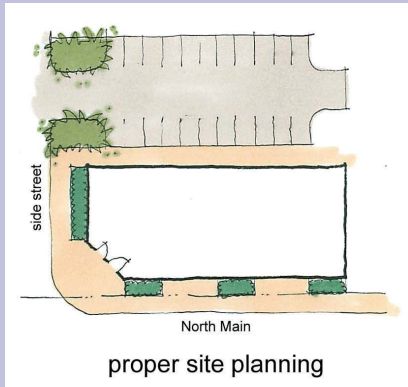
- Additions/expansions up to and including 25 per cent of gross floor area visible from right-of-way
- Reduction or expansion in size of openings
- Site Improvements (parking lots, curb cuts, etc.)
- Change in roof pitch
- Change in exterior materials (siding)
- Signage

NO REVIEW

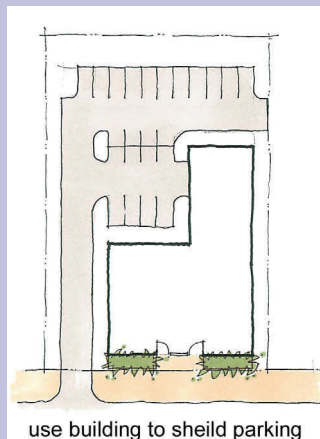
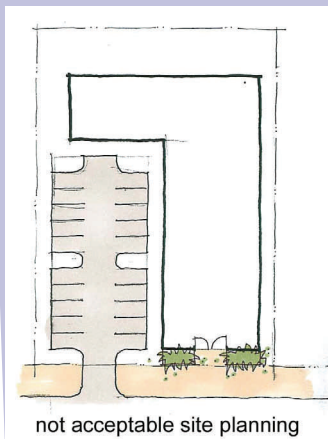
- Interior work
- Repairs/Painting
- Work to existing openings (i.e. replacing windows, doors)
- Roof material replacement and/or repair

Design Guidelines: new construction

Site Planning



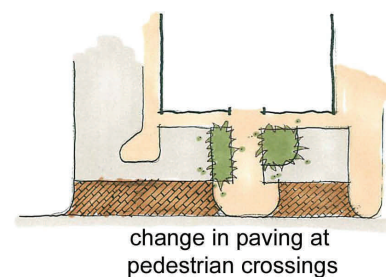
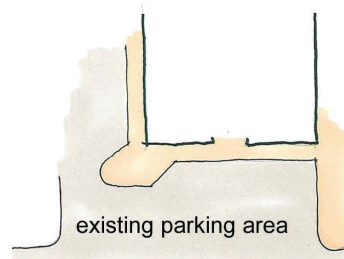
Buildings that sit on corner lots shall be placed at the corner of the parcel.



Buildings should be located to screen as much surface parking from view of the right-of-ways as possible.

A change in paving material shall be provided at locations where pedestrian & bicycles pathways intersect with automobile pathways and drives.

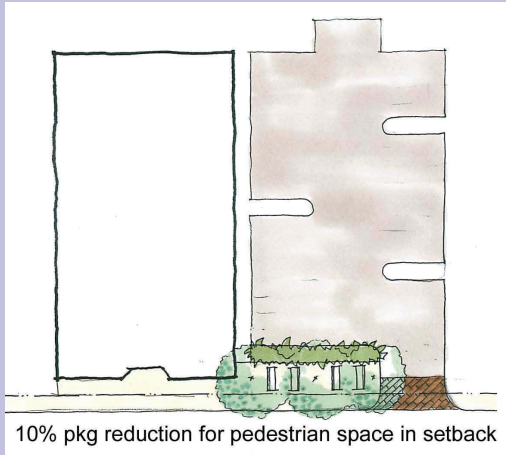
Where surface parking is adjacent to public sidewalks, a low seat wall integrated with the architecture of the building shall be provided within the side protective yard.



