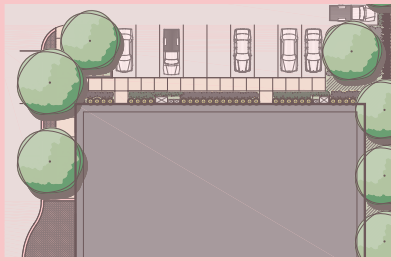
Fort Dodge Downtown Design Guidelines

City of Fort Dodge, Iowa



Canopy Tree		
Large Deciduous Trees		
Genus	Species	Common N
Acer	x freemani	Freeman M
Acer	saccharum	Sugar Map
Acer	nigrum	Black Map
Betula	nigra	River Birch
Celtis	occidentalis	Hackberry
Fraxinus	americana 'Autumn Purple'	White Ash
Fraxinus	pennsylvanica 'Summit'	Summit As
Gingko	biloba	Gingko (mu
Gleditsia	triacanthos inermis	Thornless (
Gymnocladus	dioicus	Kentucky (
Pyrus	calleryana	Callery Pea

March 2010

CAMIROS

Acknowledgments

The Fort Dodge Downtown Design Guidelines represent the efforts of City staff, downtown stakeholders, and local residents to help preserve the character of the downtown area. Based on direct community input and realities of development and site potential, the Guidelines aspire to protect valued built resources, and shape future development to help create a unique and attractive place. The following people or groups have provided invaluable insights into the creation of the Guidelines:

City of Fort Dodge

City of Fort Dodge
Terry Lutz, Mayor
David Fierke, City Manager

Department of Business Affairs and Community Growth
Dennis Plautz, Director
Stephanie Houk Sheetz, Senior Planner
Debra Arp, Associate Planner
Vickie Reeck, Community Development Manager

Self-Supported Municipal Improvement District
John Daniel
Jim Bird
Doyle Anderson
Pat Leiting
Dennis Crimmins
Nate Gibson
Cary Estlund
Steve Pederson
Rich Seltz

Development Corporation of Greater Fort Dodge

Lou Leuenberger, President
Dennis Plautz, Vice President
Mike McCarville, Secretary/Treasurer
John Taets
Patrick Goedken
Joe Lawler
Ross Nemitz
Pat Leiting

Camiros, Ltd.
Jacques Gourguechon, AICP
Doug Hammel, AICP
Nikolas Davis, ASLA

Table of Contents

Design Guidelines Introduction

Introduction

The built environment often provides the most tangible sense of character with which a community identifies. Downtown Fort Dodge offers a collection of historic buildings that echo its regional importance as a freight and shipping center. These structures, along with new developments that reinforce the nature of the downtown as an attractive and active place, establish a precedent and expectation for high-quality architecture that should be used as a measuring stick for future growth.

In order to advance the goals of the community, the Fort Dodge Downtown Design Guidelines ("Guidelines") establish a series of design principles that aim to strengthen the character of historic blocks and enhance the aesthetics of important downtown gateways. The intent is to encourage contemporary development to complement traditional structures by building upon an established design vocabulary. This does not imply that new development should strive to be historic in appearance. Rather, it should borrow design elements from historic buildings to reflect a consistent design theme while incorporating modern design innovations.

Due to the nature of these Design Guidelines, they are likely most applicable to new construction projects or renovations with significant site modifications. Historic preservation or restoration projects should refer to standards specifically tailored to such an project

Overall Goals

These Guidelines offer specific design requirements based on input from various groups, including residents, downtown advocates, and policy administrators. These requirements are guided by overarching principles to which all actions should be sensitive. They include:

- Respecting the historic character of downtown, especially the Central Avenue corridor
- Creating attractive gateway corridors
- Enhancing multi-modal access to downtown businesses by reducing pedestrian and automotive conflicts, minimizing the impacts of parking, and providing adequate bicycle infrastructure
- Promoting the "greening" of downtown through landscaping and sustainable site design
- Making attractive "places" through building and site design, especially in significant redevelopment areas

Navigating this Document

This document is structured to answer key questions related to design development and review. It first addresses some of the administrative issues related to implementing the Guidelines, including the need for design guidelines, their relationship to other development policies, and the process by which they will be administered. The document then establishes a geographic framework for the downtown area. This framework recognizes that there are unique conditions in various parts of the downtown that require different design treatments. Finally, the document includes detailed design requirements for various portions of Downtown Fort Dodge.

Key Questions

The Guidelines do not exist on their own, nor should they be interpreted or applied as such. Other policies and plans offer insights regarding their origin, use and limitations. The following questions and subsequent responses clarify the relationship of the Guidelines to other aspects of development regulation and administrative review.

Where did the need for Downtown Design Guidelines come from?

The Fort Dodge Downtown Plan was adopted in 2008. That plan included basic design standards that articulate the vision for future development in the downtown, but offer little technical detail or formal design controls. These Guidelines are the next evolution of the standards, and offer a more formal and measurable set of criteria for new development. They also provide direction beyond the regulatory zoning requirements so that the full spectrum of building and site design goals can be clearly understood and implemented.

What is their relationship to other development policy?

Land use and site design are primarily regulated by the Fort Dodge, Iowa Zoning Ordinance. This ordinance is the ultimate legal control that dictates use and design conformity. The Guidelines are not intended to, nor do they have the ability to, override the requirements of the Zoning Ordinance.

Design Guidelines Introduction

If the Guidelines are not formal regulations, how are they to be implemented?

The Guidelines are intended to be implemented through development incentives used by the City or other funding agencies. Incentives may include a number of capital or non-capital alternatives, including assistance in property acquisition, tax deferrals, the use of Tax Increment Financing funds, or expedited zoning review, among others. This document sets no criteria for the implementation of the Guidelines as a function of any specific type of incentive. Such discretion is left to the City or other agencies.

The City of Fort Dodge is the primary entity in implementing the Guidelines based on its role in zoning and design review. However, other entities may have a role in implementing the Guidelines. The Self-Supported Municipal Improvement District (SSMID) and Development Corporation of Greater Fort Dodge (DCGFD) hold assets that can be used as incentives, and endorse the design requirements included in this document.

How do the Guidelines address Fort Dodge's goals of downtown historic preservation?

Historic preservation is an important goal in Downtown Fort Dodge. These Design Guidelines most directly address the preservation of Fort Dodge's traditional character by ensuring that new development is compatible with historic structures by reflecting traditional building components and characteristics. However, the Guidelines do not specifically address the restoration or rehabilitation of historic structures. Such standards and methodologies can be found in the United States Department of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures. This document provides answers to the key issues faced by property owners interested in preservation, including:

- Using research to establishment of a clear design vision for renovation
- Understanding the local design vocabulary for vernacular architecture
- Using appropriate materials and construction techniques
- Balancing historic building design with modern building functionality
- Financing historic preservation through the use of grant funds or tax abatements

How are the Guidelines administered?

The Director of Business Affairs and Community Growth ("Director") or its designee is responsible for the established site plan and zoning review process. The Director will also serve as the administrator of the Guidelines, and the liaison between the Applicant and the entity providing incentives that require compliance with the Guidelines.

Applicants should consult with the Director to determine the required number of paper or electronic copies of submittal materials identified below. Note that some of these materials may be required for development proposals subject to review under the Site Plan Design Ordinance (Chapter 17.08.03 of the Fort Dodge, Iowa Zoning Ordinance).

- To-scale site plan indicating:
  - Required setbacks as per the zoning ordinance
  - Overall building footprint for primary and accessory structures
  - Proposed parking location, including curb cut access and on-site circulation
  - On-site pedestrian sidewalks and surrounding public sidewalks
  - Location of on-site bicycle parking
  - Location of on-site loading areas, mechanical systems, and refuse containers
  - Locations of landscaping or screening related to items mentioned above
  - Designated plaza spaces if applicable
  - Designated sidewalk café seating areas if applicable
- To-scale landscape plan indicating:
  - The locations of designated front, side, rear and parking lot landscape areas
  - List of proposed hardscape and planting materials
  - Locations of hardscape and planting materials
- To-scale building elevations indicating:
  - Height of the front building façade
  - Horizontal and vertical design elements used to create visual interest and appropriate scale
  - Commercial ground floor transparency

- Designated locations for awnings and signage
- Designated commercial signage area (wall and window signage)
- Awning form and color
- Ground signage design and materials
- Upper story window dimensions and spacing
- Various design details
- Façade building materials

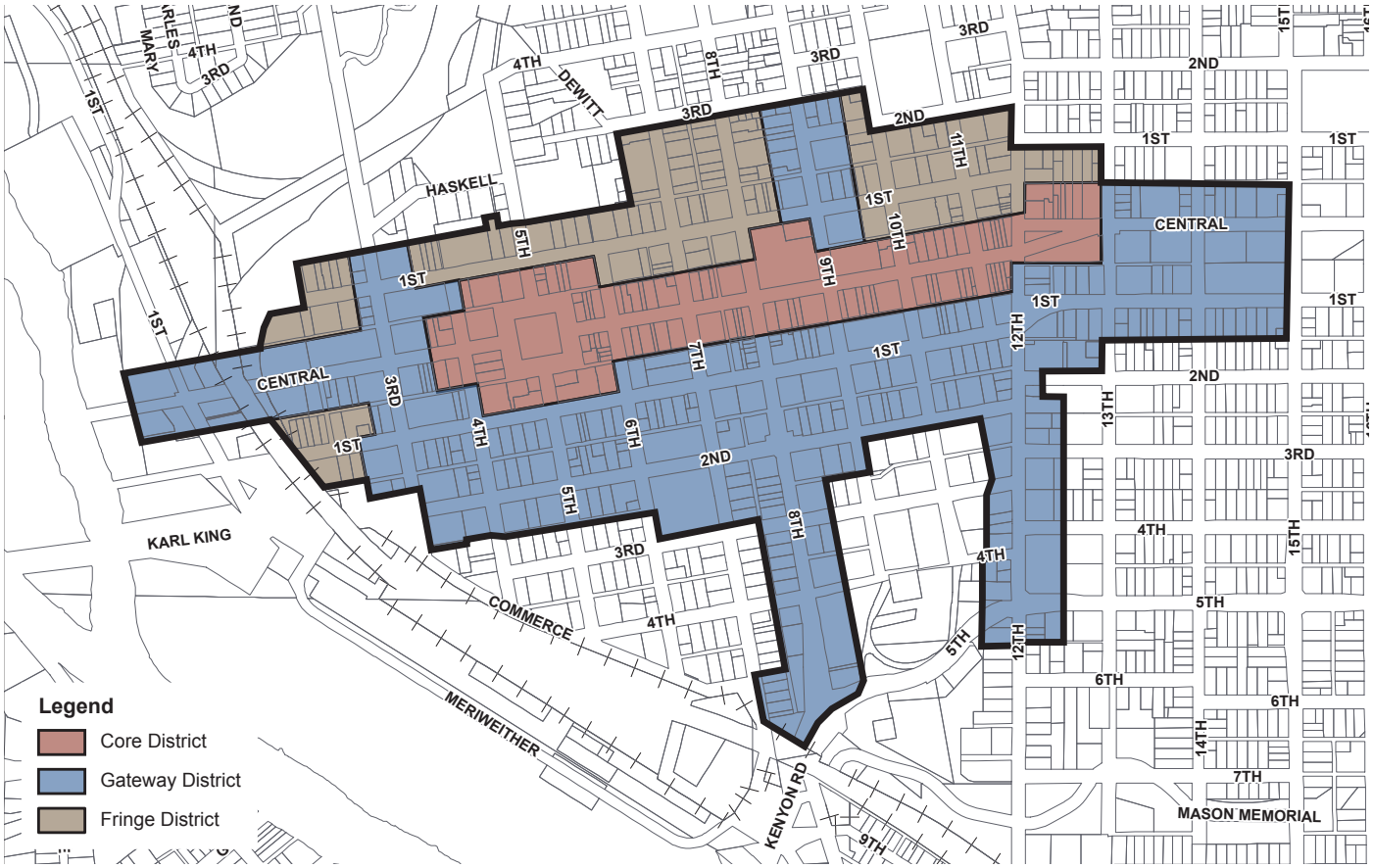
- To-scale cross-sections as needed that indicate:
  - Upper story setbacks
  - Upper story balconies or landscape areas
  - Rooftop mechanical screening

Design Guidelines Introduction

Design Guidelines Framework

Downtown Fort Dodge developed over several decades and in response to changing markets. As a result, the area is diverse in terms of design character. The Guidelines strive to shape development in a way that responds to local character, yet provides flexibility where appropriate. To do so, the following Framework Plan establishes geographic areas to which varying levels of design requirements will be applied.

