Midtown Bryant, AR - Governance, Covenants and Restrictions-Town Code

GENERAL CONDITIONS

CODE MECHANICS

Amendments

The Urban and Architectural Codes may be amended and updated as required. Such amendments shall apply to any application for Design Review prior to Schematic Design Review.

Arrangement

This code addresses both issues of general architectural syntax and specific architectural vocabulary. It also addresses both materials and configurations. It is divided into sections (Massing & Walls, Doors & Windows, Porches & Balconies, Eaves & Roofs and Attachments & Sitework.) Within each section, the general syntax issues are listed before the specific architectural vocabulary issues, and materials are addressed before configurations. This code only addresses exterior materials and configurations, except when interior items affect the exterior.

Inclusions & Prohibitions

These standards generally operate on the basis of inclusions, specifying materials and configurations that are allowed in Midtown. Some items, however, are so egregious that they are specifically excluded from Midtown. Such items are listed under the heading of "Prohibited" at the end of each section. Prohibited items are not eligible for inclusion by warrant or exception by the Town Architect.

Settings

These Standards refer to three settings of architecture: Organic (or Vernacular), Median, and Refined (Classical.) These settings are part of the sliding scale of the Classical/Vernacular Spectrum. The Organic setting is the most relaxed and least expensive, while the Refined setting is most composed and is often the most expensive. Refined architecture is generally more appropriate in more urban parts of the Transect, while Organic architecture is generally more appropriate in more rural parts of the Transect.

Design Review

All plans for building construction within Midtown shall be subject to Design Review by the Town Architect prior to commencement of any construction. Applications for Design Review and construction shall be as set forth in the Design Review Process.

The Town Architect shall review all applications for conformance with the Urban and Architectural Codes. In addition, the Town Architect shall review any and all aspects of architectural design that affect the character of Midtown, including but not limited to building placement, form, and massing; and exterior details, materials, and color.

Building elements, fixtures, and materials specifically noted herein as subject to approval by the Town Architect shall be drawn and/or noted in submitted plans at the appropriate phase of the Design Review Process. Failure to do so may result in re-submittals and delay of the approval process.

Based upon such review, the Town Architect shall approve, approve with stipulations, or reject applications for construction. Applications may be withdrawn at any time without prejudice.

Buildings within Civic Sites shall be exempt from the Urban and Architectural Code but shall be subject to Design Review by the Town Architect.

Some items within these standards indicate conditions that, while not required, are "preferred." The Town Architect may, at the Town Architect's sole discretion, require the preferred condition in instances when not enough previous designs have employed the preferred condition, either within the vicinity of the project being reviewed, or in all of Midtown.

Fully-articulated Classical Orders shall be reserved for Civic Sites. Simplified classical building wall elements, including but not limited to pilasters, entablatures, lintels, pediments, cornices, and related moldings, are permitted subject to approval of Town Architect. Such elements shall be made of wood, stucco, or stone or precast concrete.

Variances

Variances to the Architectural Code may be applied for in the Design Review process and may be granted based on architectural merit as determined by the Town Architect. Variances shall not be approved based on existing precedents nor shall approved variances be considered precedents for future applications.

Additional Standards

Governmental Regulations

The Urban and Architectural Codes and their enforcement through Design Review are intended to regulate the aesthetic character of Midtown. All applications for building construction are required to conform with applicable building and life safety ordinances and applicants shall be responsible for obtaining all necessary permits and approvals from local regulatory agencies. In any case where building or life safety ordinances are in conflict with the Urban and Architectural Codes of Midtown, such ordinances shall take precedence and the Town Architect shall be notified of the conflict.

Design Standards

This Code is meant to work cooperatively with Traditional Construction Patterns, which is a syntax code applicable to any American architectural vocabulary. References to Traditional Construction Patterns formatted as "TCP~77" refer to the pattern number in the book. References to Traditional Construction Patterns formatted as "TCP page 48" refer to the page number in the book.

Green Standards

Buildings should be built of Green, or Sustainable, building materials whenever they are available at reasonable cost. Sustainable materials can correspond to the following criteria: produced locally or salvaged, recycled and/or recyclable; rapidly renewable; durable; containing a low embodied energy; manufactured in a less environmentally hazardous or toxic manner; for wood, certified in accordance with the Forest Stewardship Guidelines for environmentally responsible forest management; for refrigerants and fire suppression devices, not containing CFCs or Halon gas. Common sustainable materials include cementitious siding, cellulose insulation, gluelam beams, and fly ash concrete.

Healthy Buildings: Indoor air quality should be improved through the following techniques: specify paints, adhesives, finishes, and flooring products with low or no VOCs (Volatile Organic Compounds); specify carpeting and cabinets with low formaldehyde content; install airtight ducts; design ventilation systems that result in an air change effectiveness (E) greater than or equal to 0.9; air-seal buildings and keep water away from foundations and walls to prevent moisture, radon, and soil gases from entering.

Material Standards

Arm's Length Rule: Substitute materials may be used for materials noted in this code, but their appearance must be indistinguishable from the original at arm's length or less, and their performance must exceed that of the original if they are to be used below the second floor. See TCP page 75.

Eyes Only Rule: Substitute materials used at or above the second floor must be indistinguishable from the original at a distance of 10 feet. See TCP page 75.

Utilities

Owners/Architects are responsible for verifying location of existing site utilities prior to design/construction. Re-location of utilities, if required, shall be the Owner's responsibility and at Owner's cost.

Massing & Walls

General Massing Configurations

Place outdoor spaces to the South of the buildings that use them, then connect the building to the outdoor space with a porch that shades the building in summer where practical. This is the single most important pattern in this entire code, and should be followed in all cases where site conditions allow, which generally should be nearly all building sites in t2, t3, and t4, and some in t5.

Buildings shall be oriented parallel to a straight principal frontage line or on a line tangent to a curved frontage line. Lots shall have their principal frontage determined by the Town Architect. Principal frontage lines should be confirmed with the Town Architect if necessary. Exceptions on irregularly-shaped lots shall be reviewed by the Town Architect.

Compose the building of simple masses. See TCP~1.

When buildings are composed of more than a single volume, arrange the volumes to clearly indicate where the most public functions in the building are and where the front door is. See TCP~2.

Compose buildings vertically to include a cap, a shaft and a base. See TCP~6.

Create buildings using as many thin wings as possible. Wings should be one room deep whenever possible. Make wings long east to west where possible.

Locate windows to the outdoors in detached buildings on at least two sides of every room that people will sit in where possible.

Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

Divide habitable outdoor space into a series of garden rooms, each with its own distinct character, notably different from adjacent garden rooms, and never longer than 2:1.

Arrange bedrooms so that they catch the first morning sunshine whenever possible.

Place storage and utility rooms on the north face of the building whenever possible.

Reduce the length of the western wall, reduce west-facing openings, and shade openings with deciduous foliage to block the hot, low afternoon sun in summer.

Midtown Massing Configurations

Strong preference should be given to symmetrical gabled roofs due to their simplicity. Buildings may be composed of up to three primary gables with lower-sloped ancillary roofs, but preference should be given to only two and especially only one gable with as few ancillary roofs as is feasible.

