

9.9 Location and Site Design



PURPOSE AND INTENT

Historically, structures in commercial/industrial areas were characterized by a consistent setback usually aligned against the sidewalk. This street wall should be preserved in the design of new infill construction. Commercial/Industrial buildings were typically constructed with their sidewalls abutting one another, establishing a common, consistent street facade. In most cases, a rhythm of building widths was established along a street front that still exists, and this rhythm should be reflected in new construction.

GUIDELINES

1. The facades of new structures in commercial/industrial areas should maintain the setback of existing historic structures along the street front.
2. New structures should reflect the prevailing widths on the street frontages of Contributing Commercial historic structures in HPOZ district.
3. New structures should be built to maintain the street wall, without side setbacks.
4. Parking areas should be located to the rear or side of new structures.
5. New parking areas should be screened from public view by means of fences or plantings along the street wall.
6. At corner sites, the new façade should be aligned along sidewalk edges on both streets. Special design treatments of corners historically included rounded or develed features and corner tower elements.
7. Entrances for main and secondary uses should face onto street fronts. Common lobbies opening to parking are preferred.