The plan indicates the boundaries of three districts; the Core District, Gateway District, and Fringe District. The Core District includes the historic Central Avenue Corridor and lots that front on the City Square. The Gateway District includes the corridors that are used for access to and from other parts of the city and region. The Fringe District includes areas that warrant appropriate site and building design, but are less visible from primary streets.



Downtown Core District

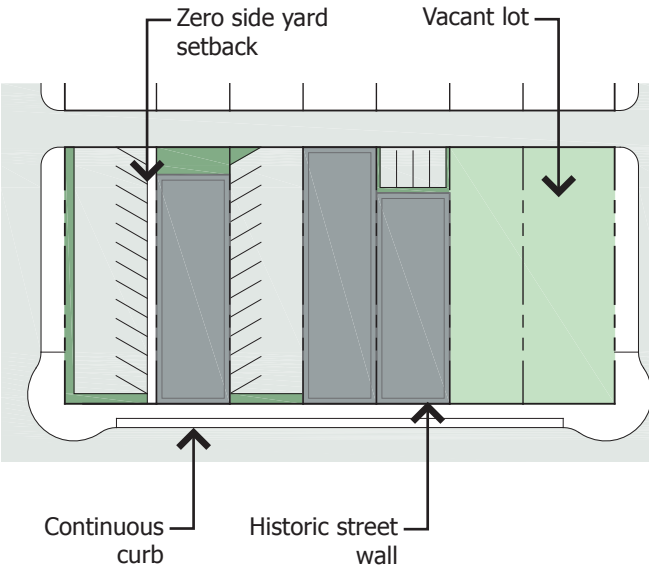
The Core District includes the greatest concentration of historically significant architecture. As a result, there is a strong precedent for design characteristics that should be incorporated into future development. However, vacant parcels, parking lots, and inappropriately renovated buildings have compromised some of the historic integrity of the district. To overcome these factors, the Core District Guidelines aim to achieve the following overall design objectives:

- Strengthen the pedestrian sidewalk environment through zero-setback development
- Minimize gaps in the building wall created by parking areas, vacant lots, and buildings that do not extend to both side lot lines
- Use traditional building components to create consistency between historic and new development
- Encourage active sidewalk environments through ground-floor transparency and access
- Encourage on-site plazas and outdoor seating areas

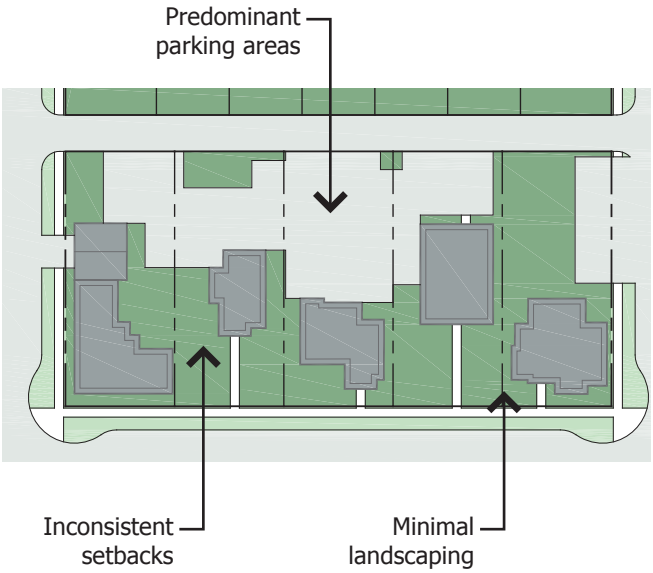
Downtown Gateway District

The Gateway District includes prominent entry corridors from surrounding neighborhoods and commercial districts. Development on these corridors should enhance the overall aesthetics of the downtown, while balancing access needs for automobiles, pedestrians, and bicyclists. Currently, however, there is no unified design theme, and many parcels focus on automotive accessibility. As a result, pedestrian access is limited, and there is little or no consistency in development to result in an attractive entry environment. To overcome these factors, the Gateway District Guidelines aim to achieve the following overall design objectives:

- Create attractive entry points that welcome users to the downtown area
- Provide multi-modal access to sites
- Utilize building architecture and landscaping to create a unified design theme
- Minimize the impacts of curb cuts and parking lots on the appearance and functionality of gateway corridors



Existing Core Block Characteristics

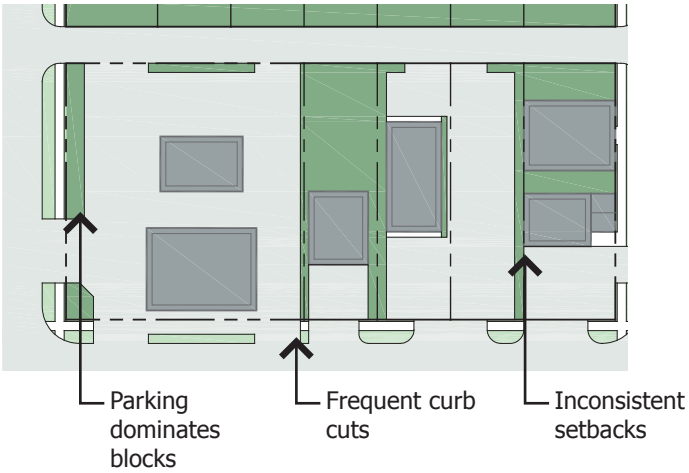


Existing Gateway Block Characteristics

Downtown Fringe District

The Fringe District includes downtown lots that are not on predominantly historic or prominent entry corridors. Development in this district should strive for quality design, but more flexibility may be provided to accommodate the needs of various uses. Currently, unscreened parking areas, inadequate landscaping, and inconsistent site and building design create a segmented environment with no unified character or aesthetic. The overall design objectives of the Fringe District aim to achieve the following overall design objectives:

- Maintain a high level of design that reflects the Core and Gateway Districts
- Use landscaping and building design to create an appropriate aesthetic
- Minimize the impacts of parking areas that are often related to fringe uses
- Provide an appropriate transition to surrounding residential areas



Existing Fringe Block Characteristics

Design Guidelines Outline

Design guidelines for the Core, Gateway and Fringe Districts are presented in this document according to the following outline. Each section includes requirements for the following design elements:

Site and Building Design Guidelines (per district)

- Site Planning
  - Building location
  - Parking location and access
  - Pedestrian and bicycle access
  - Loading areas, building systems and refuse
- Building Massing
  - Overall building scale
  - Major massing elements
- Architectural Style
  - Ground floor design
  - Upper floor design
  - Building materials
- Landscaping
  - Landscaped yards
  - Parking lot landscaping
  - On-site plazas
  - Sidewalk cafés
  - Building foundation landscaping
  - On-site plazas
  - Sidewalk cafés

Landscape Zones and Materials List (applicable to all districts)

- Required Landscape Elements
- Recommended Plant List

Glossary of Terms

Building Location

A Buildings should be located to the front property line.

B On corner parcels, buildings should be built to the side property line to anchor block edges.

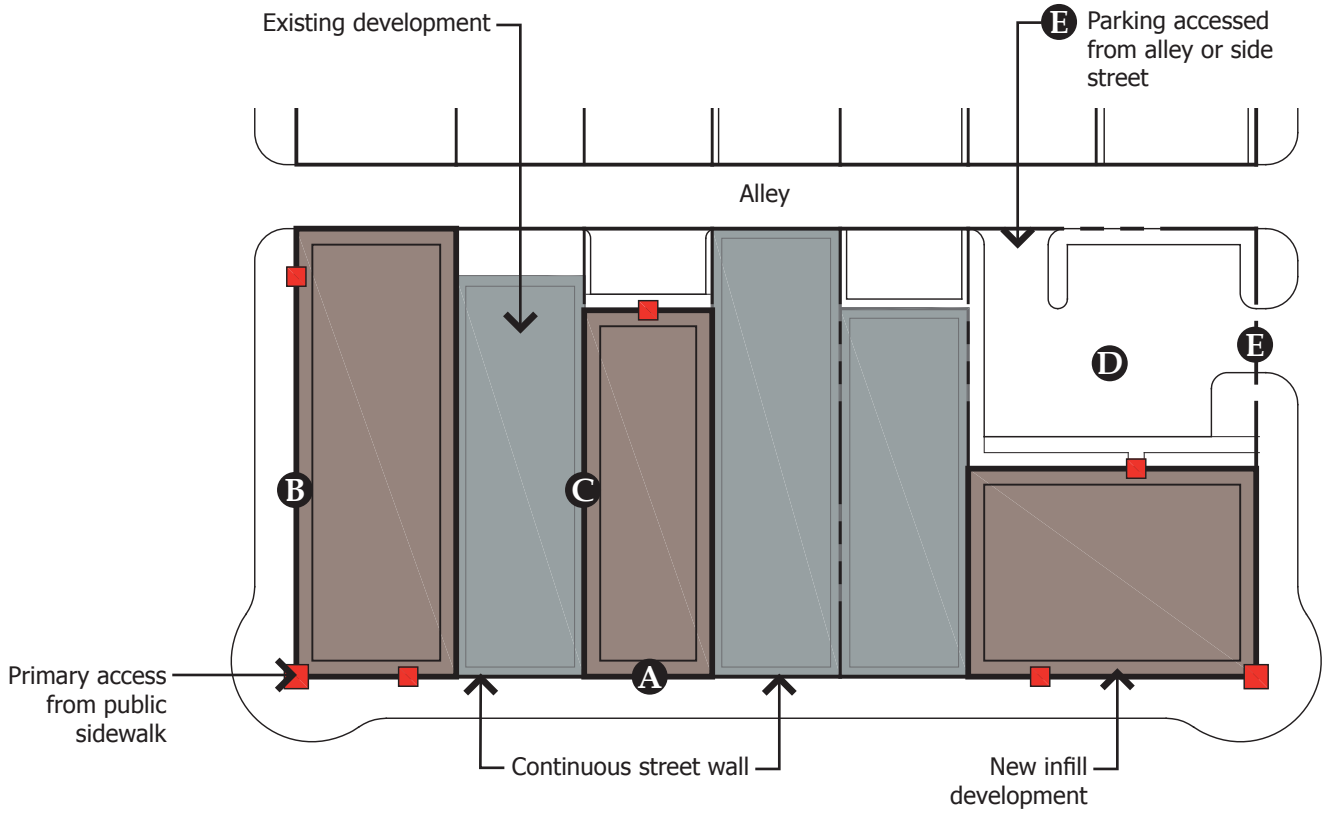
C Buildings should be built to interior side property lines in order to create a continuous street wall. Where this is not possible, buildings should be sited to a side property line shared by an adjacent building, and gaps in the street wall should be closed with decorative fencing or false facades.

Parking Location and Access

D Parking should be located behind the primary building. Parking located between the building and front or side property lines is prohibited.

E Curb cut access is prohibited off of the primary street. Curb cuts should be provided off side streets or public alleys.

F Sites are encouraged to provide cross-access between adjacent parking lots in order to reduce curb cuts and enhance on-site circulation and parking capacity.



Proposed Building Infill

Pedestrian and Bicycle Access

A Pedestrian access must be provided from the public sidewalk of the primary street to the front of the building, and from rear parking areas to a rear entry.

B For corner lots, side entry is encouraged with direct access from the public sidewalk.

C No on-site bicycle parking should be provided in the front of a building, except for municipal racks installed in the public right-of-way.

D On-site bicycle parking should be provided in a location that is easily accessible, but non-intrusive to sidewalk areas or building entries.