The minimum floor-to-floor height of residential buildings shall be 11 feet on the street level and 10 feet on all levels above the street level. The minimum floor-to-floor height of commercial and mixed-use buildings shall be 16 feet on the street level and 12 feet on all levels above the street level. A floor-to-floor height of 19 feet on the street level is preferred because it allows a mezzanine.

Compose Principal Buildings of t2 and t3 buildings with a Wraparound Porch, Engaged Porch, or as a simple Eave Front building with or without a porch.

Compose Principal Buildings of t4 buildings as single- or double-barrel shotguns or as Five-Bay blocks that are either hipped or eave-front.

Compose t5 and t6 buildings as large blocks that may either have a flat front, a balcony front or a gallery front. Galleries and balconies should project over the sidewalk and are strongly preferred over flat front buildings. t5 and t6 buildings may either have a gabled roof or a front parapet with a monopitch roof to the back.

Elevate the first floor of all residential buildings above grade as required to achieve the porch heights illustrated in Appendix B. More classical buildings should be elevated higher.

Courtyards or patios within attached building types shall be a maximum of 6 inches below adjoining gallery or interior finish floor.

General Wall Materials

No more than two wall materials should be visible on any exterior wall, not counting the foundation wall or piers. See TCP~8.

Exterior trim shall be lowland cypress, redwood, cedar, cellular PVC, or fiber-reinforced cementitious boards. Trim should be sized appropriately to its location. See TCP~13. Running (horizontal) trim must be mitered at exterior corners; cementitious boards may be used as running trim only if they can be successfully mitered.

Colors for all exterior materials (siding, trim, brick, stone, mortar, stucco, etc.) should be selected appropriate to the building style and to local precedent from the Midtown Color Scheme, a copy of which is attached as an Addendum to this Architectural Code. See TCP~14.

General Wall Configurations

Compose the exterior elevations of buildings using simple rational proportions (1:1, 2:1, 3:2, 4:3) and harmonious irrational ones (the Golden Mean (1.618...) and the square root of 2 (1.4142...) See TCP~3.

Allow the face (entry) of the building to reflect the bilateral symmetry of the human face to a recognizable degree. See TCP~4.

Compose columns and openings on more classical buildings in a manner that is either regular or that reflects some other rational ordering system. See TCP~5.

Masonry veneer walls should be detailed exactly as masonry bearing walls, especially at openings. See TCP~16.

Brick Contractor should attempt to make course exactly to both the top and the bottom of all wall openings. See TCP~17. The face of stud of frame walls should align with face of masonry of foundation walls below. See TCP~18.

Heavier materials should be located below horizontal joints. Vertical joints between different materials should occur only at inside corners. See TCP~19.

Midtown Wall Materials

Build most walls in t2, t3, and t4 of wood frame finished in wood or cementitious siding. Build walls in t5 of heavy masonry or concrete, finished with stucco or a masonry veneer, unless the building is freestanding, in which case it may be constructed of wood frame and finished in wood or cementitious siding. Detail thick walls with interior splays to diffuse light at the edge of windows and doors.

Siding materials allowed are: lowland cypress, redwood, cedar, cellular PVC, and cementitious fiber-reinforced plank siding equal to Hardi-Plank. See TCP~9.

Stone veneer shall be natural stone laid in horizontal coursing. Stone veneer is permitted in t2 and t3.

Brick is permitted in all Transect Zones. See TCP~11. Modular or standard size face brick is permitted. Brick may be painted with lime-wash paint.

Mortar shall be selected from Midtown standard mortar colors established by the Town Architect.

Masonry walls may be finished with hardcoat stucco, which should be smooth or steel-troweled only. Synthetic stucco is not permitted. See TCP~12. All control joints shall be concealed on exterior stucco. Stucco shall be applied to temporary grounds at all corners and projections. Permanent beads or stops are strictly prohibited. Architects are advised to note as such in final building plans and to notify builder prior to stucco application.

Parapet copings shall be made of stucco, concrete, or stone.

Mechanical and non-mechanical wall vent openings visible from public thoroughfares and/or larger than 24 square inches net free area shall be made of wood louvers.

Midtown Wall Configurations

Minimum wall height is 10 feet on the first floor of residences and 9 feet on all levels above. Minimum wall height is 14 feet on the first floor of commercial buildings and 10 feet on all levels above. See TCP~15.

Articulate the base of exterior walls using simple water table offsets and/or color on masonry walls and brick or stucco on masonry foundations on walls finished in siding.

Prohibited

- Foam-applied moldings and trim
- Plastic or metal stucco beads or stops
- Stucco control joints
- Queen-size or engineer-size brick

Doors & Windows

General Door & Window Materials

Residential doors visible from public thoroughfares should be built of wood. Commercial doors may also be hollow steel frame or extruded aluminum. In no case except for residential garage doors should metal doors be stamped to resemble wood doors, unless they are indiscernible from wood at arm's length. See TCP~20.

Residential windows should be built of wood. Vinyl-coated wood, aluminum-coated wood, and solid PVC windows may also be used, but only if they are indiscernible from wood at arm's length and if the configuration of the sash and frame are indiscernible from traditional wood window construction. Commercial windows may also be extruded aluminum or hollow steel frame. See TCP~21.

Storefronts should be built of wood, custom metalwork, extruded aluminum, or hollow steel frame. See TCP~22.

Shutters should be built from lowland cypress, redwood, cedar, or cellular PVC. See TCP~23.

Brick jack arches should be built of gauged brick. See TCP~24.

Bay window jambs should be trimmed with a single vertical jamb casing that extends from the window sash to the corner of the bay. See TCP~25.

Brick mold shall be 3 inches wide minimum (except on Federal style buildings, where 2 inch brick mold may be used) and may be either flat or back-banded. It may only be used on masonry or concrete walls. See TCP~26.

Muntins should divide panes into true divided lights. The only acceptable window grilles are those that are adhered to both sides of the glass with a spacer in between to be indiscernible from true muntins. See TCP~27.

General Door & Window Configurations

All doors shall be side-hinged except for garage doors, which may be sectional. See TCP~28.

Operable windows shall be single-hung, double-hung, triple-hung, or casements. See TCP~28.

The style of the exterior doors and windows should match the style of the building. See TCP~29.

Garage doors should be no wider than 9 feet if they are visible from public thoroughfares other than rear lanes or alleys. See TCP~33.

Bay windows either should extend to the ground or should be supported by visible brackets of appropriate size. See TCP~34.

Proportions

Windows should be vertically proportioned or square. See TCP~31.

Window panes should be vertically proportioned or square. Vertically proportioned window panes should be similarly proportioned throughout an entire building. See TCP~32.

Windows may be grouped in horizontally proportioned openings.

Casing

Door and window casing on all except masonry or concrete walls shall not be narrower than 3-1/2 inches wide. See TCP~37.

Casing on masonry or concrete walls shall not be less than 3 inches wide except as noted elsewhere in these Standards. See TCP~37.

Mullion casing shall never be narrower than 3 1/2 inches regardless of location. See TCP~37.

Masonry wall materials shall never be visible between a door or window and its casing. See TCP~37.

Head casing at front entry door should be equal to or wider than jamb casing, and should not be less than one-sixth of the opening width. See TCP~38.

The sill should act as a visual base to a window. See TCP~44.