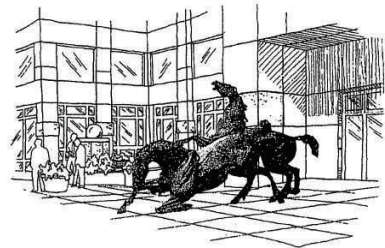
Parking Placement

Surface parking on corner parcels shall not be allowed to be placed on the outside corners of lots

The maximum amount of curb cut footage per parcel is a maximum of 24 feet.



Surface parking must be placed at the maximum setback, 15 feet. If this space is at least 25% hardscape and includes pedestrian amenities/public art/occupiable space then an additional 10% parking reduction may be granted upon review and approval.



Building Design

Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.



Building Height

Adjacent to sidewalks, buildings taller than 3 stories tall shall be recessed back at the 3rd floor or 45 feet from ground level, a minimum of 10 feet.

Buildings at 6 stories may be recessed at the 4th floor.

On corner lots, upper floor façades within 50 feet of the street corner may be exempt from the recessed requirement.

Orientation and Elevation

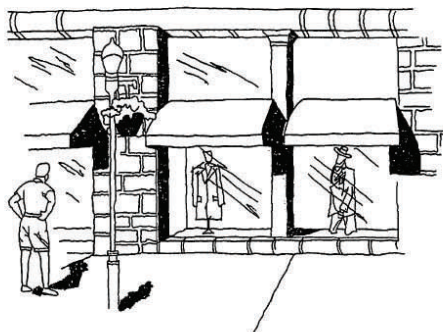
Building façades must be parallel to N. Main St.

Mass of the building must be broken with regularly placed pilasters, and other well articulated architectural details.



Balconies and other elements may be used to create variety and interest, yet remain integral to the overall design.

Any residential frontages along N. Main St. must have direct access to the street, and articulated with strong entry architecture.



Garage access shall not be allowed to front N. Main St., except where lot dimensions and building placement make turning movements impractical.

Awnings shall be integrated into the architecture and design of the building when installed.



Corner Articulation

Major intersections should have an architectural/design feature at corners to emphasize key entrances/elements of the building.

Entrances for buildings occupying corners should be oriented to address the corner/intersection.

Entrances

Entrances shall have direct access to the sidewalk/street and have strong entry architecture to ensure pedestrians can easily identify the entrance.

Materials

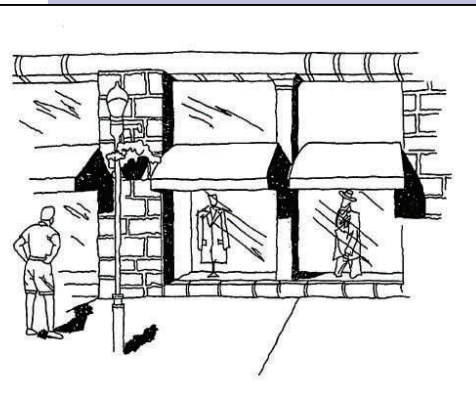
Vinyl is not allowed as a primary building material.

EIFS is only allowed starting at 10 feet above the sidewalk.

Windows

Transparent glass with at least 88% transmission required in storefronts

Windows are not to be flush mounted with the exterior walls. Windows are to be located as far inward into the wall to maximize depth and shadow. This is particularly im-



portant in stucco or brick applications; alternate detailing should be explored to provide a maximum window recess.

To permit visibility and safety of all users and residents, storefront windows cannot be obscured by displays, cabinets, and other obstructions that prevent seeing into the building. Interior blinds, or similar window treatments are ex-

empt.