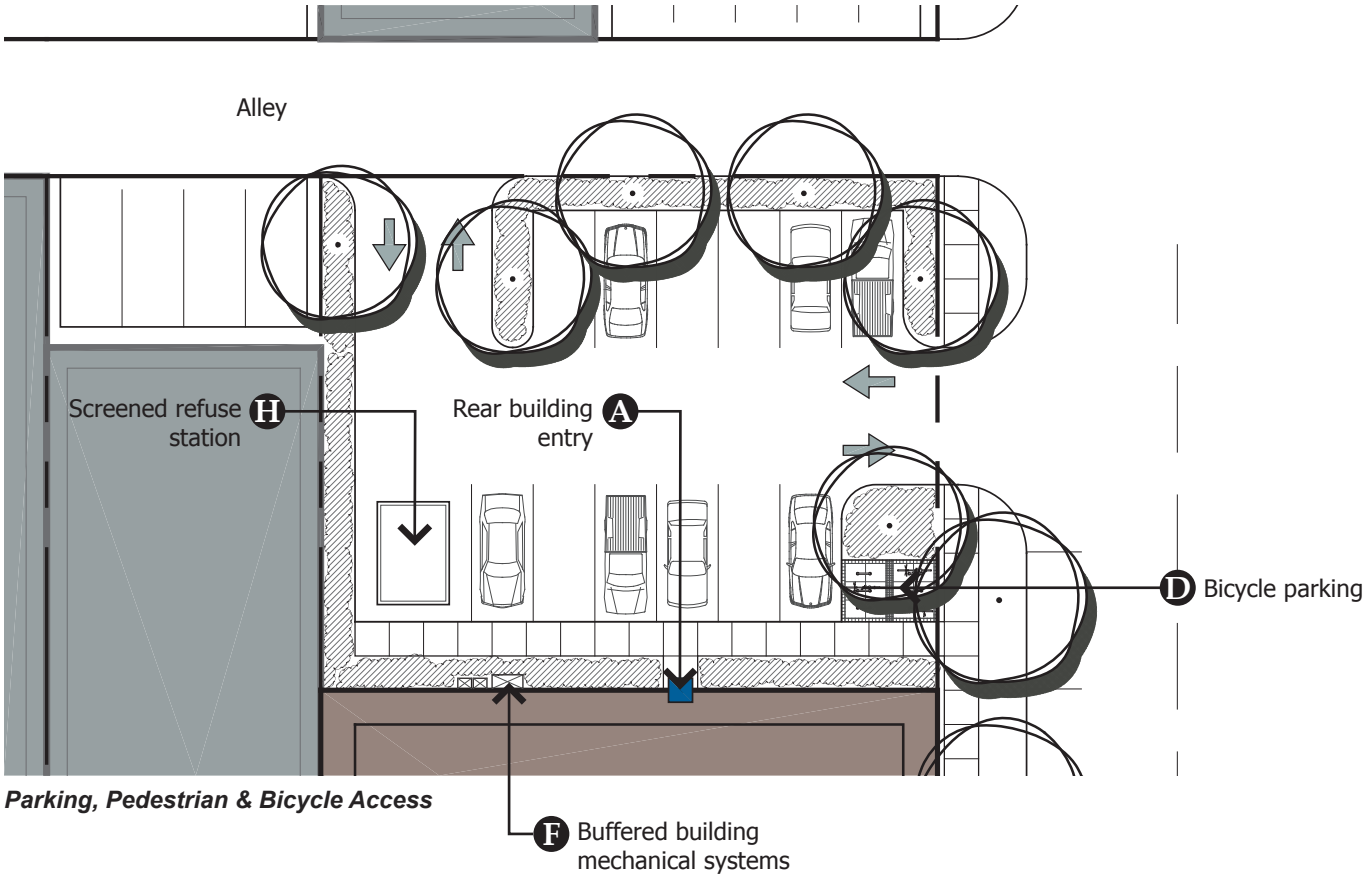
Loading, Building Systems & Refuse

E Loading areas should be accessed from secondary streets or public alleys, and should be fully screened by landscaping, building massing, or screening walls.

F Ground-level, private building mechanical systems should be fully screened by landscaping or screening walls, and are prohibited in front or corner side yards. Such screening shall not be of a density or placement so as to impede proper function or reasonable access to the unit.

G Roof-mounted building mechanical systems should be fully screened by extended parapets or walls so that they are not visible from a point 6' above grade at the front property line across the public street.

H Refuse containers should not be visible from the front or corner side yard, and should be fully screened using landscaping or decorative walls. Refuse containers should not be located adjacent to public building entries.



Parking, Pedestrian & Bicycle Access

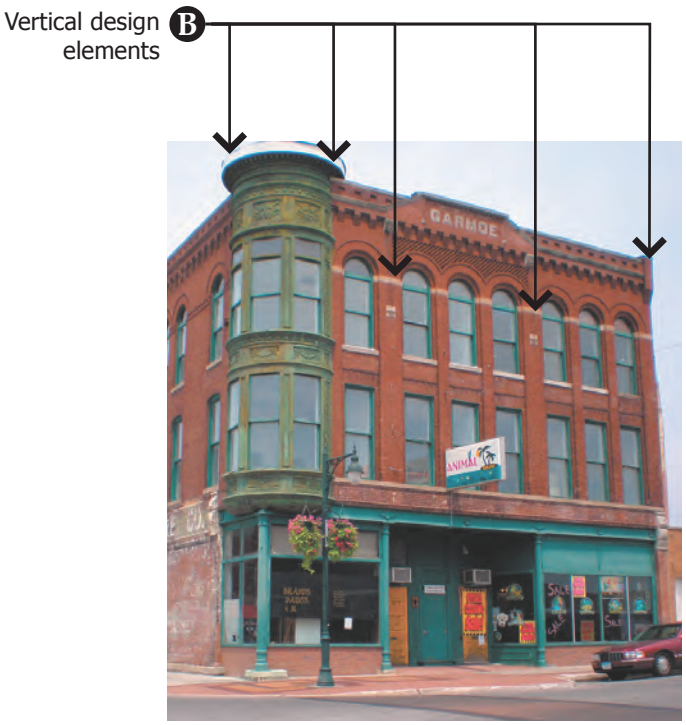
Overall Building Scale

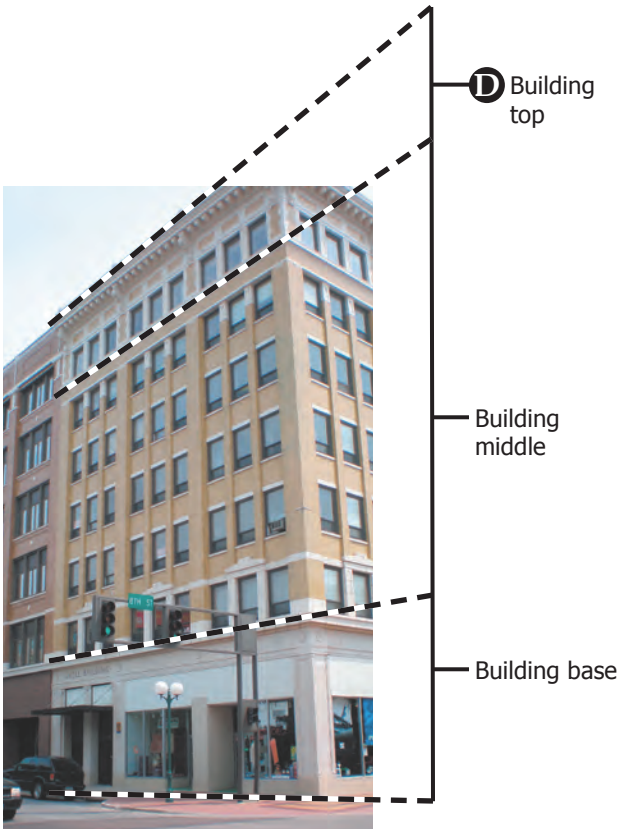
A Buildings should be at least 2 stories. However, single-story buildings may use extended parapets or faux upper-story facades that match building architecture in order to reflect the scale of a 2-story building.

B Vertical façade elements should be used to avoid large blank surfaces. Elements should be spaced not more than 15' apart, and can include structural elements, architectural columns or pilasters, or changes in the building plane.

C Horizontal and vertical façade elements should be used to create an appropriate pedestrian scale. Elements may include structural elements, decorative cornices and trim, architectural massing, or materials.

D Knee walls, cornices, and/or trim elements should be used to clearly define a building base (ground plane and commercial storefront), middle (upper story façade), and top (decorative cornice or roofline).





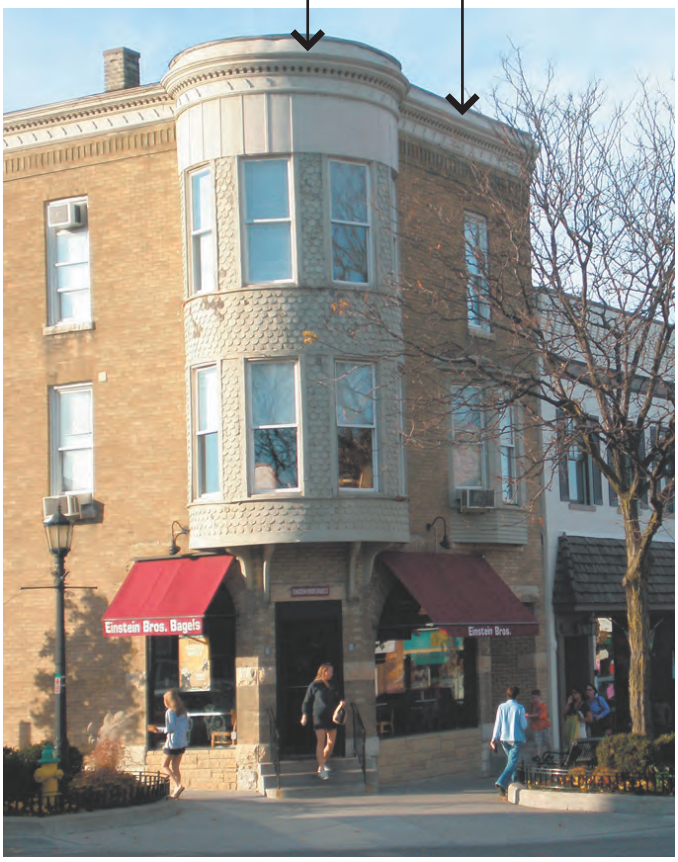
Major Massing Elements

A Buildings should be oriented towards the primary street.

B Corner buildings should use architectural massing to create prominent and interesting corners. Unique building entries should be incorporated into corner elements.

C Flat roofs should be used in the Core District to reflect traditional precedent. Varying roofline elevations or decorative cornices should be used to create visual interest.

D Building facade may be recessed to provide on-site plaza spaces for landscaping or public seating. Paving materials, planting areas, or other hardscape elements may be used to delineate the plaza area from the public sidewalk. Plazas should provide direct access to the primary building entry, and may serve as access to rear parking areas. However, plazas must be at least 20′ in all dimensions in order to provide adequate access to light, ventilation, and safety.



Ground Floor Design

- All ground floor facades in the Core District should reflect traditional storefront design and include the following elements:

A Knee wall (up to 18″ tall) along the ground plane that provides a visual base to the building and accounts for grade changes

B Commercial window area that sits horizontally on the knee wall

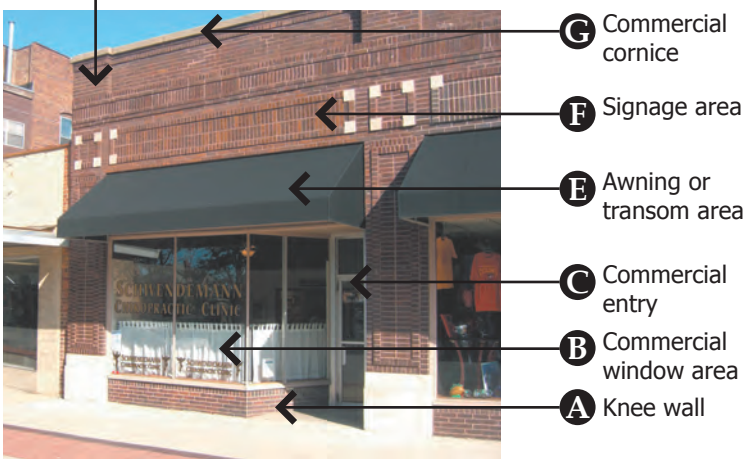
C Primary ground floor entry that is framed by ground-floor architectural elements and recessed a minimum of 3′ from the building façade to allow for door movement off the public sidewalk

D Secondary ground floor entry for upper story uses that is framed by upper story architectural elements to contrast the primary ground floor entry

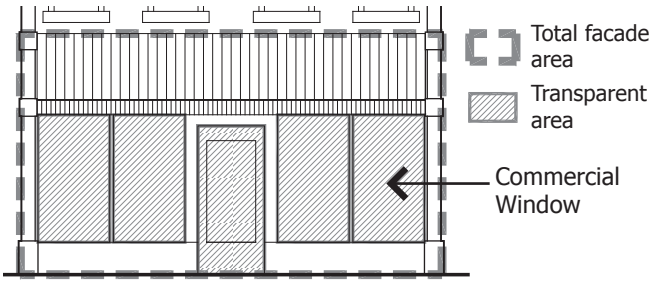
E Commercial transom or awning zone (typically between 2′ and 4′ in height) above the commercial window area

F Signage area above the commercial transom (typically between 18″ and 36″ in height) that can accommodate optional lighting

G Commercial cornice above the signage and lighting area creating a clear horizontal transition between the commercial storefront and the upper story façade



H Ground floor facades must contain at least 50% transparent materials. Reflective glass or windows with a tint of more than 10% are not considered transparent. Percentage is calculated as the area of the transparent storefront (including window area, mullions, and door opening) divided by the total facade area (including the full width of the structure from the ground plane to the bottom of the commercial cornice.)



