

TITLE 10
CHAPTER 38

ARCHITECTURAL DESIGN

SECTION:

10-1-38: ...

OR

10-6-6: ARCHITECTURAL DESIGN: Where applicable, the following criteria consider the historical character of Florence through proper building massing, siting, and materials which reflect important aspects of Oregon's traditional Northwest architecture. The type of building which this code may apply may be differ by district. The following requirements are intended to create and maintain a built environment that is conducive to walking; reduces dependency on the automobile for short trips; provides natural surveillance of public spaces; addresses the orientation and design of garages; creates a human-scale design, e.g., with buildings placed close to streets or other public ways and large building walls divided into smaller planes with detailing; and maintains the historic integrity of the community.

In applicable zoning districts, the City Planning Official, the Planning Commission, or Design Review Board may require any of the following conditions in order to establish a minimum level of design quality and compatibility between buildings:

10-6-6-1: BUILDING TYPE: These types of buildings currently exist within the applicable zoning districts and are compatible with each other, despite being different in their massing and form. The following building types are permitted in future development and infill. Other building types not listed which are compatible with the surrounding area and buildings and are compatible with the historic nature of the zoning district are also permitted. Not all types may be permitted or regulated in all zoning districts.

- A. Residential Type, single-family, duplex, or multi-family
- B. Mixed-Use Storefront Type
- C. Mixed-Use House Type
- D. Community Building Type

10-6-6-2: BUILDING STYLE:

- A. Context: Each building or addition shall be designed within the context of its larger surroundings and environment in terms of overall street massing, scale and configuration.

- B. Historic Style Compatibility: New and existing building design shall be consistent with the regional and local historical traditions. Where historic ornament and detail is not feasible, historic compatibility shall be achieved through the relation of vertical proportions of historic façades, windows and doors, and the simple vertical massing of historical buildings. Some examples of architectural styles historically present in the Florence area are
1. Existing buildings: Maintain and restore significant historic details.
 2. New Buildings: Design shall be compatible with adjacent historic buildings.

10-6-6-3: BUILDING FAÇADES

- A. Horizontal Design Elements: Mixed-use storefront buildings shall have a distinctive horizontal base; second floor; and eave, cornice and/or parapet line; creating visual interest and relief. Mixed-use house and residential building types shall have horizontal articulations such as awnings, overhanging eaves or symmetrical gable roofs. Horizontal articulation shall be made by material changes or applied fascia detail.
- B. Vertical Design Elements: Mixed-use storefront building faces shall have distinctive vertical lines of emphasis spaced at relatively even intervals. Mixed-use house and residential building types shall feature vertical articulations made by material changes, variations in roof heights, applied fascia, columns, bay windows, etc. The maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not less than one break for every 30 feet.
- C. Articulation and Detailing:
1. A “break,” for the purposes of this subsection, is a change in wall plane of not less than 24 inches in depth. Breaks may include, but are not limited to, an offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable, dormer, eave, coursing, canopy, awning, column, building base, balcony, permanent awning or canopy, marquee, or similar architectural feature.
 2. The Planning Commission, through Design Review, may approve detailing that does not meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is more consistent with the architecture of historically significant or historically-contributing buildings existing in the vicinity.
 3. Changes in paint color and features that are not designed as permanent architectural elements, such as display cabinets, window boxes, retractable and similar mounted awnings or canopies, and other similar features, do not meet the 24-ince break-in-wall-plane standard.
 4. Building elevations that do no orient to a street or civic space need not comply with the 24-inch break-in-wall-plan standard, but should complement the overall building design.

10-6-6-4: MIXED-USE STOREFRONTS: This section applies specifically to mixed-use storefront-type buildings.

A. Glazing & Materials:

1. Windows or storefront glazing along the primary public façade shall comprise at least 70% of the main floor's exterior surface area.
2. Clerestory or transom windows above storefronts are recommended.
3. Window openings shall comprise a maximum of 50%, minimum of 30% of the front building façade above the first floor.

B. Storefront Signage:

1. All signage shall be attached to a building.
2. No back-lit signs allowed.

C. Storefront Height: Minimum 10 ft., maximum 16 ft. finished interior floor to ceiling height.

D. Storefront Bay Widths: Visible first floor vertical elements such as columns and pilasters shall be spaced center-to-center a maximum of 25 ft. and a minimum of 8 ft. apart.

E. Window Glazing Materials:

1. Clear or "Low E" glazing. Tinted or reflective glass and glass block shall not be visible from public rights-of-way.
2. Glass shall be recessed at least 1 ½" from the surrounding exterior wall surface.
3. Windows shall have true divided-lites with mullions or no divided lites. Butt joint glass is not recommended.

F. Awnings and Canopies: Fixed awnings and canopies attached to a building façade a minimum of 8 ft. above the sidewalk may encroach a maximum of 8 ft. into the public sidewalk right-of-way. Awnings shall extend at least 25% of the storefront length.

G. Building Primary Entries:

1. The entry enclosure shall project out from or be recessed in from the surrounding building façade 3 ft. in order to articulate the building's access and also to ensure that out-swinging doors do not project into sidewalks.

2. Primary store entrances shall open directly onto the primary public street and be unlocked during business hours.
 3. Additional entrances to rear or side parking areas are permitted.
- H. Defined Upper Story (ies): Building elevations shall contain detailing that visually defines street level building spaces (storefronts) from upper stories. The distinction between street level and upper floors shall be established, for example, through the use of awnings, canopies, belt course, or similar detailing, materials, and/or fenestration. Upper floors may have less window area than ground floors, but shall follow the vertical lines of the lower level piers and the horizontal definition of spandrels and any cornices. Upper floor window orientation shall primarily be vertical, or have a width that is no greater than height. Paired or grouped windows that, together, are wider than they are tall, shall be visually divided to express the vertical orientation of individual windows.