Casing should never be picture framed at the sill. See TCP~44.

Masonry Openings

Flat masonry lintels should not be narrower than one-fifth of the opening width. See TCP~39.

Arch thickness should not be less than one-sixth of the opening width. See TCP~40.

Every arch must be supported immediately below the arch. See TCP~40.

The side faces of jack arch keystones should converge at the same radius point as the ends of the jack arch. See TCP~41.

The end of jack arches shall slope at the same angle throughout a building. That angle shall be between 22.5° and 30° from vertical. See TCP~41.

Eave trim should never intersect an arch except to touch the top of a keystone. See TCP~42.

Keystones should never be used as a part of picture-framed casing. See TCP~43.

Lintels with square ends should never include a keystone. See TCP~43.

Entry Surrounds

See TCP~30 for more detailed information on entry surrounds. Entry surrounds are a major part of the face of the building, and they should be detailed carefully according to the style of the building as one of its most expressive parts.

No other element on the building should be more classical (refined) than the entry surround.

Entry surrounds should include at least two posts, a beam, and a door. The beam may include a cornice, or it may be expressed as a full classical entablature.

Posts should usually be attached to the wall as pilasters and may be expressed as classical rectangular or rounded pilasters as well as square posts.

Entry surrounds may also include either sidelights, a transom, or both.

The elements above should be connected with single pieces of flat casing that run from one element to another.

No casing within an entry surround should be narrower than 4 inches nominal (1x4.)

Siding within entry surrounds is prohibited unless the door is recessed further than 12 inches, in which case siding may be used, but only if it is of a more refined sort than that used elsewhere on the house. In no case can lap siding be used; the minimum acceptable siding is V-groove tongue and groove, although smooth-face tongue and groove is preferable.

All materials within the borders of the entry surround should be more refined than those of ordinary walls.

Entry surrounds shall sit proud of the primary wall surface, overlapping the primary wall material all around.

Shutters

Shutters should be exactly one-half the width of the sash they are covering. See TCP~35.

All shutters shall be installed with hinges, dogs, and any other hardware required to be fully operable. See TCP~35.

Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building. See TCP~35.

Storefronts

Storefront glazing shall occupy no less than 69% of the total frontage of the ground floor from 29 inches to 80 inches above the sidewalk.

Storefront glass shall be clear.

Storefront sashes may be square or vertical in proportion.

Storefront sashes are not required to have muntins.

Storefront base shall be built of wood and may be 8 inches to 24 inches tall except at restaurants, where the base may be up to 29 inches tall.

Storefront awnings, lights and signs may encroach into setbacks and across property lines except not onto adjacent private properties.

Palladian Windows

See TCP~36 for more detailed information on Palladian windows.

Palladian windows shall be composed of a single circle-head window with two smaller square-head sidelights.

Palladian window surrounds shall be equal to the classical refinement of the entry surround.

The sidelights shall be four panes high, and they can either be executed either as a double-hung window that is two panes high in each sash or as a fixed single sash.

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The central window shall be five panes high below the circle head portion. The pane height of the central window shall be identical to the sidelight pane height.

The central window may be three, four, or five panes wide. The sidelights may be one or occasionally two panes wide. The pane width in the sidelights should match the pane width of the central window.

The classical order of the columns and the entablature should match the highest order found elsewhere in the building.

The Palladian window surround shall include four pilasters: Two shall flank the outsides of the sidelights, while the other two shall occur between the sidelights and the central window. These pilasters shall be mounted directly against the window casing. The pilasters may be square or half-round.

The springline of the arch shall occur at the top of the cornice of the entablature.

The extrados of the arch shall not occur outside the base width of the inner pilasters.

If the Palladian window is set in a masonry wall, the entire surround shall be set proud of the primary wall surface, overlapping the primary wall material all around.

Midtown Door & Window Materials

Doors shall be wood with glazing and/or panels. Panels may be flat, V-grooved, or raised. Double doors are allowed.

Masonry lintels shall be either cut limestone, precast stone, gauged brick jack arches, or classical wood surrounds that project beyond the surface of the masonry wall. If exterior wall finish is stucco, lintel is not required to be visible on the most organic buildings.

Masonry arches shall be multiple brick rowlocks, gauged brick, cut limestone, or classical wood arches that project beyond the surface of the masonry walls.

Midtown Door & Window Configurations

Use vertically-proportioned windows for all except special windows in a building, as determined by the Town Architect. Organic windows should have a sash height:width proportion of 1:1 to 5:4. Median windows should have a sash height:width proportion of 5:4 to 4:3. Refined windows should have a sash height:width proportion of 4:3 to 3:2. Most windows on a given floor should be the same size, with special-sizes used only sparingly. Larger or smaller special-size windows should still have the same sash proportion as the standard windows on that level. Upper level windows may use a slightly shorter proportion than street-level windows.

Organic windows should be divided into two vertically proportioned panes per sash. Median windows should be divided into four or six vertically proportioned panes per sash. Refined windows should be divided into six, nine, or twelve vertically proportioned panes per sash.

Build doors of stile-and-rail construction with more glass in organic doors and more panels in refined doors.

Span larger openings in masonry walls with arches. The most important openings in a building may also be spanned with arches, even if the opening is not larger than a single door.

Shutters are permitted but not required. If used, they should be used on all windows readily visible from the street.

Either sheathe garage doors to resemble carriage house doors or build actual carriage house doors when garage doors may be seen from public thoroughfares other than rear lanes or alleys.

Transoms are allowed only over doors and may be horizontally proportioned.

Doors and windows shall be installed in masonry walls so that the outside face of door panel or outside face of sash is recessed at least 4 inches from the outside face of wall.

Window and door muntins shall be traditionally profiled at exterior and interior faces, and shall be no greater than 7/8 inches in width. Muntin edge profile shall match sash edge profile.

Sides of bay windows shall return to the building wall at a 45° or 90° angle.

Gates in building walls may be made of wood and/or metal. Decorative metal work is subject to approval of Town Architect.

Driveway gates are permitted for driveways or parking courts accessed from a street. Gates shall be inswinging, made of wood or ornamental iron, and shall not exceed 10 feet in width.

Walls except at storefronts or sunrooms shall have no less than 5 percent glazing and no more than 15 percent glazing unless approved by the Town Architect based on architectural merit.

One window is required at each habitable level of a building on both side walls within 8 feet of the corners of the building at the frontage. Permanently shuttered openings may be substituted to meet the requirement of up to ¼ of these windows.

Prohibited

- Plastic shutters
- Flush-mounted or projecting windows
- Glass block visible from a public way
- Metal security grille or bars on doors or windows.

Porches & Balconies

The term “Porch” is used here to also include stoops, galleries, arcades and colonnades.

General Porch & Balcony Materials

Columns should be built of materials that encourage proper column designs. See TCP~45.

Extruded aluminum and wood “house columns” are not permitted.

Porch beam casings should be built of materials that reflect the structural nature of the beams, which means that the grain or texture of the casing material should be horizontal. See TCP~46.

Porch ceilings should be finished in wood or stucco unless the ceiling is omitted, in which case porch rafters and decking shall be painted. See TCP~47.

If framing is exposed, decking shall either be thicker than the roof fasteners or if metal roofing is used, metal joint roofing joints may be aligned with rafters so that in either case, no fasteners shall be visible from porch. See TCP~47.