I Awnings, though not required, should conform to the following:

- Awnings should be mounted at a consistent elevation on the building façade and to the extent possible reflect the mounting height of adjacent buildings on the same block
- Awnings should be mounted so that they do not cover character-defining architectural elements
- Rounded awnings are prohibited in the Core District
- Back-lit awnings are prohibited
- Awnings should complement building architecture in terms of form, material and color.

Ⓐ Wall signage should conform to the following:

- o Wall signs should be located in the signage and lighting area between the commercial transom and commercial cornice
- o One wall sign is permitted per tenant
- o The wall sign should be minimal in content and focus primarily on a business name to avoid clutter
- o Lighting for wall signage should minimize glaring on the public sidewalk and adjacent uses
- o Neon lights and cabinet signs are prohibited

Ⓑ Window signage should conform to the following:

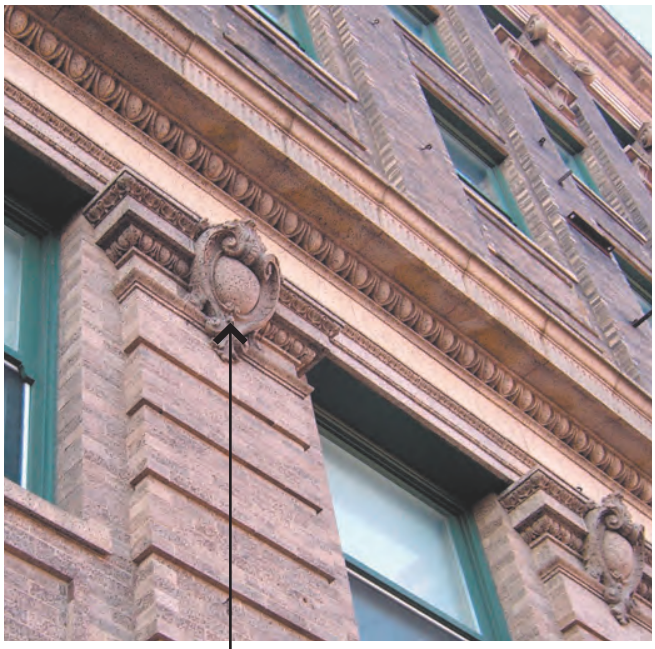
- o Window signage should be compatible with building architecture and context in terms of color, design and placement on the window
- o Not more than 30% of the window area should be covered by window signage
- o Window signage should be permanently affixed to the window
- o Neon lights are prohibited

- Design details should be used to add interest to the façade and reflect or reinterpret traditional design. Detail elements may include, among others:

Ⓒ Decorative columns or pilasters

Ⓓ Decorative cornice or trim

Ⓔ Decorative masonry that highlights important massing lines (i.e. building edge, prominent corners, changes in building plane, etc.) and breaks up large monolithic surfaces



Ⓒ Decorative masonry elements (columns, caps and cornices)

Ⓓ Decorative metal elements (window transoms and cornerstone)

Upper Floor Design

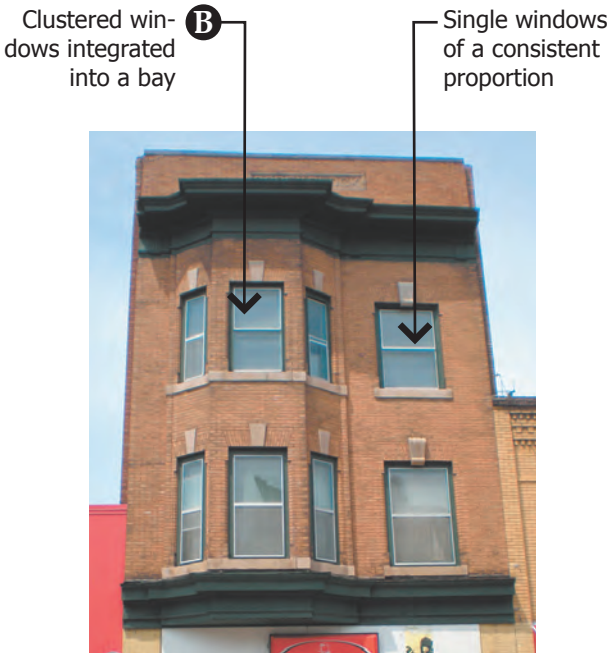
- Upper story windows should conform to the following:

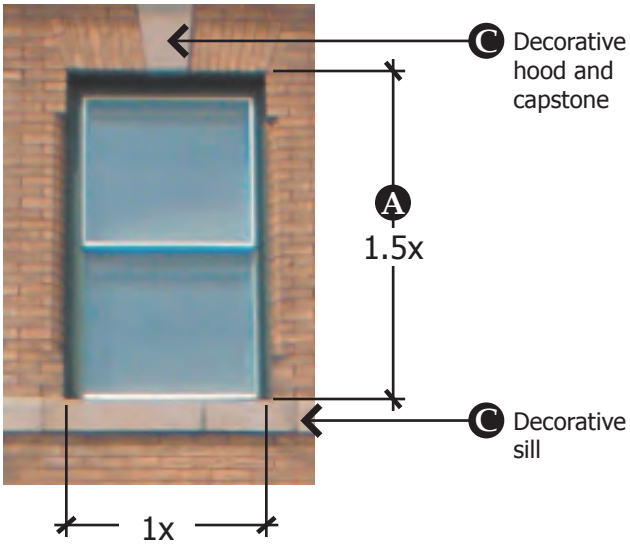
A Windows should have a vertical proportion, generally of 1:1.5

B Windows should be logically spaced and consistently sized, either as individual windows, or as clustered windows, that reflect traditional building design characteristics on surrounding buildings or in Downtown Fort Dodge

C Windows or window clusters should incorporate design details that reflect or reinterpret traditional design elements, such as decorative sills and hoods

D Window placement should be incorporated into overall building architecture and relate to other design elements, such as prominent massing elements, vertical and horizontal façade elements, varying roof lines, etc.





Building Materials

A The following building materials are encouraged in the Core District.

- o Brick with a traditional proportion (typically between 7.5" and 8.5" wide, and 2" and 2.25" tall)
- o Natural stone masonry unit
- o Decorative wood
- o Non-reflective glass
- o Decorative metals (storefront mullions, decorative columns, parapet caps, etc.)
- o Poured concrete (knee walls, window sills and hoods, etc)
- o Stucco (as a trim material)

B Parking surfaces may use permeable pavers or pervious asphalts to reduce storm water runoff.

C The following building materials are strongly discouraged in the Core District, and in no case shall they comprise more than 10% of the facade area:

- o Concrete masonry units (CMU)
- o Jumbo or large-sized brick
- o Faux-brick veneer
- o Rustic natural stone finishes
- o Poured concrete for large surfaces
- o Poured concrete with pebble inlay or textured finish
- o Aluminum or wood siding
- o Wood, asphalt or aluminum shingles
- o Tinted or reflective glass
- o Corrugated metal
- o EIFS
- o Glass Block

Landscape Yards

A Front and side yard landscaping is not applicable as all buildings should be built on the front property line and abutting adjacent buildings. However, where buildings cannot be built abutting adjacent development, decorative fencing should be used to maintain the street wall and avoid access to unsafe areas between buildings.

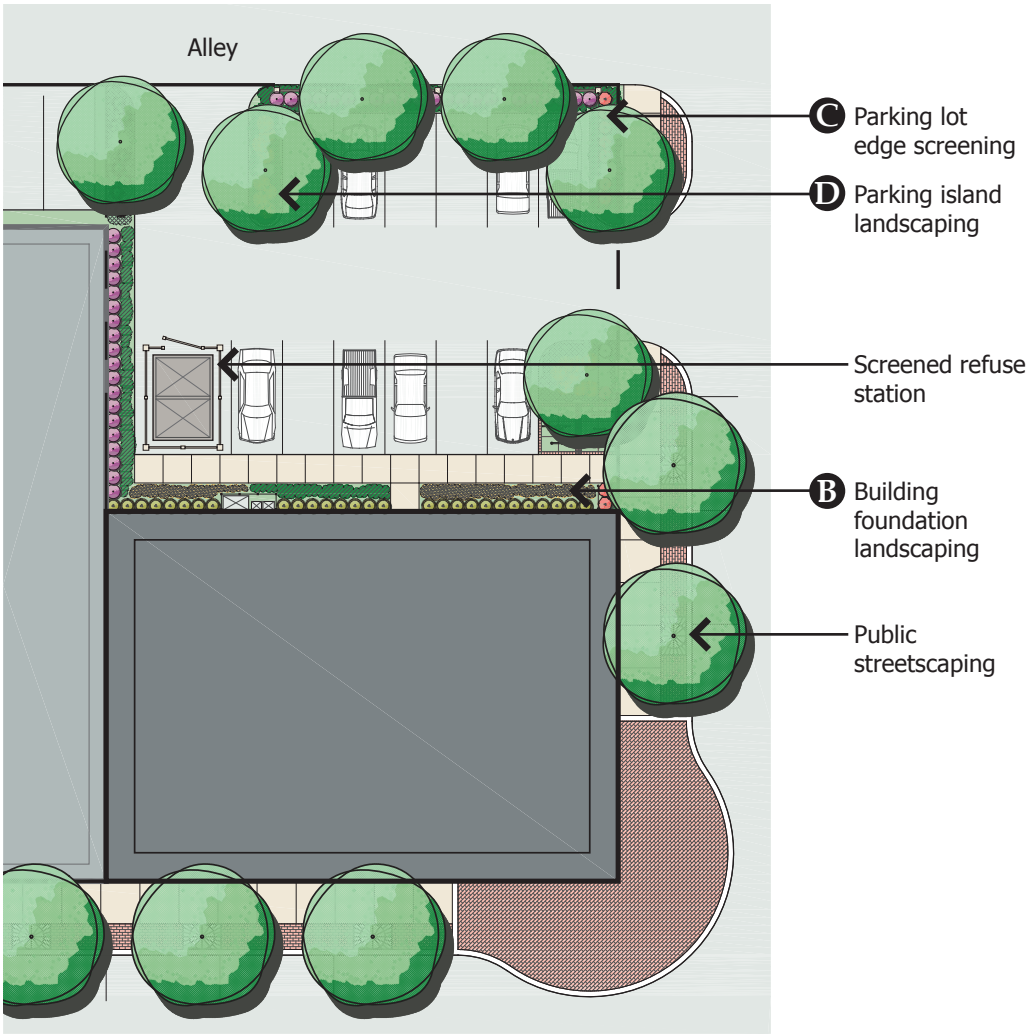
B Building foundation landscaping should be provided where the façade meets the grade, except where building entry or mechanical systems are placed, or when a building is built to the rear property line. This landscape area should include landscape materials as required in the Landscape Guidelines portion of this document.

Parking Lot Landscaping

C All parking lots edges must be screened with landscaping and decorative fencing in accordance with the Landscape Guidelines section of this document.

D Landscaping islands should be provided at either end of each parking row. Additionally, landscaped islands should be provided such that there are not more than 12 contiguous parking spaces. Landscaping islands must be a minimum of 150 sq. ft. in area, and include landscape materials as required in the Landscape Guidelines portion of this document.

- When possible, sustainable materials should be used to reduce surface runoff, lessen urban heat island effect, and promote plant life.



Site Landscaping

On-site Plazas

A Decorative pavers should be used that reflect building architecture, relate the plaza to building entry or design elements, and complement existing public streetscape palettes.

B Knee-level planting beds are encouraged to provide passive seating and opportunities for landscaping. Active seating may be provided to complement café or restaurant uses.

C For plazas of more than 30′ in width, appropriate shade trees should be used to create an appropriate scale and opportunities for shading.

D When possible, sustainable materials should be used to reduce surface runoff, lessen urban heat island effect, and promote plant life.

Sidewalk Cafés

E Sidewalk café seating should be located in a manner consistent with other seating areas on the same block.

F Seating areas may be enclosed by decorative railings or bollards that complement building architecture and streetscaping. Enclosures are encouraged to include aesthetic elements, such as lighting, flower boxes, or umbrellas.

G Seating and enclosures must be placed such that constant sidewalk width of 5′ between seating and other streetscape elements is maintained in the public right-of-way.

Curb-side cafe seating


Storefront cafe seating

Building Location

A All corner buildings should be built to the minimum allowable setback on the front and corner side yard lot lines. Mid-block buildings should be built to the minimum allowable front setback, but a setback of up to 10′ is permitted if front yard landscaping is provided. Residential structures must be setback between 10′ and 20′, and front yard landscaping must be provided.