Façade Elements



Storefront Articulation

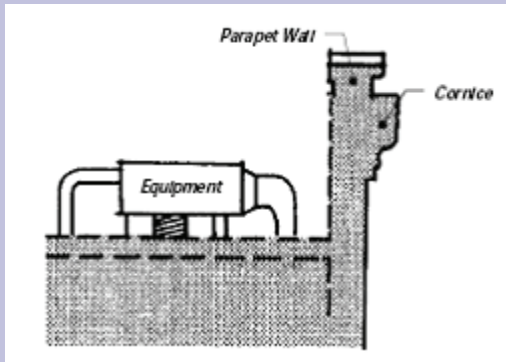
Residential uses that are on the first floor are exempt from the following requirements:

Storefront windows and elements should cover 60% to 70% of the N. Main St. façade

Storefront windows and elements should cover 50% of the side street façades.

Of this 50%, no more than half may be spandrel glass.

Equipment Placement and Screening



Roof mounted mechanical or utility equipment shall be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g. parapet wall) instead of after-the-fact add-on screening (e.g. wood or metal slats).

Solar panels are permitted, but should be mounted to have the least visible impact.

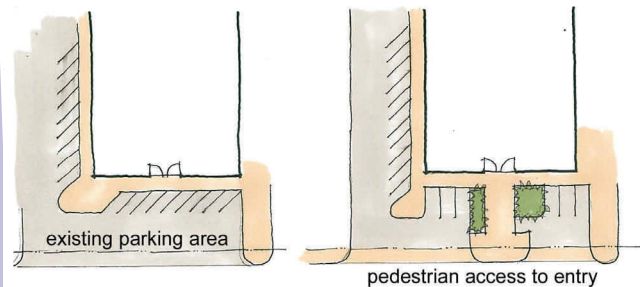
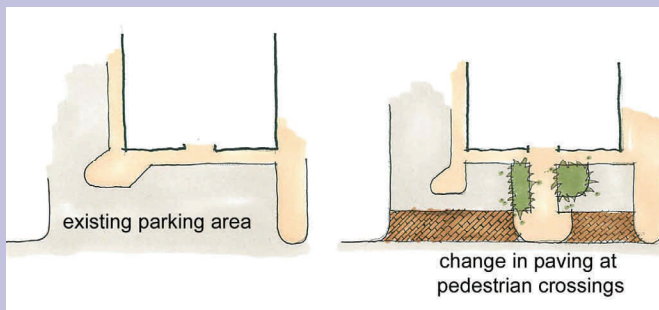
All alternative energy devices and mechanisms shall be integrated into the architecture of the building as best as possible.

Design Guidelines: Renovations

Site Planning

Programming & Integration

Pedestrian connections from the public sidewalk to primary entrance must be provided in the form of a sidewalk with landscaped buffer to the parking area.



A change in paving material shall be provided at locations where pedestrian & bicycles pathways intersect with automobile pathways and drives.

Landscaping

All applicants shall check with City of Columbia Land Development Planner to determine what is required regarding the Landscape Ordinance for renovation projects.

Whether landscape ordinance is invoked or not, landscape buffer shall be provided between pedestrian walks and parking areas.

When using the Landscape Ordinance's partial compliance, trees placed adjacent to the right-of-way/public sidewalks may be counted towards meeting the site density factor requirement.

Building Design

Window openings cannot be decreased, unless approved by the D/DRC.

Modifications to roof pitches shall only be allowed if they are done in a manner that compliments the architectural style and/or design of the building.

Retain materials and architectural features (such as, siding, cornices, brackets, window architrave, and doorway pediments) that are part of the original structure and true to the architectural style.

Vinyl as a new siding material on a structure is not permitted.

Design Guidelines: Signage

Forms

Internally illuminated signs shall maintain at least 50% of their total display surface area as opaque (e.g., illuminated letters with opaque background).

Individual Channel Letters

Individually illuminated channel letters are allowed.

Raceways, electric components, and other like sign support structures must be minimized and/or integrated to minimize their visibility.

Coverage

Wall signage shall not be in excess of 20% of the building's facade.

Window signage shall not cover in excess of 50% of a building's storefront windows

Placement

Signage shall not break or extend above the roofline of the building.

Shall be placed consistent with the proportions and scale of the elements within the building's facade, and in a manner not to obstruct architectural details of the building's design.