Balconies should be constructed of wood or metal. See TCP~48.

Railings may be built of wood, metal, or stone. See TCP~49.

The railing material should in no case be heavier in appearance than the primary elements of the porch or balcony. See TCP~49.

General Porch & Balcony Configurations

Design porches and their frontages, and set their elevations according to the charts shown in Appendix B.

Porches & galleries should be at least 8 feet deep unless limited by sidewalk width. Balconies should be no more than 3 feet deep maximum. There are no intermediate acceptable settings between a porch width and a balcony width.

The face of the beam or entablature should always align with the face of post or the face of the top of the column. See TCP~50.

Intercolumniation (the height of the column divided by the horizontal distance between column centerlines) shall be 1.0 or greater. See TCP~52.

The beam at the top of porch columns which supports the porch roof should be visible from both the inside and the outside of the porch. See TCP~53.

Railings should have both top and bottom rails, with bottom rails clearing the floor. See TCP~54.

Balusters should be centered on the rails. See TCP~54.

Balusters shall be spaced at less than 4 inches clear opening. See TCP~54.

Balconies should project no more than 3 feet from the face of the building and should be visually supported by brackets. See TCP~55.

Square columns should be used for most vernacularly oriented styles. While not classically correct, their capital and base trim should nonetheless appear to be supporting the load just as much as their classical counterparts do. See TCP~56.

Column bases should never protrude beyond the edge of the porch flooring. Ideally, the outer edge of the base should align with the face of the pier or foundation below. See TCP~57.

Square columns wider than 12 inches should be built of frames and panels unless they are classically correct manufactured columns. See TCP~58.

Triglyphs shall be centered over columns except in the Greek Doric order, where they shall be slid to the end of the frieze at outside building corners. See TCP~59.

Additional triglyphs should be equally spaced between the ones that are centered over columns. See TCP~59.

Seams between beam faces and beam bottoms should be located on the underside of the beam. See TCP~60.

Entablatures

Classical entablatures shall be composed of three parts: the cornice, the frieze, and the architrave, from uppermost to lowermost. The cornice is composed of three parts: the cymatium, the corona, and the bed, from uppermost to lowermost. See TCP~51.

The classical cornice should always project a dimension equal to its height. See TCP~51.

The frieze may be plain, elaborately ornamental, or almost anything in between. See TCP~51.

The architrave should never be taller than the frieze and should usually be plain. See TCP~51.

Midtown Porch & Balcony Materials

Fill spaces between piers with a lighter material if they are filled at all. They may be left open if desired. If filled, simple horizontal or vertical board infill may be used on more vernacular buildings, lattice may be used on median buildings, and pierced masonry infill may be used on the most refined buildings. Louver infill may be used on all buildings.

Posts and columns shall be wood (square posts, with or without chamfered corners, turned posts, or classical columns) Wood posts shall be 4x4 minimum and shall be #1 Common grade pressure-treated pine or better. Classical columns may be redwood or Perma-Cast.

Porch beams shall be lowland cypress, redwood, cedar, or #1 Common grade pressure-treated pine, or shall be galvanized structural steel or stone if supporting masonry. Build porch beams in t2, t3, & t4 of solid timbers that match column or post thickness. Build t5 & t6 beams of steel shapes, solid stone or heavy timber.

Porch & balcony floors shall be wood for all balconies and when porches are raised, or concrete with optional masonry pavers when the porch is at grade. Tongue & groove 1x4 flooring is preferred on raised floors. Synthetic tongue & groove flooring materials that pass the test of the Arm's Length Rule are also acceptable, as are 5/4x6 treated wood floorboards on the lowest habitable level only.

Porch ceilings, if used, shall be tongue & groove boards or flat sheets with 1x4 minimum batten strips spaced no greater than 32 inches OC in either direction. Porch ceilings may be omitted on all except the most classical buildings, exposing porch rafters and underside of porch roof or floor deck above. Roofing fasteners shall not be visible.

Railings shall be lowland cypress, redwood, cedar, #1 Common grade pressure-treated pine, or synthetic shapes. Synthetic railings must pass the test of the Arm's Length Rule and must have the prior approval of the Town Architect.

Screen doors shall be wood with black or silver screen. Construct screen doors of minimum 2x stock, with stiles 2x4 minimum and rails 2x6 minimum. Use galvanized rod cross-bracing with turnbuckles to allow for adjustment.

Stoops shall be built of concrete faced with stucco or masonry to match the foundation wall of the building. The floor surface of stoops may be stone or brick pavers.

All wood visible from a public way shall be primed and painted.

Midtown Porch & Balcony Configurations

Build porches on organic buildings with low-pitched secondary roofs that shed down from the primary roof. Carve porches on refined buildings out of building mass sheltered by the primary roof.

Support main level wood porch columns with heavy masonry piers or columns.

Provide simple square pilasters supporting the ends of porch beams where they intersect median and refined buildings. Organic buildings should not typically have pilasters.

Chamfer all square posts, terminating the chamfers with a termination not used on both adjacent buildings.

Build wood railings very simply, with thin square balusters in all but the most refined railings.

Principal building roofs in t5 zone may be flat with parapet only if the flat roof is occupiable and accessible from an interior room as a roof garden or roof terrace. Roof terraces and gardens meeting these requirements may also be used in t3 and t4 at the discretion of the Town Architect. Roof terraces shall be no less than 8 feet deep in any dimension.

Piers and arches shall be made of stuccoed concrete/masonry and shall be no less than 16 inches in thickness.

No bracket used to support a balcony shall extend below the head casing of doors or windows in the floor below.

Wood columns or posts shall be no less than 6 inches x 6 inches nominal dimension and shall be constructed of a single timber (no built-up wood columns or posts) except in the most classical buildings, which may have paneled columns.

Galleries and Arcades shall be at least 8 feet deep, and may extend to within 1 foot of the curb. The interior passage shall be a minimum of 12 feet high.

Prohibited

- Unroofed wood decks when visible from a public thoroughfare.
- #2 or worse pressure-treated wood when exposed to view
- Storage of grilles or bicycles on balconies, galleries, or porches exposed to public view
- Vinyl is not permitted in any part of porch or balcony construction. See TCP~46.

Eaves & Roofs

General Eave Materials

The eave return cap should be built of continuous, un-seamed metal flashing. Because it is not meant to be seen, there is no need to build it of copper or similarly expensive materials. See TCP~61.

The trim immediately below the cornice shall not be a crown mold. In most cases, it should be a bed mold or similar shape. See TCP~62.

Exposed gutters and downspouts should be copper, galvanized steel, or aluminum. See TCP~63.

All parts of the eaves, including the fascia and the soffit, should be built to reflect either stone construction or wood construction. Materials may include stucco, but never vinyl components or aluminum sheets. See TCP~64.

General Eave Configurations

Eaves should be as continuous as possible, both horizontally and vertically. See TCP~65.

Eave overhangs should be appropriate to the style of the building. See TCP~66.

Exposed rafter tails should not exceed 6 inches in height. See TCP~66.

The more classical (refined) a building is, the more likely it should have closed eaves. The more vernacular (organic, or relaxed) a building is, the more likely it should have open eaves with exposed rafter tails. See TCP~66.