B On corner parcels, buildings should be placed to the minimum allowable corner side yard setback to anchor block edges.

C Buildings should be built to the minimum allowable side yard setbacks. Where a building does not extend across an entire parcel frontage, it should be built to one minimum allowable side yard setback to abut adjacent development and concentrate vehicular access to one primary point near the other side lot line.

Parking Location and Access

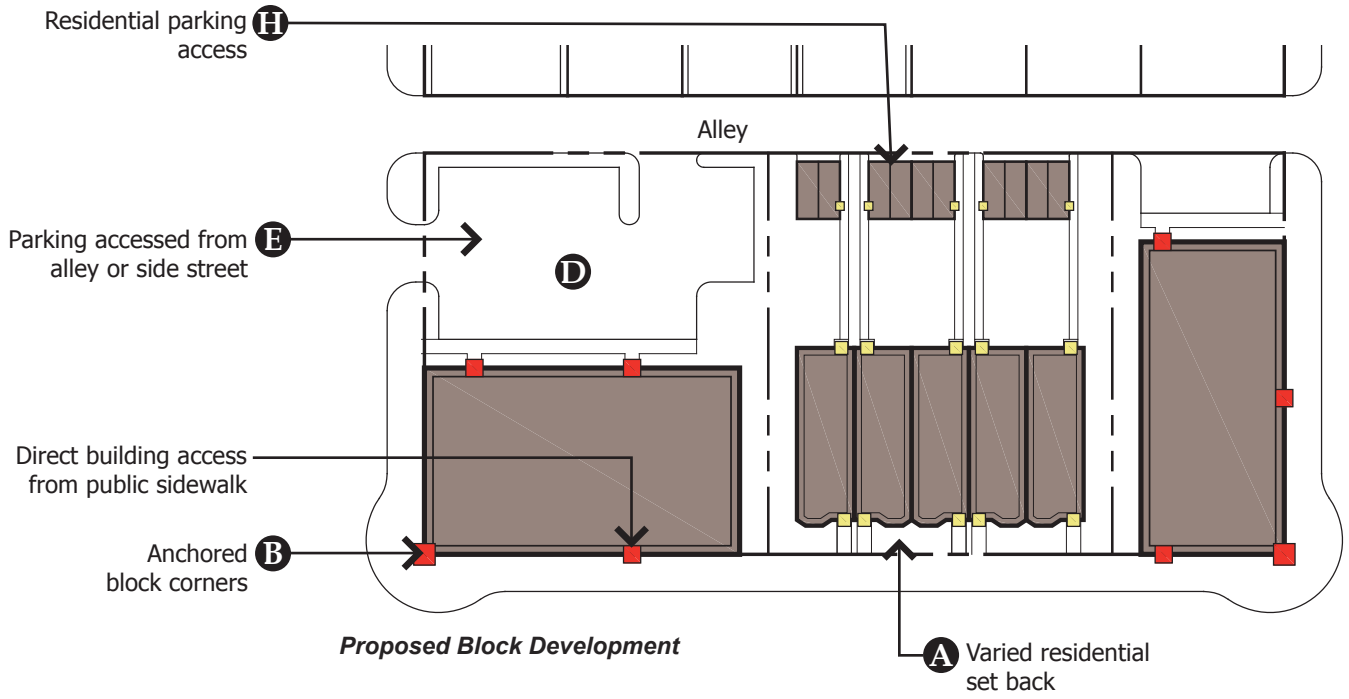
D Parking should be located behind the primary building. Where necessary, one aisle of parking may be provided to the side of the building if it is landscaped according to the parking lot landscaping requirements included in this document. No parking is permitted between the building and front property line.

E Curb cut access from the primary street is prohibited for all corner lots and residential-only developments. Such developments should be accessed from the rear alley or secondary street, with garages built to the rear portion of the site such that they are screened by the primary structure.

F Commercial or mixed use developments should minimize vehicular access from the primary street to the greatest extent possible. Access should be provided from rear alleys or side streets. Where access from the primary street is necessary, one curb cut is permitted for lots up to 100′ wide, with one additional curb cut permitted for every additional 100′ of lot frontage.

G Cross-access easements are encouraged between adjacent parking lots to reduce curb cuts and enhance on-site circulation and parking capacity

H Residential parking access is permitted from only the rear public alley



Proposed Block Development

Pedestrian and Bicycle Access

A Direct pedestrian access must be provided from the public sidewalk of the primary street to the front entrance of the building.

B For buildings on corner lots, pedestrian access may be provided from the public sidewalk of a secondary street to the side of the building.

C Bicycle parking may be provided in the front yard of commercial buildings provided that the parking pad is surrounded by front yard landscaping.

D On-site bicycle parking should be provided in a location that is easily accessible, but non-intrusive to sidewalk areas or building entries.

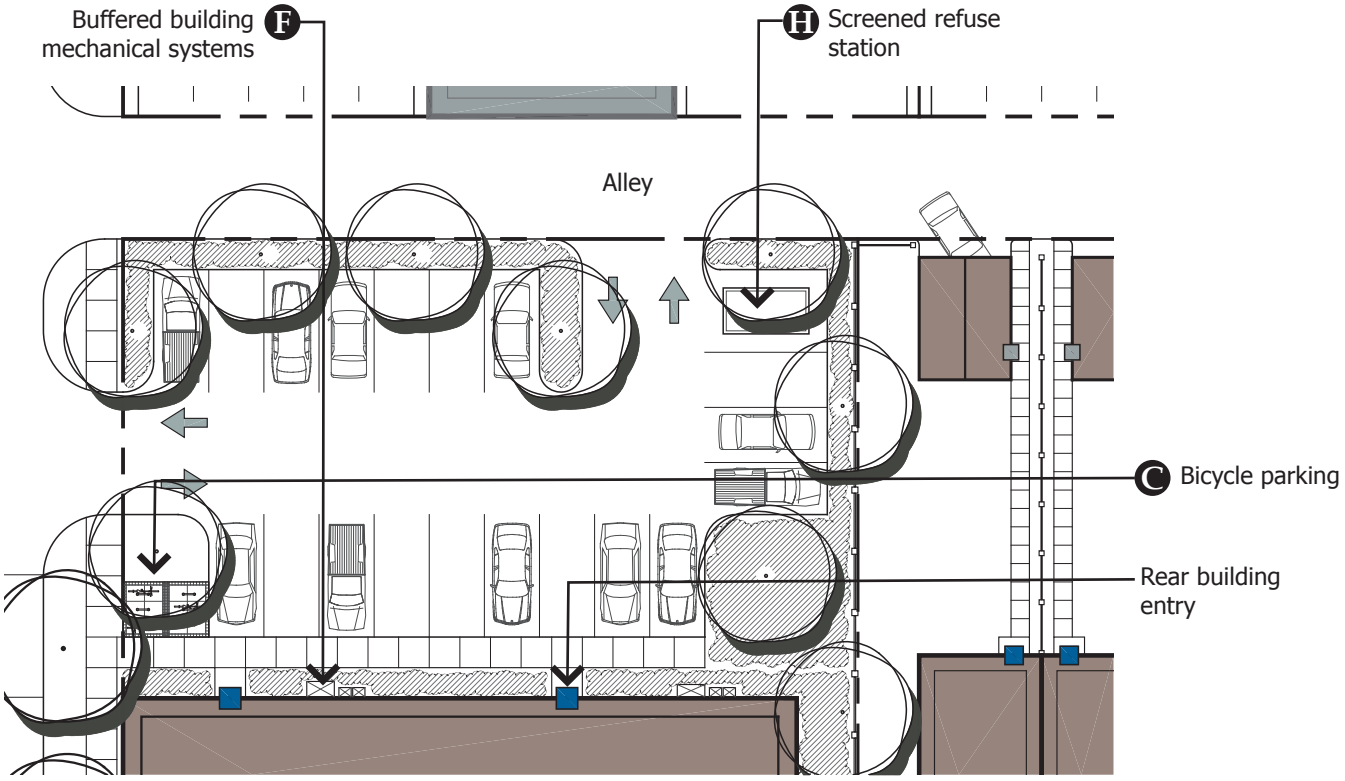
Loading Areas, Building Systems & Refuse

E Loading areas should be accessed from secondary streets or public alleys, and should be screened by landscaping, building massing, or screening walls.

F Ground-level, private building mechanical systems should be fully screened by landscaping or screening walls, and are prohibited in front or corner side yards. Such screening shall not be of a density or placement so as to impede proper function or reasonable access to the unit.

G Roof-mounted building mechanical systems should be screened by extended parapets or walls so that they are not visible from a point 6′ above grade at the front property line across the public street.

H Refuse containers should not be visible from the front or corner side yard, and should be screened using landscaping or decorative walls. Refuse containers should not be located adjacent to public building entries.



Parking, Pedestrian & Bicycle Access

Overall Building Scale

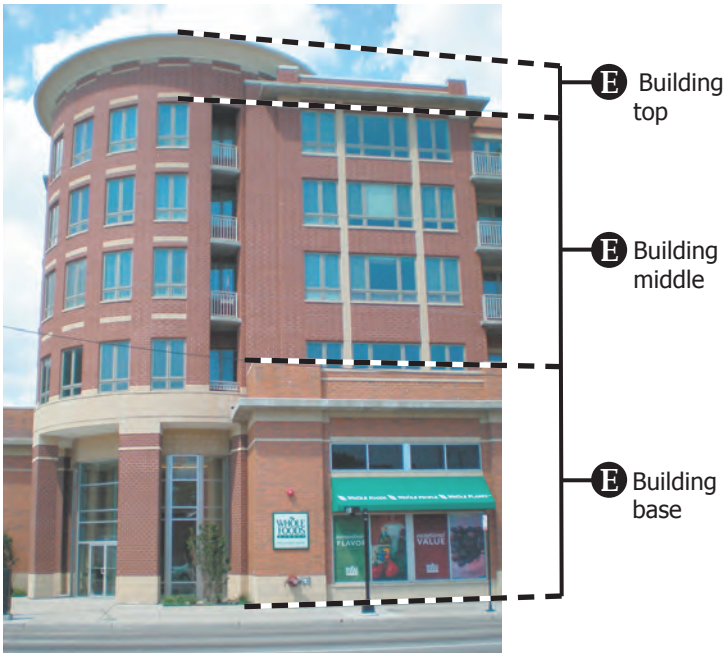
A Buildings should have a minimum front façade height of 18'. Single-story buildings may use extended parapets or faux upper-story facades that match building architecture.

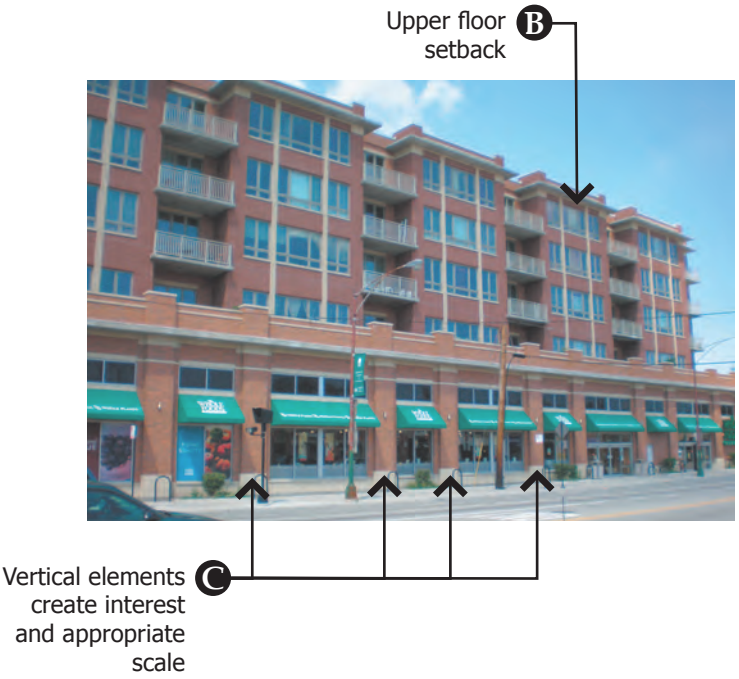
B Upper stories can be set back to reduce the "canyon" effect and create upper story balconies or landscaping opportunities.

C Vertical façade elements should be used to avoid large blank surfaces. Elements should be spaced not more than 25' apart, and can include structural elements, architectural columns or pilasters, or changes on the building plane.

D Horizontal and vertical façade elements should be used to create an appropriate pedestrian scale. Elements may include structural elements, decorative cornices and trim, architectural massing, or materials.

