

**CHAPTER 1131**  
**Richmond Street Design Review District**

**1131.01 PURPOSE .**

The purpose of this chapter is to promote the general community health, safety, welfare, convenience and;

- (a) To enhance property values, to protect the property rights of all residents, to stabilize the designated areas, to increase the economic and financial benefits to the City and its inhabitants.
- (b) To stimulate and protect economic activity by ensuring the continued economic competitiveness and attractiveness of the City's commercial areas and entry ways.
- (c) To encourage high quality development of vacant and incompatibly developed properties in accordance with the character of the area.

**1131.02 ESTABLISHMENT OF DISTRICT.**

In order to carry out the provisions of this code and achieve the purposes set forth in this Chapter, the Richmond Street Design Review District is hereby established and shall be shown on the Zoning Map and designated in Section 1113.06 (e)(2)

**1131.03 DESIGN CRITERIA.**

All projects in the Richmond Street Design Review District shall be guided in general by the *Richmond Street Corridor Plan, 2020* and specifically by the following design elements:

- (a) Streetscape.
  - (1) Coordinate streetscape elements of individual developments with adjacent developments. While they need not match, they should coordinate and not clash.
  - (2) Create appealing and comfortable outdoor spaces and orient buildings to form such areas using the open space as a focal point.
  - (3) Use trees, walls, topography, and other site features to further define the area and provide human scale.
  - (4) Provide shade with trees or overhangs from the buildings.
  - (5) Provide amenities as needed such as:
    - A. Street furniture, such as benches and picnic tables, lighting, and fountains;
    - B. Bike racks;
    - C. Outdoor cafes and seating areas.
  - (6) Install walkways to connect the sidewalk to building entrances.
- (b) Parking.
  - (1) Site a portion of parking out of public view at the rear and sides of buildings.
  - (2) Provide clear pedestrian paths and crossings from parking spaces to main entrances.
- (c) Landscaping. The extensive use of landscaping shall be required to improve the site appearance and maintain a positive image for the Richmond Street Design Review District. The following landscape design elements shall be required:
  - (1) The use of street trees shall be required at fifty-foot intervals.
  - (2) Trees shall be planted within ten feet of the public right-of-way.
  - (3) Trees shall be a minimum of two-inch caliper.
  - (4) Each site shall have a minimum of thirty percent of the plant material as an evergreen variety.

- (5) Landscaping shall be installed within the parking lot to break up vast expanses of pavement.
  - (6) Landscaping shall be located adjacent to the building foundation whenever possible.
  - (7) Landscaping shall be maintained in good condition. Plant material shall be replaced when necessary to maintain the minimum requirements of the approved site plan.
- (d) Utilities and service areas.
- (1) Locate utilities underground or in a manner so that they have the least negative visual impact from the street and adjoining development.
  - (2) All service areas shall be screened from view from a public street or public parking area.
  - (3) A building mass, portion of a building mass, garden wall, landscaping, or an ornamental fence with landscaping are among the methods that can be used to screen a service area.
  - (4) Screening does not need to occur at the point of access to a service area.
- (e) Exterior lighting.
- (1) Lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
  - (2) Coordinate the lighting plan with the landscaping plan to ensure areas are well lit and that any conflict between trees and lighting is avoided.
- (f) Signs.
- (1) Coordinate the colors and styles of signs within each development area.
  - (2) Keep signs to the minimum number and size necessary for each development area.
  - (3) Landscape the base of freestanding signs with living plant material.
  - (4) Use materials and a color palette for signs to complement the materials and color palette of the main building.
  - (5) Place signs for both automobile traffic and pedestrians in areas that will not obstruct visibility.
- (g) Style.
- (1) Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of the design.
  - (2) A single architectural style for all buildings within a development shall be used. Planned shopping centers shall be encouraged.
  - (3) All new buildings shall include a finished facade material on all sides of the building visible from the public right-of-way.
  - (4) Glass block shall not be used to fill window or door openings.
- (h) Colors.
- (1) A coordinated palette of colors shall be used for each building or development.
  - (2) Use color variation to break up the mass of a building and provide visual interest.

#### **1131.04 EMERGENCY REMEDIES AND ROUTINE MAINTENANCE EXCEPTIONS.**

Nothing in this chapter shall be construed to prevent or delay the reconstruction, alteration or demolition of a structure or feature which has been ordered by the City upon certification of an unsafe condition constituting an emergency. Similarly, nothing in this chapter shall be construed to govern or restrict routine maintenance activities which do not represent alterations in exterior appearance.