Eaves at open gables (where there is no horizontal cornice across the bottom of the pediment) shall be trimmed in such a manner that the corona, or fascia, returns around the corner and dies into the wall without an excess triangle attached to the raking fascia. (the “Pork Chop Eave.”) See TCP~67.

The slope of the eave return cap shall be no greater than 2:12, with 1:12 being preferred. See TCP~67.

The corona, or fascia, of the raking and bottom cornices should occur in the same plane. See TCP~67.

The cymatium, or crown, should occur only on the raking cornice. See TCP~67.

Vernacular brackets should extend at least to the fascia, if not slightly beyond. Their height is often as great as their depth. Classical corbels and modillions should extend to the drip of the soffit. Their height is usually one-third to one-half of their depth. See TCP~69.

Dentils should usually be small cubic or vertically rectangular blocks and should be located just below the corona as a part of the bed moldings. See TCP~70.

Dentils should be 6 to 7.5 percent of the height of the entablature. See TCP~70.

Dentils should be square in plan or square in side elevation if they are not cubes. See TCP~70.

Triglyphs should be composed of three vertical parts. See TCP~71.

A frieze board of some sort shall be installed below every eave, from the highest classical to the simplest vernacular. See TCP~72.

The frieze should never be picture-framed around a porch beam or other obstruction. See TCP~72.

Midtown Eave Materials

Eave trim shapes and boards shall be lowland cypress, redwood, cedar, cellular PVC, or fiber-reinforced cementitious boards. Running (horizontal) trim must be mitered at exterior corners; cementitious boards may be used as running trim only if they can be successfully mitered.

Rafter tails may be #1 Common grade pressure-treated pine or better rafter tails scabbed onto primary trusses or rafters, or rafter tails may be extensions of the rafters themselves for all except plumb-cut rafters, since these have less weather protection than square or under-cut rafters. Lowland cypress, redwood, or cedar may be used if the budget allows.

Midtown Eave Configurations

Square-cut rafter tails should be used on the most organic buildings and may overhang up to 24 inches. Shaped rafter tails should be used on median buildings, may overhang up to 16 inches and may be plumb-cut, undercut, scroll-cut, or some combination thereof. Closed eaves should be used on more refined buildings. The amount of the overhang of closed eaves may not exceed the height of the cornice, measured from the top of the cornice to the bottom of the bed molding.

Enrich eaves with ornament based on the building's location on the Classical/Vernacular Spectrum, from vernacular (organic) stepped brick to classical (refined) entablatures.

Rainwater falling on roofs may be collected for use in irrigation, water features & possibly interior greywater use. Store rainwater in foundation cisterns. Pump to a smaller pressure tank anywhere in the building or a gravity tank placed high in the building.

Gravity tank may be exposed to view if it is treated as a proper architectural element deserving of being viewed.

Prohibited

- Pre-cast cornice moldings
- Rectangular gutters and leaders

General Roof Materials

Metal roofing panels should be flat between the primary ribs, with no striations or pencil ribs. See TCP~73.

Tile roofing materials may include classically-configured clay tiles, concrete tiles or metal tiles. See TCP~75.

Bulbed ridge caps should be used with 5V metal roofing. Standing seam ridge caps should be of the lowest profile possible. See TCP~76.

Dormer jamb materials shall not include siding, but shall rather be a solid casing assembly from the window to the outside corner of the dormer wall. See TCP~81.

Masonry walls may be used for a dormer face only when the masonry forms a parapet at the top of the dormer. See TCP~82.

General Roof Configurations

Bay roofs should be distinct from the primary roof, and they should normally return on themselves at each end. In almost no case should they be a shed continuation of the main roof. See TCP~78.

Skylights are strongly discouraged because floorless dormers let in less heat in summer, more heat in winter, and cost less than the best skylights, which are most likely to be relatively leak-free. If skylights must be used, they shall be flat. See TCP~80.

Dormer roof trim, beginning at the window head, shall be composed of a head casing, a soffit, and a corona, or fascia, at a minimum. A cymatium, or crown, may be added, but only on the raking cornice. Siding shall never be used anywhere above a dormer window head except in the tympanum of a gable-front dormer. See TCP~83.

The body of a single-window dormer should be vertically proportioned or square. Dormer windows should be proportioned similar to or slightly shorter than typical windows in the floor below. See TCP~84.

The dormer roof width, measured to the widest extent of the eaves, shall be no less than 15% wider than the dormer body width and no greater than 30% wider than the dormer body width. See TCP~85.

Towers, lanterns, cupolas, and belvederes shall sit on a low base and be trimmed at the corners to resemble pilasters surrounding glazed or louvered openings and supporting a beam and roof above. They shall include no siding, except possibly below the sill height. See TCP~86.

Midtown Roof Materials

5v Crimp metal roofing shall be the strongly preferred roofing material of Midtown. Flat-panel standing seam roofing is an upgrade. Other upgraded roofing materials permitted are slate or synthetic slate, wood shingles, wood shakes, and asphalt shingles. Natural finish on metal roofing is strongly preferred because of its significant cooling benefits.

Slate shingle roofing is permitted. Synthetic slate is permitted if it passes the test of the Arm's Length Rule.

Overlapping two-piece clay pan tiles are permitted (but not required) on civic buildings only.

See TCP~76 for metal ridge caps. Ridge caps for other roofing material shall be composed of the primary roofing material configured as per industry standards. In other words, a cedar shake roof shall be capped with cedar shakes, for example, with hidden cap flashing recommended by industry standards.

Ridge vents are strongly encouraged. They shall be a type that can be concealed under allowable ridge caps; exposed ridge vents are not permitted.

Midtown Roof Configurations

Roof slopes shall be appropriate to the style of the building, and shall be approved by the Town Architect.

Build vertically proportioned, simple dormers in a relatively narrow range of expression on the Classical/Vernacular Spectrum. Dormers may have hipped or gabled roofs.

Attachments & Sitework

General Attachment Materials

Chimney flues should be clay tile or galvanized metal left natural or painted black. See TCP~87.

Chimneys, when visible, should be sheathed in brick, stone, or stucco. See TCP~88.

Signs should be constructed of wood or metal, or they may be painted on building walls or windows where allowed by the Town Architect. See TCP~89.

Externally lit signs are strongly preferred, and shall be lit with full-spectrum bulbs in gooseneck fixtures. Internally lit signs shall be illuminated with neon tubes or full-spectrum bulbs. The light source of internally lit signs should not be covered with vinyl, acrylic or similar faces, but should instead be exposed. Backlit awning signs are not permitted. See TCP~89.

Awnings should be constructed of canvas on a light metal frame. See TCP~90.

General Attachment Configurations

Roof penetrations on sloped roofs shall not be permitted where readily visible from rights-of-way. All roof penetrations should match the color of the roof. See TCP~98.

Chimneys may be constructed for the purpose of venting non-combustion gases (plumbing vents, dryer vents, etc.)

Awnings may be either sloped rectangles without end panels or curved or sloped shapes with end panels, as is appropriate to the building style. In no case shall awnings contain bottom panels. See TCP~99.

Outbuildings should be equipped with outside lights facing the alley or lane. See TCP~100.