E Knee walls, cornices, and/or trim elements should be used to clearly define a building base (ground plane and commercial storefront), middle (upper story façade), and top (decorative cornice or roofline).





Major Massing Elements

A Buildings should be oriented towards the primary street.

B Corner buildings should use architectural massing to create prominent and interesting corners. Unique building entries should be incorporated into corner elements.

C Flat roofs are encouraged in the Gateway District. Varying roofline elevations, roof massing elements (i.e. turrets, dormers, or towers) or decorative cornices may be used to create visual interest. Roof type and roof massing should be compatible with surrounding development.

D Building facade may be recessed to provide on-site plaza spaces for landscaping or public seating. Plazas should provide direct access to the primary building entry. However, plazas must be at least 20' wide in order to provide adequate access to light, ventilation, and safety.

E Multi-family or townhouse structures should use massing elements, such as window bays, roof forms, or changes in the facade plane, to create interest and articulate individual units..

C Varied roof types and roofline elevations

D Recessed facade and public plaza

Ground Floor Design

- Commercial or mixed-use ground floor facades in the Gateway District that face the primary street should reflect traditional storefront design and include the following elements:

A Knee wall along the ground plane that provides a visual base to the building and accounts for grade changes

B Commercial window area that sits horizontally on the knee wall

C Primary ground floor entry that is framed by ground-floor architectural elements. If the building is built to the front lot line, the primary entry should be recessed 3' from the façade.

D A secondary entry for upper story uses may be provided, but is not required. If it is provided, it should be framed by upper story architectural elements to contrast the primary ground floor entry

E Commercial transom or awning zone above the commercial window area

F Signage area above the commercial transom that can accommodate optional lighting

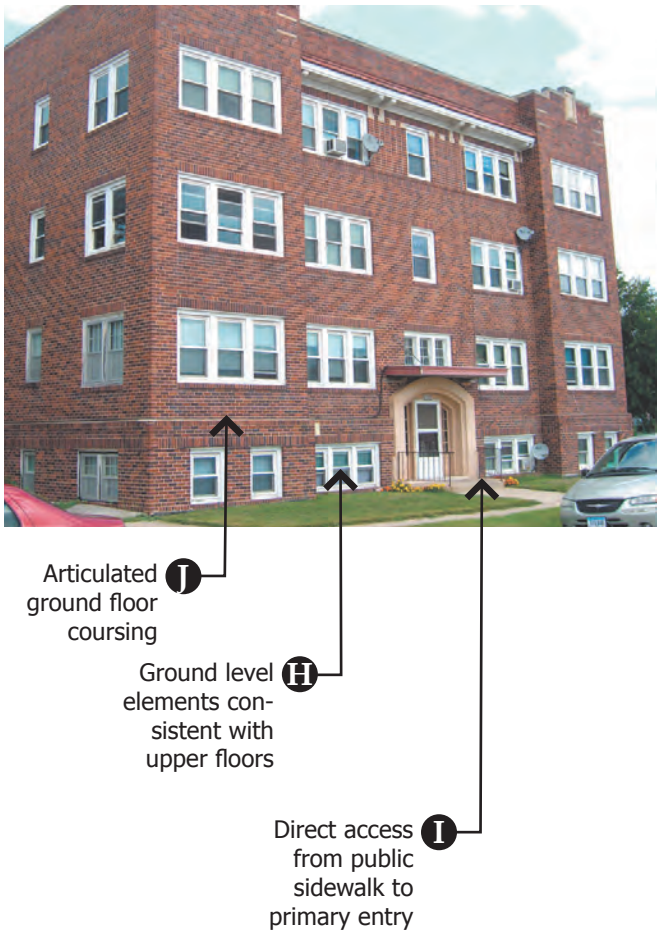
G Commercial cornice above the signage area creating a clear horizontal transition between the commercial storefront and the upper story façade, or eave line that articulates the top of the commercial storefront and beginning of a pitched roofline

- Residential ground floor facades in the Gateway District that face the primary or secondary street should reflect the following:

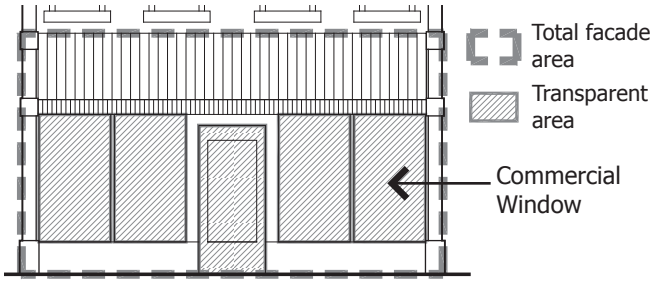
H Ground floor façade characteristics such as windows size and spacing, architectural elements, materials, etc. should be consistent with upper floor façade elements

I Direct access to an articulated entry should be provided from the primary sidewalk. The entry may include front steps with decorative railings, an enclosed or covered stoop, and a doorway framed by architectural elements that reflect the overall theme of the building.

J If the ground floor is elevated above grade, the foundation should use appropriate materials and be capped with trim to create a transition to the primary ground floor façade material



A Commercial or mixed-use ground floor facades must contain at least 40% transparent materials. Reflective glass or windows with a tint of more than 10% are not considered transparent. Percentage is calculated as the area of the transparent storefront (including window area, mullions, and door opening) divided by the total facade area (including the full width of the structure from the ground plane to the bottom of the commercial cornice.)



B Awnings are not required, but are permitted for commercial ground floors if they conform to the following:

- Awnings should be mounted at a consistent elevation on the building façade and to the extent possible reflect the mounting height of adjacent buildings on the same block
- Awnings should be mounted such that they do not cover character-defining architectural elements
- Rounded awnings are discouraged in the Gateway District
- Back-lit awnings are prohibited
- Awnings should complement building architecture in terms of form, material and color

C Wall signage should conform to the following:

- Wall signs should be located in the signage and lighting area between the commercial transom and commercial cornice
- One wall sign is permitted per tenant
- The wall sign should be minimal in content and focus primarily on a business name to avoid clutter
- Lighting for wall signage should minimize glare on the public sidewalk and adjacent uses
- Neon lights and back-lit cabinet signs are prohibited

D Window signage should conform to the following:

- Window signage should be compatible with building architecture and context in terms of color, design and placement on the window
- Not more than 30% of the window area should be covered by window signage
- Window signage should be permanently affixed to the window

A Monument signs are permitted in the landscaped front yard of a building provided they conform to the following:

- o One monument sign is permitted per building
- o There must be a 5′ buffer between the back face of the sign and the front facade of the building, and the area around the base of the sign must be landscaped in accordance with the Landscaping section of these guidelines.
- o It should not be taller than 4′ and not wider than 6′ for single-tenant buildings, or 6′ tall and 8′ wide for multiple-tenant buildings
- o It may be uplit, but lighting fixtures must be screened from the view of the public sidewalk by landscaping and focused to illuminate only the monument sign. No sign should use interior lighting.
- o Content should be limited to the building name and address, and list of tenants
- o The sign should be built from materials that complement the architecture of the primary building.

B Design details should be used to add interest to the façade and reflect or reinterpret traditional design. Detail elements may include, among others:

- o Decorative columns or pilasters
- o Decorative cornice or trim
- o Decorative masonry that highlights important massing lines (i.e. building edge, prominent corners, changes in building plane, etc.) and breaks up large monolithic surfaces
- o Decorative eave brackets for pitched roofs

Upper Floor Design

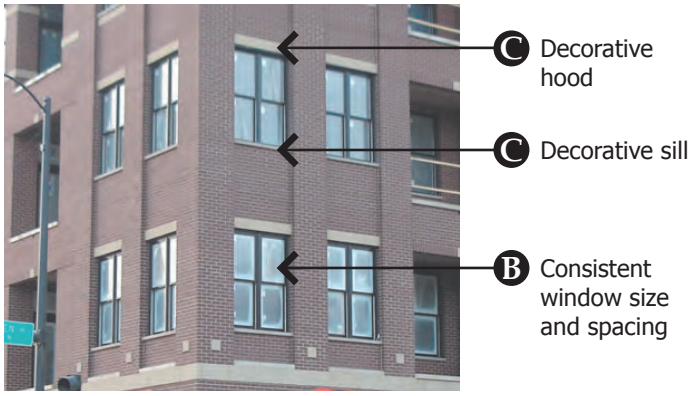
- Upper story windows should conform to the following:

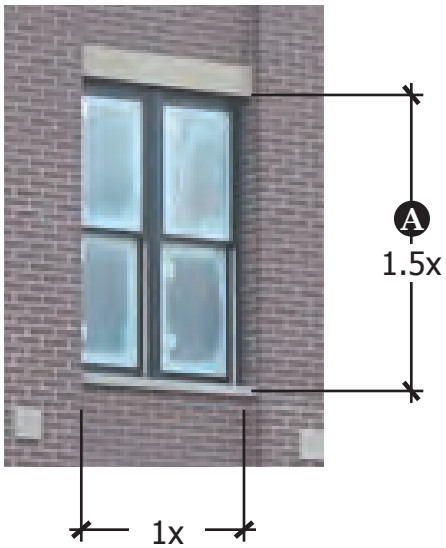
A Windows should have a vertical proportion, generally of 1:1.5

B Windows should be logically spaced and consistently sized, either as individual windows, or as clustered windows that reflect the design of traditional buildings in Downtown Fort Dodge

C Windows or window clusters should incorporate design details that reflect or reinterpret traditional design elements, such as decorative sills and hoods

D Window placement should be incorporated into overall building architecture and relate to other design elements, such as prominent massing elements, vertical and horizontal façade elements, varying roof lines, etc.





Building Materials

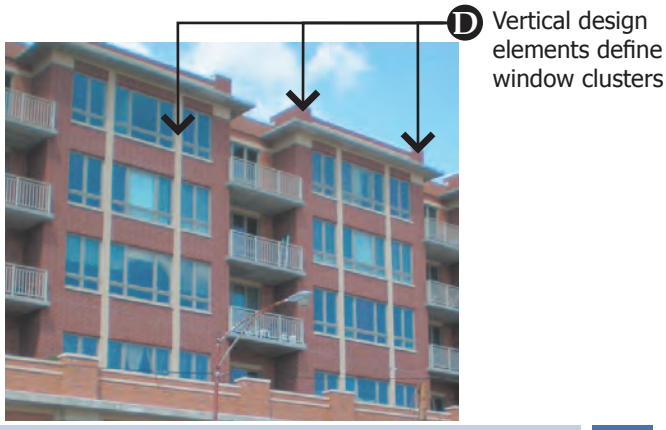
F The following building materials are encouraged in the Gateway District.

- Brick with a traditional proportion (typically between 7.5" and 8.5" wide, and 2" and 2.25" tall)
- Natural stone masonry unit
- Decorative wood
- Non-reflective glass
- Decorative metals (storefront mullions, decorative columns, parapet caps, etc.)
- Poured concrete for trim elements (knee walls, foundations, window sills and hoods, etc)
- Stucco (as a trim material)
- Wood, stone or asphalt shingles (for pitched roof surfaces only)

G Parking surfaces may use permeable pavers or pervious asphalts to reduce storm water runoff.

H The following building materials are strongly discouraged in the Gateway District, and in no case shall the comprise more than 30% of the facade area:

- Concrete masonry units (CMU)
- Jumbo or large-sized brick
- Faux-brick veneer
- Rustic natural stone finishes
- Poured concrete for large surfaces
- Poured concrete with pebble inlay or textured finish
- Aluminum or wood siding
- Wood, asphalt or aluminum shingles (for any surface other than a pitched roof)
- Tinted or reflective glass
- Corrugated metal
- EIFS
- Glass Block



Landscape Yards

A Front yard and corner side yard landscaping should be provided where buildings are set back from the lot line according to the following standards:

- In a setback of 5' or less, ground cover should be used to delineate edge of the public sidewalk
- In a setback of 5' or more, building foundation landscaping, ground cover, and ground sign landscaping should be used in accordance with the Landscape Guidelines section of this document. Decorative fencing may be used to define the edges of the public sidewalk or on-site entry paths.

B For multi-family and townhouse developments, a 4' tall decorative fence should be provided along the front property line to delineate the public sidewalk from the private front yard.