10-6-6-5: PERMITTED VISIBLE BUILDING MATERIALS: Building materials which have the same or better performance may be substituted for the materials below provided that they have the same appearance as the listed materials.

A. Exterior Building Walls:

1. Lap siding, board and batten siding, shingles and shakes. Metal siding and low-quality vinyl siding shall not be permitted.
2. Brick or stone masonry with a minimum 2 ½" deep solid veneer material.
3. Cement-based stucco.
4. Secondary materials: Any of the materials listed above as permitted may also be used as secondary materials or accents. In addition, the materials listed above are allowed as secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies, ornamentation) when non-reflective and compatible with the overall building design, subject to approval.

B. Roofs, Awnings, Gutters, and Visible Roofing Components:

1. Composition shingles, concrete, slate or cedar shingles, or concrete or clay tiles. Red composition shingle similar to the Kyle Building are encouraged.
2. Standing seam roofing: copper, terne metal or coated metal.
3. Gutters and downspouts: copper, terne metal, or coated metal.

4. Single or multi-ply roofing, where visibly concealed.
 5. Glass, steel, wood or canvas fabric awnings.
 6. Skylights: metal and wood framed glass and translucent polymer.
- C. Chimney Enclosures: Brick, cement-based stucco, stone masonry or wood shingles.
- D. Windows, Entrances, and Accessories:
1. Wood, vinyl or pre-finished metal frames and sashes.
 2. Glazed and unglazed entry doors shall be wood, pre-finished or coated metal or fiberglass.
 3. Solid wood or fiberglass shutters.
 4. The use of decorative detailing and ornamentation around windows (e.g., corbels, medallions, pediments, or similar features) is encouraged.
- E. Trellises, Decks, Stairs, Stoops, Porches, and Balconies
1. Architectural concrete, brick and stone masonry, solid wood or fiberglass columns, posts, piers and arches.
 2. Wood, brick, concrete and stone masonry decks, stoops, stairs, porches, and balconies.
 3. Solid wood, painted welded steel or iron trellises.
 4. Railings, balustrades, and related components shall be solid wood, painted welded steel or iron.
- F. Landscape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following requirements:
1. Brick and stone masonry or precast concrete.
 2. Architecturally finished exposed concrete.
 3. Cement-based stucco over masonry or concrete substrate.
 4. Solid wood pickets, lattice and boards.
 5. Painted welded metal or iron. Chain-link not permitted.

- G. Building and Site Material Colors: Color finishes on all building exteriors shall be approved by the City and be of a muted earth-tone coastal Pacific Northwest palette. Reflective, luminescent, sparkling, and “day-glow” colors and finishes are prohibited. The Planning Commission/Design Review Board may approve adjustments to the standards as part of a site Design Review approval.

10-6-6-6: MATERIALS APPLICATIONS AND CONFIGURATIONS:

A. Building Walls:

1. For each building, there shall be one single, clearly dominant exterior wall material and finish.
2. Brick and stone front façades shall return at least 18” around side walls.
3. Building walls of more than one materials shall change along horizontal lines only, with a maximum of three materials permitted per façade.
4. Heavier-appearing materials, such as stone, shall only be used below lighter-appearing materials, such as siding.
5. Siding and shingles shall have a maximum 6” to the weather.
6. 4” minimum width corner, skirt, rake and eave trim shall run the full height of each façade, flush, or protrude beyond the surrounding wall surface.
7. Board and batten siding: battens shall be spaced a maximum of 8” on center.

B. Roofs, Awnings, Gutters and Roofing Accessories

1. Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical gable or hip configuration.
2. Eaves shall be continuous except at sheds and dormers.
3. Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.
4. Flat roofs shall be concealed by cornices or parapets.
5. Gutters shall be round or ogee profile. Leaders shall be round or square.
6. All roof-mounted components such as mechanical equipment shall not be visible from street-level public rights-of-way.

7. Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly supported by exposed rafter ends or other compatible architectural detailing.

C. Towers:

1. Slender towers of a maximum 400 square feet in area are permitted to exceed the building height limit.
2. Towers on residential and commercial buildings shall be occupiable with windows. Community buildings may feature unoccupiable towers.
3. Commercial signage may not be placed on towers.
4. Tower separation shall be minimum of 100 feet.

D. Visible Windows, Glazing, and Entrances:

1. Windows shall be square and/or vertical rectangular shape with straight, bow, or arch tops.
2. 10% of total windows maximum on the public façade may be circular, hexagonal, octagonal or other window configurations.
3. Bay windows shall have visible bracket support.
4. Overhead doors shall not face the building's primary street façade or a major public right-of-way.
5. Door and window shutters shall be sized to cover the entire window.
6. Exterior shutters shall be solid wood or fiberglass.
7. No single lite or glass panel visible from the street shall be greater than 24 square feet in area except in storefront glazing systems.
8. Multiple vertical windows may be grouped in the same horizontal opening provided they are separated by 4" minimum width vertical trim.
9. Windows and doors in exterior walls shall be surrounded with 2 ½" minimum width trim applied flush or projecting beyond the finished wall surface.
10. Profiles of window mullions shall extend out beyond the exterior glass surface.

- E. Visible Decks and Balconies: All balconies and decks attached to building faces, whether cantilevered or supported below or above, shall be visibly supported by vertical and horizontal elements such as brackets, columns, or beams. Exterior posts and columns, solid or encased, shall be minimum 5 ½" in cross-section.
- F. Visible Landscape/Retaining Walls and Fences
1. Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a finished top course, cap, or other compatible termination.
 2. Site wall materials should generally match or provide compatibility with the adjoining building materials.
 3. Metal and iron fencing shall be configured in predominately vertical elements.