Exterior lights at rear building entries and service areas shall be vaportite fixtures with frosted globes, 60 watts maximum. All other exterior building light fixtures visible from a public way shall be incandescent, 40 watts maximum, and shall be subject to approval by Town Architect.

Landscape lighting visible from a public way shall be subject to approval of Town Architect. Uplighting is prohibited except in Civic Zones.

Chimneys

Chimney height should be appropriate to the style of the building, but shall in any case meet code-required minimum heights. See TCP~91.

Chimney detailing should be appropriate to the materials used; stucco chimneys should generally be simpler than brick or cut stone chimneys. See TCP~92.

Chimneys should extend to the ground and have a projecting cap. See TCP~93.

Signs

Band Signs are permitted in t4, t5, and t6. They may extend the entire width of the building and are limited to 36 inches tall. The bottom of a band sign may not be more than 12 feet above the sidewalk. They shall be externally lit. See TCP~94.

Board Signs are permitted in t3, t4, t5, and t6. They shall be attached to some part of the building they serve (most commonly the wall). An establishment may have Board Signs or a Band Sign, but not both on a single Frontage. The cumulative square footage of all Board Signs on one Frontage of an establishment shall be limited to the width of the Frontage in feet multiplied by 2. No single Board Sign shall be larger than 6 square feet if the bottom of the sign is located 8 feet or less above the Sidewalk, 9 square feet if the bottom of the sign is 8 feet to less than 12 feet above the Sidewalk, or 12 square feet if the bottom of the sign is located at the maximum height of 12 feet above the Sidewalk. If lit, they shall be externally lit except that no lighting is permitted in t3. See TCP~94.

Window Signs are permitted in t5 and t6. They shall consist of neon tubing on the interior side of the glass or paint or vinyl applied directly to the glass. Neither shall be mounted on an opaque signboard. The height of any window sign is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90% of the width of the glass in the sash where the sign is installed, excluding muntins. There is no limit to the number of windows in which window signs may be installed in a building. See TCP~94.

Incised Wall Signs are permitted in t4, t5, and t6. They shall consist of letters incised into a smooth surface of the building that is more refined than the principal wall material. See TCP~94.

Painted Wall Signs are permitted in t5 and t6. They shall consist of lettering and/or graphics painted directly onto a wall. Painted Wall Signs may occur only on brick or stucco wall surfaces that are either perpendicular with the street or set back at least 50 feet from the edge of pavement if parallel with the street to allow for equal viewing by pedestrians and motorists. They may not be installed by right, but only by exception of the Town Architect for architectural merit. See TCP~94.

Blade Signs are permitted in t4, t5, and t6. They shall consist of painted or vinyl lettering and/or graphics on a signboard projected from a wall by a supporting structure or hanging by chains or other means from an overhanging architectural element. The bottom of the Blade Sign shall be between 9 feet and 12 feet above the sidewalk except when located below or within 6 feet of an overhanging architectural feature such as an awning or gallery, in which case the top of the Blade Sign may be located at the bottom of the projecting architectural feature. The Blade Sign shall be 32 inches tall maximum. Blade Signs projecting from the wall may project a maximum of 5 feet. Blade Signs hung from an overhanging architectural element should be centered on that element. Blade Signs shall be no more than 4 feet wide. In addition to these size limitations, no Blade Sign shall exceed 6 square feet in t4 or 9 square feet in t5 or t6 except that no Blade Sign underneath an overhanging architectural feature shall exceed 4 square feet in any Transect Zone. Bracket or other suspension shall match the style of the sign and shall not be computed as part of the allowable size of the sign. If lit, the Blade Sign must be front-lit with gooseneck lights attached to the supporting structure. See TCP~95.

Corner Signs are permitted at corners of blocks in t5 and t6. They shall consist of painted or vinyl lettering and/or graphics on a signboard or sign box projected from the corner of a building. They may project perpendicular from one side of the building or at a 45° angle to the corner. Corner Signs may be constructed of either wood or metal. They shall be lit either with gooseneck lights or with surface neon tubing due to their prominent location on the block. The Corner Sign shall be mounted a minimum of 12 feet from the sidewalk, measured to the bottom of the sign. The height of the Corner Sign shall not exceed the first-story wall height. The Corner Sign shall be mounted a maximum of 12 inches away from the exterior wall of the building and shall be a maximum of 3 feet wide. See TCP~95.

The Rooftop Sign is meant to be viewed from great distances and is permitted only by Warrant in locations where a major business such as a large hotel may be viewed at great distances such as across a major body of water. The size of the Rooftop Sign shall be established by the Town Architect using industry standards of text legibility at the intended viewing distance. The Attached Board Sign may be installed on a very low roof, but as long as it complies with all Board Sign requirements, it shall be considered a Board Sign rather than a Rooftop Sign. See TCP~95.

Hybrid Projecting Signs are permitted in t5 and t6. They are similar to Attached Signs, but they also project out from the surface of the building more than 1 foot. One Hybrid Projecting Sign is permitted per establishment. It shall consist of painted or vinyl lettering and/or graphics on a signboard. The signboard may be either a flat plane or a curved or otherwise formed surface. The Hybrid Projecting Sign may be attached to any part of a building, but most commonly to a wall. Because it projects more than 1 foot from the wall, it must include a supporting structure which shall not be computed as part of the allowable size of the sign. An establishment may have a Hybrid Projecting Sign only if it does not have any Board Signs on the same Frontage. The square footage of the sign board of the Hybrid Projecting Sign shall be limited to 6 square feet if the bottom of the sign is located less than 8 feet above the Sidewalk, 9 square feet if the bottom of the sign board is located 8 feet to less than 12 feet above the Sidewalk, or 12 square feet if the bottom of the sign board is located 12 feet or more above the Sidewalk. For Hybrid Projecting Signs located more than 12 feet above the Sidewalk, the allowable size of the sign board may be increased by the percentage that the bottom of the sign board is above the sidewalk. Because of the increased visual impact of the Hybrid Projecting Sign, the allowable size of the sign board shall be reduced by 10% for every foot of projection of any part of the sign board or supporting structure from the wall greater than 4 feet. See TCP~95.

Text-free symbols such as barber poles or pawn shop signs are permitted in t3, t4, t5, and t6. Text-free symbols shall not exceed 2 square feet if flat or 3 cubic feet if three-dimensional in t3. Text-free symbols shall not exceed 4 square feet if flat or 6 cubic feet if three-dimensional in t4. Text-free symbols shall not exceed 6 square feet if flat or 9 cubic feet if three-dimensional in t5 and t6. The top of a Text-Free Symbol shall not be located more than 14 feet above the sidewalk. See TCP~95.

Pylon Signs are permitted only by Warrant in t4, t5, and t6. Pylon Signs in walkable places should be Warranted only in cases where an establishment is not close enough to the public thoroughfare to allow an Attached Sign (Band, Board, Window or Wall signs) of some type that is readable from the thoroughfare. It shall consist of painted or vinyl lettering and/or graphics on a wood or metal sign board supported by a structure attached to the ground. The structure may consist of a single sign pole, a double sign pole, or a trussed sign tower. Double or trussed structures shall be detailed lightly so that the aggregate width of all structural members does not exceed 8 inches at any given location below the bottom of the sign board. Pylon Signs shall be located adjacent to the sidewalk or pathway leading to the establishment they represent. The bottom of the signboard shall not be more than 12 feet above the closest Sidewalk. The height of the signboard shall not exceed 3 feet, and its width shall not exceed 4 feet. If lit, the Pylon Sign must be front-lit with gooseneck lights attached to the supporting structure. See TCP~96.