C Interior side yard and rear yard building landscape areas should be provided where the façade meets the grade, except where building entry or mechanical systems are placed, or where a building is built to the rear lot line. These landscape areas should conform to the Landscape Guidelines section of this document, and include:

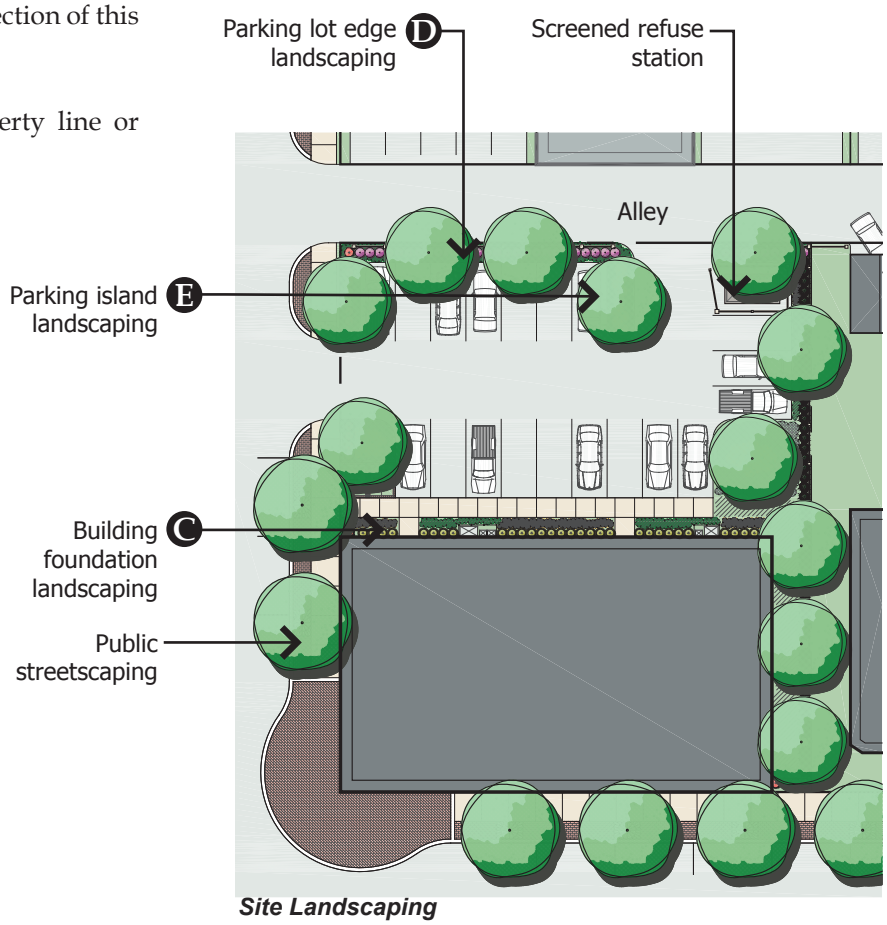
- Building foundation landscaping
- Ground cover to delineate the property line or parking lot edge
- Seasonal flowering plants

Parking Lot Landscaping

D All parking lots edges must be screened with landscaping and decorative fencing in accordance with the Landscape Guidelines section of this document.

E Landscaping islands should be provided at either end of each parking row. Additionally, landscaped islands should be provided such that there are not more than 12 contiguous parking spaces. Landscaping islands must be a minimum of 150 sq. ft. in area, and include landscape materials as required in the Landscape Guidelines portion of this document.

F When possible, sustainable materials should be used to reduce surface runoff, lessen urban heat island effect, and promote plant life.



Site Landscaping

On-site Plazas

A Decorative pavers should be used that reflect building architecture, relate the plaza to building entry or design elements, and complement existing public streetscape palettes.

B Knee-level planting beds are encouraged to provide passive seating and opportunities for landscaping. Active seating may be provided to complement café or restaurant uses.

C For plazas of more than 30′ in width, appropriate shade trees should be used to create an appropriate scale and opportunities for shading.

D When possible, sustainable materials should be used to reduce surface runoff, lessen urban heat island effect, and promote plant life.

Sidewalk Cafés

E Sidewalk café seating should be located in a manner consistent with other seating areas on the same block.

F Seating areas may be enclosed by decorative railings or bollards that complement building architecture and streetscaping. Enclosures are encouraged to include aesthetic elements, such as lighting, flower boxes, or umbrellas.

G Seating and enclosures must be placed such that constant sidewalk width of 5′ between seating and other streetscape elements is maintained in the public right-of-way.

Curb-side cafe seating


Storefront cafe seating

Building Location

A Buildings are encouraged to be built to the minimum allowable front setback. However, a setback of up to 15′ is permitted if front yard landscaping is provided. Residential structures must be setback 15′ to 20′, and front yard landscaping must be provided.

B On corner parcels, buildings should be placed to the minimum allowable corner side yard setback to anchor block edges.

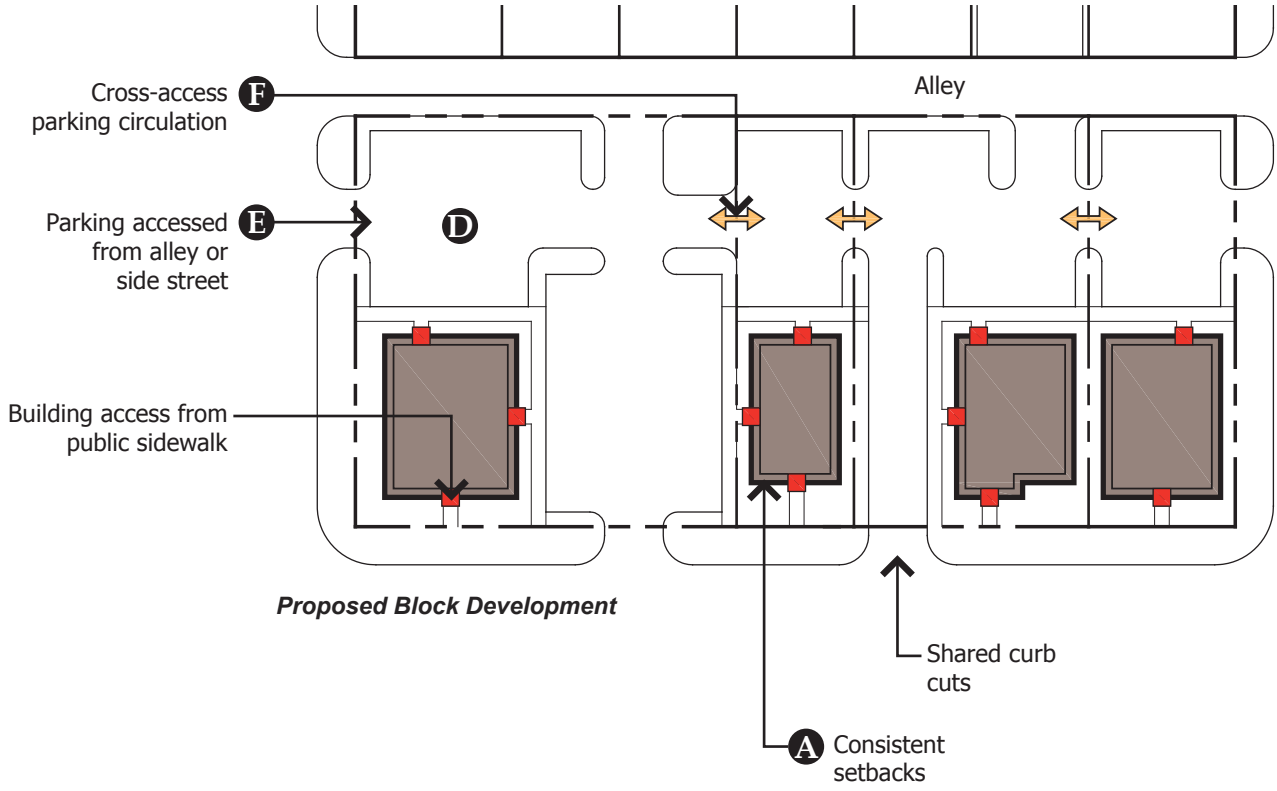
C Buildings should be built to the minimum allowable side yard setbacks. Where a building does not extend across an entire parcel frontage, it should be built to one minimum allowable side yard setback in order to maintain as continuous a street wall as possible with adjacent development and concentrate vehicular access to one primary point near the other side lot line.

Parking Location and Access

D Parking should be located behind the primary building to the extent possible. Where necessary, one aisle of parking may be provided to the side of the building if it is landscaped according to the parking lot landscaping requirements included in this document. No parking is permitted between the building and front lot line.

E Commercial or mixed-use developments on corner lots are permitted one curb cut per street frontage. Corner residential-only developments are not permitted curb cut access from the primary street. Such developments should be accessed from the rear alley or secondary street, with garages built to the rear portion of the site such that they are screened by the primary structure.

F Cross-access easements are encouraged between adjacent parking lots in order to reduce curb cuts and enhance on-site circulation and parking capacity.



Proposed Block Development

Pedestrian and Bicycle Access

A Direct pedestrian access must be provided from the public sidewalk of the primary street to the front entrance of the building.

B For buildings on corner lots, pedestrian access may be provided from the public sidewalk of a secondary street to the side of the building.

C Bicycle parking may be provided in the front yard of commercial buildings provided that the parking pad is surrounded by front yard landscaping.

D On-site bicycle parking should be provided in a location that is easily accessible, but non-intrusive to sidewalk areas or building entries.

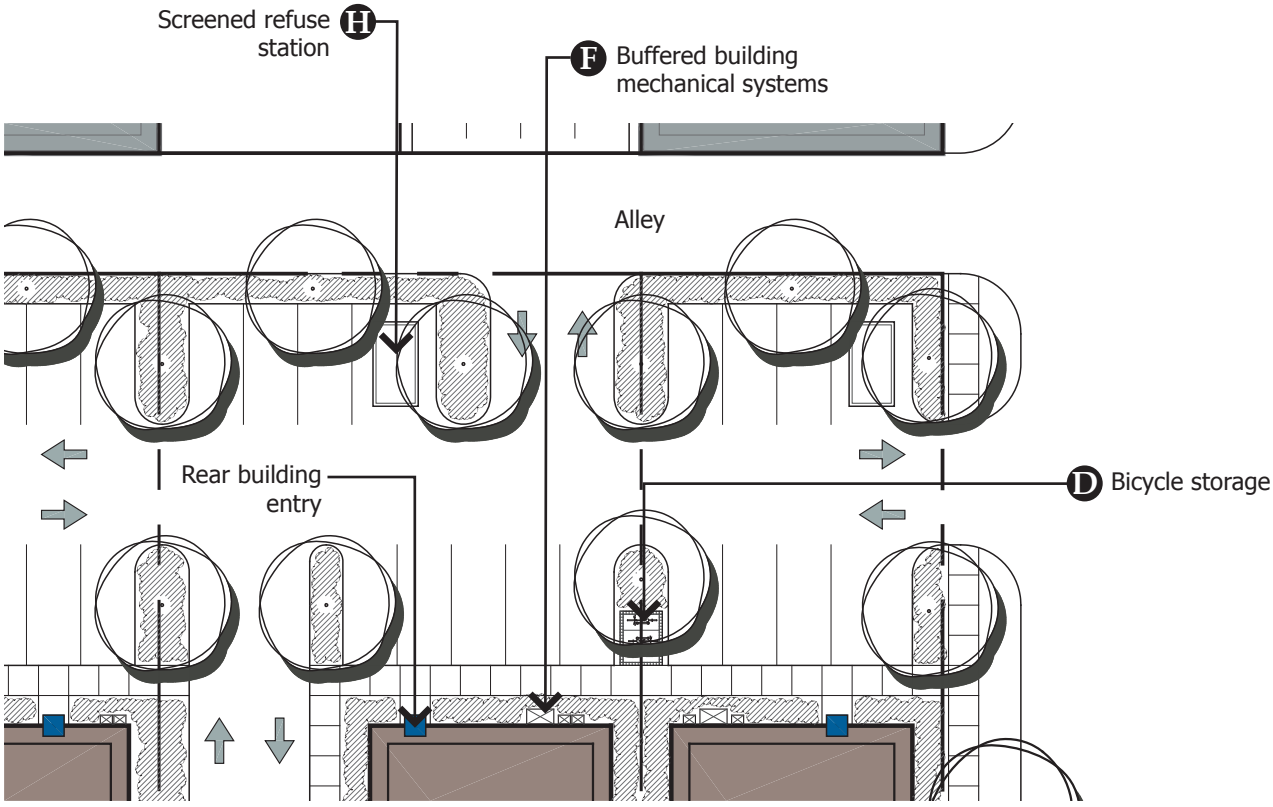
Loading Areas, Building Systems & Refuse

E Loading areas should be accessed from secondary streets or public alleys, and should be screened by landscaping, building massing, or screening walls.

