



Development Code 2.3.7

2.3.7 Detroit Avenue Corridor Design Standards

All development on land in the Detroit Avenue Corridor (Detroit Avenue North, between D Street and Forest Avenue) zoned Commercial General (CG) shall comply with the following design standards:

A. Types and sizes of Windows: All businesses shall install windows that:

1. Cover at least 50 percent of the building wall facing the Detroit Avenue Corridor, and **2.** Are transparent

B. Buildings shall utilize at least three (3) of the following design features:

1. Awnings, 2. Covered porches, 3. Eaves, 4. Restricted building materials, 5. Roof line off-sets, 6. Front building wall off-sets, or 7. Siding.

Standards for Numbers 1, 2, and 3:

Awnings, Covered porches and Eaves. All awnings, covered porches and eaves shall be attached to the main building, a minimum of ten (10) feet in depth, and extend the full distance of the front wall parallel to Detroit Avenue.

Standards for Number 4:

Restricted building façade materials. All building walls facing streets shall be constructed of brick, stone, log, wood or wood-pattern siding. The use of corrugated steel, Quonset hut designs; cinder block and concrete slab walls are prohibited.

Standards for Number 5:

Wood siding, roof-line off-sets. To preclude large expanses of uninterrupted building/roof surfaces, exterior elevations along the building front shall incorporate 2-17 Detroit Development Code – Chapter 2 projections, dormers, gables, or other similar elements. Each building shall have at least one off-set design, and additional off-set designs shall occur at a minimum of every 30 feet.

Standards for Number 6:

Building off-sets. To preclude long, unbroken building facades and simple box forms, exterior elevations along the building front wall shall incorporate off-set design features such as recesses, projections, extensions, or other similar elements. Each building shall have at least one off-set design, and additional off-set designs shall occur at a minimum of every 30 feet. Off-sets or breaks in roof elevation shall be three (3) or more feet in height.

Standard for Number 7:

Siding. Siding shall be used on all walls and/or building faces.

C. Acceptable building material include brick, stone, cedar or horizontal lap siding.

D. All development on the east side of Detroit Avenue shall provide on the property facing Highway 22 a minimum landscaped area equal to ten (10) percent of the gross site area or a planned and wellmaintained mural.

E. Porch foundations, chimneys, and storefront bulkheads may be faced with stone; either quarry or river rock.

F. Building colors, trim and roofing shall remain within the recommended traditional color scheme of natural or weathered gray wood.

G. Fences or walls facing Detroit Avenue shall be no taller than three (3) feet and shall be constructed of brick, stone, log, wood, or wood-appearing materials. The use of chain link, cinder block, and concrete slab walls are prohibited.