Special Ground Signs are permitted in Transect Zones t5 and t6. They may either consist of A-frame double sign boards or of some sort of sculptural elements with attached sign boards. A typical Special Ground Sign incorporating a sculptural element is a sculpture of a chef holding a chalkboard onto which is written a restaurant's special menu items. The Special Ground Sign is meant to be used adjacent to or on the Sidewalk. Lettering should be small since people are intended to walk right up to the sign to read it. The Special Ground Sign is limited to 5 feet in height and should be portable if placed on a Sidewalk. One Special Ground Sign is permitted per establishment. See TCP~96.

Awning Body Signs are permitted in t4, t5, and t6. They shall consist of painted or vinyl lettering and/or graphics painted or adhered directly onto awnings. The awning should be installed with its bottom edge no more than 10 feet above the Sidewalk. Awning Body Signs that occupy the end of the awning may fill the entire end of the awning. Awning Body Signs that occupy the flat shed side of an awning may occupy up to one-third of the flat shed side of the awning except as follows: The cumulative square footage of all Awning Body Signs on one Frontage of an establishment shall be limited to the width of the Frontage in feet multiplied by 2. No single Awning Body Sign shall be larger than 9 square feet. See TCP~97.

Awning Fringe Signs are permitted in Transect Zones t4, t5, and t6. They shall consist of painted or vinyl lettering and/or graphics painted or adhered directly onto the bottom fringes of awnings. The Awning Fringe Sign may fill the entire height and width of the fringe up to a maximum fringe height of 9 inches. See TCP~97.

One Address Number no more than 6 inches in height shall be attached to a building in proximity to the principal entrance or at a mailbox.

Midtown Attachment Materials

Wood sign boards are preferred, but metal signs may be accepted by the Town Architect based on merit at the Town Architect's sole discretion.

Traditional retractable awnings are strongly encouraged.

Midtown Attachment Configurations

Chimneys must be capped. Clay tile chimney pots may be used when flues are masonry. Metal flue caps shall be concealed with arched masonry hoods or inverted-V slate hoods over each flue cap.

In-ground swimming pools are permitted within private lots and/ or courts provided they are not readily visible from a public way. Fountains and water basins are permitted without limitation by Transect Zone, but the design and location within the property are subject to review by the Town Architect.

Chimneys shall step back to a 32 inches maximum square flue within 48 inches above or below the eave.

Chimneys, wall buttresses (16 inches minimum thickness), planters, fountains, basins, benches, and related civic amenities are allowed to encroach in required setback areas along pedestrian frontages. Decorative elements related to such features are subject to approval of Town Architect.

Flagpoles less than 6 feet long may be mounted at an angle to porch columns or posts and building walls. Freestanding flagpoles are permitted on public property only.

Prohibited

- High pressure sodium, or metal halide exterior light sources on residential properties
- Eave or wall-mounted floodlights
- Window air conditioning units
- Above-ground pools (except those of the inflatable variety)

Prohibited at Frontages

- Clothes drying apparatus
- Air conditioner equipment
- Utility or gas meters
- Solar panels
- Antennas
- Satellite dishes
- Garbage containers
- Bird baths or statuary (except that of museum quality which may be located in front and side yards)
- Synthetic fauna and flora
- Permanent grills
- In-ground swimming pools
- Firewood (except on porches)
- Rock gardens and vegetable gardens

General Sitework Materials

Fences should be built entirely of wood, or of metal in a cast-iron style, possibly with masonry or stucco piers and base. Colors should match local precedent or standard. See TCP~101.

Sidewalk materials should be appropriate to the building's location in the urban/rural transect. See TCP~103.

General Sitework Configurations

All fences must be approved by the Town Architect.

Fences and walls must be composed of individual panels no taller than 40 inches, although 36 inches is preferable. Hedges may violate height limits in every zone because of being made of living material. See TCP~104 throughTCP~108.

Yard equipment such as HVAC equipment, utility meters, clotheslines, satellite dishes, play equipment, hot tubs and the like should not be visible from public rights-of-way. See TCP~108.

Trash containers should be located within permanent enclosures when not within an alley or lane. See TCP~108.

Frontage Fences

Frontage fences should be of a different design from those on the two adjacent lots on the same side of the street and the three closest lots on the opposite side of the street. See TCP~104.

t1 and t2 frontage fences shall be built of rustic materials that may be 48 inches to 60 inches tall because they often have to restrain animals. Each board is seen as a single panel, so horizontal rail fences do not violate the 40 inches panel height limitation. See TCP~104.

t3 frontage fences shall be no more than 36 inches tall, and may retain the character of more rural board or hedgerow fences, or they may be constructed of pickets. See TCP~104. Dog boards are preferred; they keep small dogs from crawling under the fence and act as a visual base. It is installed tight down to the ground. Fence pickets should overlap the dog board and be tacked to it occasionally to strengthen the picket panel. See TCP~104.

t4 frontage fences shall be no more than 48 inches tall if composed of 3 panels or more, nor more than 40 inches tall if built of 1- or 2-panel (picket and dog board) designs. They may step back up to 18 inches from the sidewalk, leaving a band of earth for annual flowers or ground cover. They may step farther back from the sidewalk at gates, either on an angle or at a right angle, leaving a paved area for potted plants or other welcoming objects.

t5 and t6 frontage fences shall be built tight to the sidewalk and may be masonry and/or metal. They may be as tall as 80 inches if the top panel is made of thin iron pickets that allow uninterrupted view or 60 inches tall if entirely solid. The 40 inches maximum panel height shall be measured at the shortest picket where picket tops arch up or down in a panel. See TCP~104.

Neighbors' Fences

Neighbors' fences may be up to 18 inches taller than frontage fences, but must taper down to the height of the frontage fence where they meet. See TCP~105.

Neighbors' fences may be built with a slightly less elaborate design than the frontage fence. See TCP~105.

Private Yard Fences

Private Yard Fences may be up to 72 inches tall. See TCP~106.

Private Yard Fences may not be constructed in front of the front wall of the building when screening the front of the private yard or in front of the side face of the building when screening the side of the private yard from a side street. See TCP~106.

No continuous 1x, Slot Fencing shall be allowed (conventional private fencing), all fencing shall be partitioned.

Garden Walls

Garden Walls may be up to 96 inches tall in t3 and t4 and up to 120 inches tall in t5 and t6. See TCP~107.

Garden Walls may not be constructed in front of the front wall of the building. See TCP~107.

Exterior surfaces of Garden Walls may not be entirely flat, but must be articulated in a manner appropriate to the style of the building. See TCP~107.

Garden Walls should be constructed of brick, stone, or a stucco finish on a masonry structure. See TCP~107.

Gates in garden walls shall be made of wood in paneled, board-and-batten, or picket construction, or may be made of metal picket construction. Decorative cut-outs and picket patterns are subject to approval of Town Architect.

Lane or Alley Fence

Lane or Alley Fences must be solid below a height of 54 inches and must incorporate a 1x8 minimum dog board. See TCP~108.

If extended above 54 inches, Lane or Alley Fences must be built of open, lattice- or trellis-type design. See TCP~108.

Midtown Sitework Materials

Fences may be wood (lowland cypress, redwood, cedar, or Common grade pressure-treated pine) or metal (wrought iron, cast iron or cast aluminum) in t2 through t4, but may only be metal (wrought iron, cast iron or cast aluminum) in t5 and t6. Masonry fence bases may be made of any materials permitted for landscape walls.

Paving materials used outside a frontage fence or wall on private property shall match public sidewalk material. Sidewalks and terraces inside frontage fence or wall shall be concrete pavers, cobblestone over sand bed, or pea gravel, and shall be installed in a pervious fashion to allow rainwater infiltration. Paving may also be poured concrete, although pervious paving is preferred.

Concrete pavers shall be one color only. Edge restraints shall be concrete curbs or steel banding flush with paving. All paving materials and configurations are subject to approval of Town Architect.

Exterior stairs shall be made of brick or concrete/masonry. Flooring at steps and landings shall be made of exposed concrete, stone pavers, or brick pavers. Tile and brick selection is subject to approval of Town Architect. t5 stairs may also be built of metal.

Midtown Sitework Configurations

Garden walls shall be 8 inches minimum in thickness and piers shall be 12 inches minimum in thickness.

Garden walls and piers may be capped with a coping made of stucco, concrete, or stone. Wall tops without a coping may be flat, beveled, or rounded in section. Piers may be capped with finials subject to approval to Town Architect.

Garden wall bases may be articulated with projected stucco or stone facing. Stone facing shall be 3-½ inches minimum in thickness or shall be flush with stucco above.

Driveways at street frontages shall be no wider than 10 feet at the property line.

Radiused corners at driveway entries shall not exceed 5 feet, although it is preferable to fill in the radius with paving in front of the frontage wall.

Terminal fence posts (corners, property line corners, openings, ends, etc.) shall be taller and wider than other fence posts.

All private properties at Midtown should give a gift to the street that either refreshes, shelters, delights, directs, entertains, informs, or reminds people, or gives them a place to rest.

Walks shall be built flush with the ground.

Prohibited

- Pre-cast or foam applied moldings and trim at garden walls
- Applied moldings at gates
- Wood decking at walks
- Stamped, painted, or stained pavers (mineral stains are permitted where pavers are not visible from a public way).

Appendix A

Colors

All building colors visible from a public way shall be subject to approval of Town Architect. Color chips of all selections subject to approval shall be submitted and keyed to relevant building elevations at Construction Document Review. A pre-approved color palette shall be made available at the Town Architect. Color selections not on the pre-approved palette may be submitted for review. General guidelines for building colors are as follows:

Building and garden walls shall be in the approved wall color range, in flat finish.

Roof tiles (Civic Buildings only) shall be in the approved roof tile color range.

Building trim, including door and window frames, brick molds, and sills, shutters, eave fascias, wood columns and beams, incidental wood siding, gates, railings, and fences shall be painted a single accent color, in semi-gloss finish.

Entry doors or gates may be painted a secondary accent color in a gloss finish, subject to approval of Town Architect.

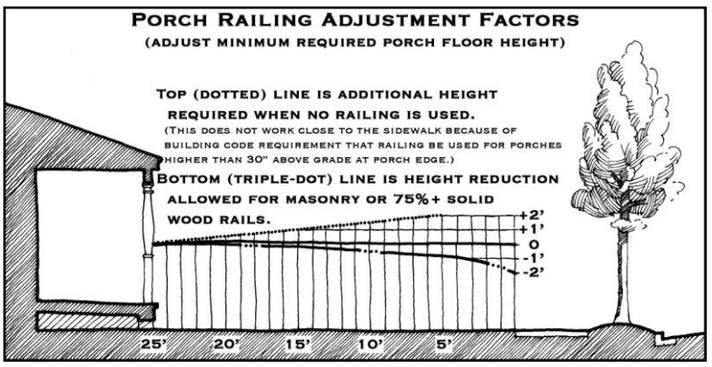
Concrete pavers shall be one color only in off-white, grey, or beige range. Mineral stains are permitted where pavers are not visible from a public way.

Appendix B

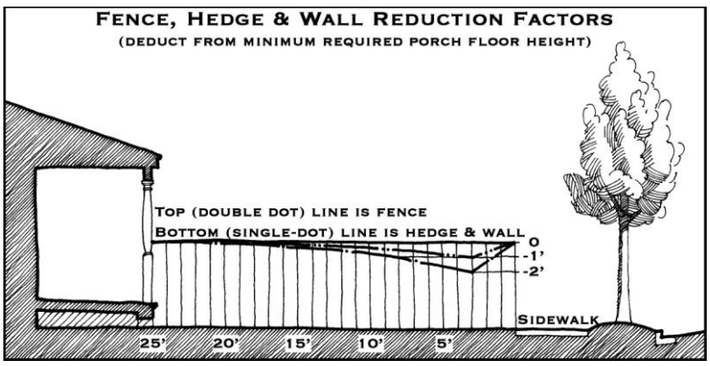
Porch Principles

People sit on porches only if they feel comfortable. People walking by on the sidewalk will stop and talk to them only if the people on the porches seem accessible enough. The Appendix, especially the three charts, indicate the ranges of space within which these seeming conflicts can be resolved. Only by getting this right can a t4 or t3 zone be a neighborhood rather than a warehouse for unacquainted residents.

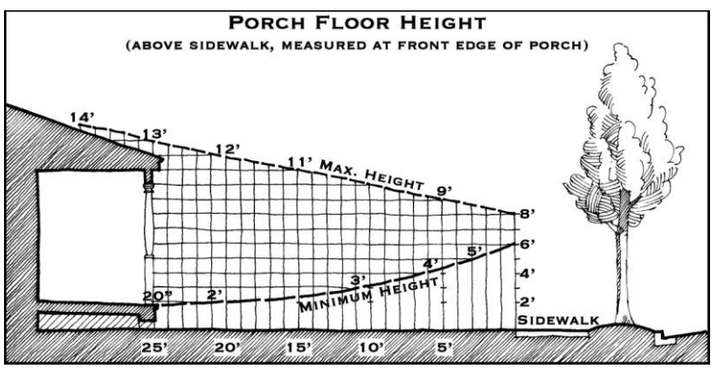
Porch height should be as established by the diagrams in the next column.



This diagram illustrates the height that porch floors must be above the sidewalk at various distances to the sidewalk in order to provide proper psychological protection so people will choose to sit on the porch. But the porch can be too high, too. This chart shows the proper range & is based on no Frontage Fence between the porch and the sidewalk.



Adding a Frontage Fence, Frontage Hedge or Frontage Wall allows the minimum porch floor height to be reduced according to this diagram because each of the three provides varying levels of psychological protection to people sitting on the porch. The maximum height remains unchanged.



The porch railing also provides psychological protection to people sitting on the porch. Removing the railing requires the porch to be higher, but it cannot be raised higher than 30" with no railing because of building codes. Using heavier wood railings or masonry railings provides more protection and reduces the minimum height.