F Ground-level, private building mechanical systems should be fully screened by landscaping or screening walls, and are prohibited in front or corner side yards. Such screening shall not be of a density or placement so as to impede proper function or reasonable access to the unit.

G Roof-mounted building mechanical systems should be screened by extended parapets or walls so that they are not visible from a point 6′ above grade at the front property line across the public street.

H Refuse containers should not be visible from the front or corner side yard, and should be screened using landscaping or decorative walls. Refuse containers should not be located adjacent to any building entries.



Parking, Pedestrian & Bicycle Access

Overall Building Scale

A Buildings should have a minimum front façade height of 14'. Single-story buildings may use extended parapets or faux upper-story facades that match building architecture.

B Upper story setbacks may be used to reduce the "canyon" effect and provide the opportunity for balconies and upper story landscape areas.

C Vertical façade elements should be used to avoid large blank surfaces. Elements should be spaced not more than 25' apart, and can include structural elements, architectural columns or pilasters, or changes on the building plane.

D Horizontal and vertical façade elements should be used to create an appropriate pedestrian scale. Elements may include structural elements, decorative cornices and trim, architectural massing, or materials.

E Knee walls, cornices, and/or trim elements should be used to clearly define a building base (ground plane and commercial storefront), middle (upper story façade), and top (decorative cornice or roofline).

Major Massing Elements

A Buildings should be oriented towards the primary street.

B Buildings on corner lots are encouraged to use architectural massing to create prominent corners. Unique building entries should be incorporated into corner elements where appropriate.

C Flat roofs are encouraged in the Fringe District. Varying roofline elevations, roof massing elements (i.e. turrets, dormers, or towers) or decorative cornices may be used to create visual interest. Roof type and roof massing should be compatible with surrounding development.

Ground Floor Design

- Ground floor facades for commercial or mixed-use buildings in the Fringe District that face the primary street should reflect traditional storefront design and include the following elements:

A Knee wall along the ground plane that provides a visual base to the building and accounts for grade changes

B Commercial window area that sits horizontally on the knee wall

C Primary ground floor entry that is framed by ground-floor architectural elements. If the building is built to the front lot line, the primary entry should be recessed 3' from the façade.

D A secondary entry for upper story uses may be provided, but is not required. If it is provided, it should be framed by upper story architectural elements to contrast the primary ground floor entry

E Commercial transom or awning zone above the commercial window area

F Signage area above the commercial transom that can accommodate optional lighting

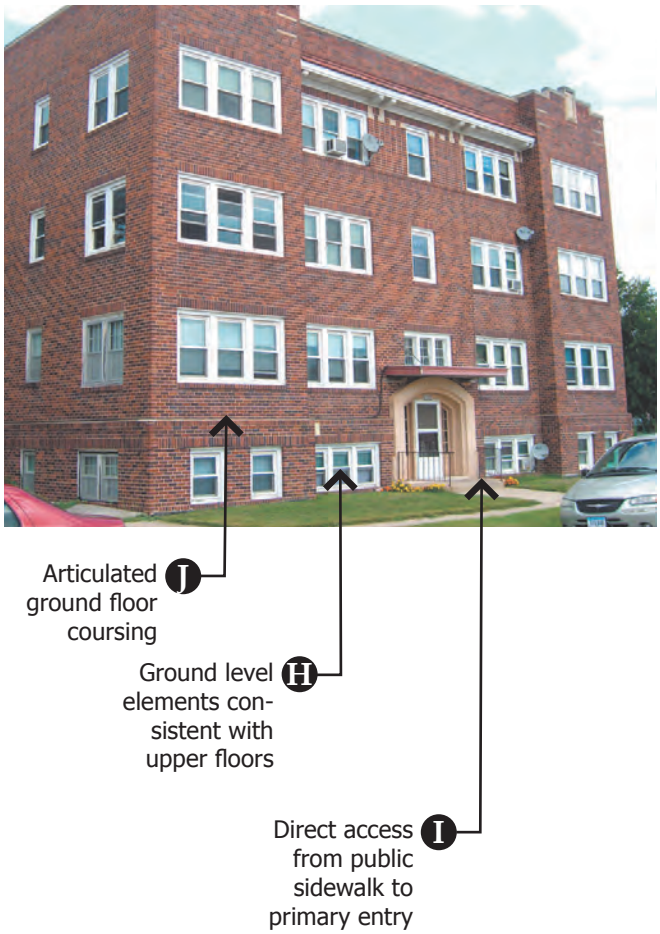
G Commercial cornice above the signage area creating a clear horizontal transition between the commercial storefront and the upper story façade, or eave line that articulates the top of the commercial storefront and beginning of a pitched roofline

- Residential ground floor facades in the Fringe District that face the primary or secondary street should reflect the following:

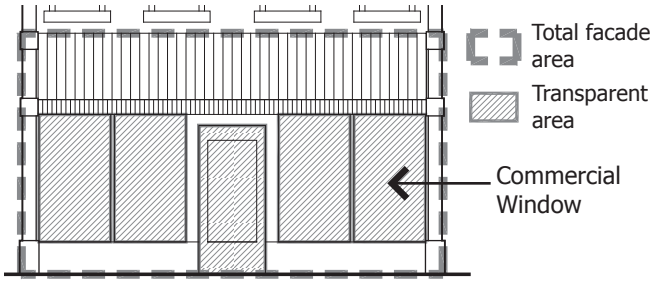
H Ground floor façade characteristics such as windows size and spacing, architectural elements, materials, etc. should be consistent with upper floor façade elements

I Direct access to an articulated entry should be provided from the primary sidewalk. The entry may include front steps with decorative railings, an enclosed or covered stoop, and a doorway framed by architectural elements that reflect the overall theme of the building.

J If the ground floor is elevated above grade, the foundation should use appropriate materials and be capped with trim to create a transition to the primary ground floor façade material



A Commercial or mixed-use ground floor facades must contain at least 40% transparent materials. Reflective glass or windows with a tint of more than 10% are not considered transparent. Percentage is calculated as the area of the transparent storefront (including window area, mullions, and door opening) divided by the total facade area (including the full width of the structure from the ground plane to the bottom of the commercial cornice.)



B Awnings are not required, but may be used on commercial ground floor facades if they conform to the following:

- Awnings should be mounted at a consistent elevation on the building façade and to the extent possible reflect the mounting height of adjacent buildings on the same block
- Awnings should be mounted such that they do not cover character-defining architectural elements
- Rounded awnings are discouraged in the Fringe District
- Back-lit awnings are prohibited
- Awnings should complement building architecture in terms of form, material and color

C Wall signage should conform to the following:

- Wall signs should be located in the signage and lighting area between the commercial transom and commercial cornice
- One wall sign is permitted per tenant
- The wall sign should be minimal in content and focus primarily on a business name to avoid clutter
- Lighting for wall signage should minimize glare on the public sidewalk and adjacent uses
- Neon lights and back-lit cabinet signs are prohibited

- Window signage should conform to the following:

D

- Window signage should be compatible with building architecture and context in terms of color, design and placement on the window
- Not more than 30% of the window area should be covered by window signage
- Window signage should be permanently affixed to the window

A Monument signs are permitted in the landscaped front yard of a building provided they conform to the following:

- o One monument sign is permitted per building
- o There must be a 5′ buffer between the back face of the sign and the front facade of the building, and the area around the base of the sign must be landscaped in accordance with the Landscaping section of these guidelines.
- o It should not be taller than 4′ and not wider than 6′ for single-tenant buildings, or 6′ tall and 8′ wide for multiple-tenant buildings
- o It may be uplit, but lighting fixtures must be screened from the view of the public sidewalk by landscaping and focused to illuminate only the monument sign. No sign should use interior lighting.
- o Content should be limited to the building name and address, and list of tenants
- o The sign should be built from materials that complement the architecture of the primary building.

B Design details should be used to add interest to the façade and reflect or reinterpret traditional design. Detail elements may include, among others:

- o Decorative columns or pilasters
- o Decorative cornice or trim
- o Decorative masonry that highlights important massing lines (i.e. building edge, prominent corners, changes in building plane, etc.) and breaks up large monolithic surfaces
- o Decorative eave brackets for pitched roofs

Upper Floor Design

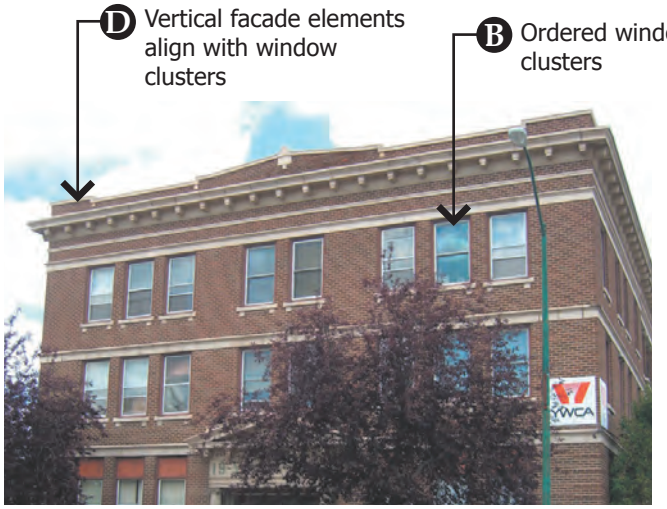
- Upper story windows should conform to the following:

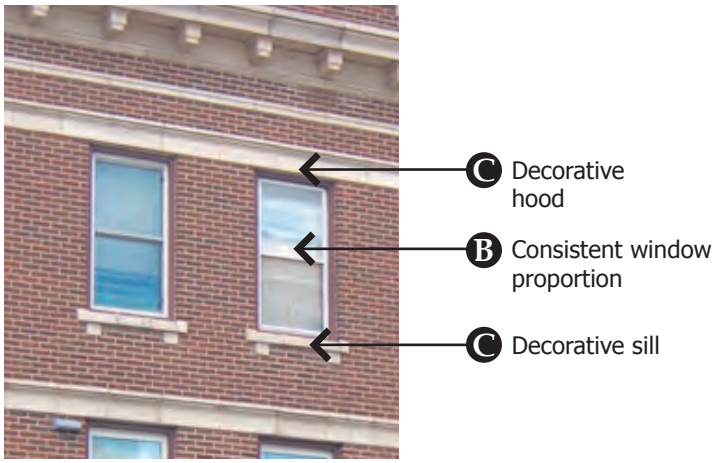
A Windows should have a vertical proportion, generally of 1:1.5

B Windows should be logically spaced and consistently proportioned, either as individual windows, or as clustered windows that reflect traditional building design on adjacent historic structures or others in Downtown Fort Dodge

C Windows or window clusters should incorporate design details that reflect or reinterpret traditional design elements, such as decorative sills and hoods

D Window placement should be incorporated into overall building architecture and relate to other design elements, such as prominent massing elements, vertical and horizontal façade elements, varying roof lines, etc.





Building Materials

E The following building materials are permitted in the Fringe District.

- Brick with a traditional proportion (typically between 7.5" and 8.5" wide, and 2" and 2.25" tall)
- Natural stone masonry unit
- Decorative wood
- Non-reflective glass
- Decorative metals (storefront mullions, decorative columns, parapet caps, etc.)
- Poured concrete for trim elements (knee walls, foundations, window sills and hoods, etc)
- Stucco (as a trim material)
- Wood, stone or asphalt shingles (for pitched roof surfaces only)
- Wood or aluminum siding (residential-only development)

F Parking surfaces may use permeable pavers or pervious asphalts to reduce storm water runoff.

G The following building materials are discouraged in the Fringe District:

- Concrete masonry units (CMU)
- Jumbo or large-sized brick
- Faux-brick veneer
- Rustic natural stone finishes
- Poured concrete for large surfaces
- Poured concrete with pebble inlay or textured finish
- Wood, asphalt or aluminum shingles (for any surface other than a pitched roof)
- Tinted or reflective glass
- Corrugated metal
- EIFS
- Glass Block

Landscape Yards

A Front yard and corner side yard landscaping should be provided where buildings are set back from the lot line according to the following standards:

- In a setback of 5' or less, ground cover should be used to delineate edge of the public sidewalk
- In a setback of 5' or more, building foundation landscaping, ground cover, and ground sign landscaping should be used in accordance with the Landscape Guidelines section of this document. Decorative fencing may be used to define the edges of the public sidewalk or on-site entry paths.

B For multi-family and townhouse developments, a 4' tall decorative fence should be provided along the front property line to delineate the public sidewalk from the private front yard.

C Interior side yard and rear yard building landscape areas should be provided where the façade meets the grade, except where building entry or mechanical systems are placed, or where a building is built to the rear lot line. These landscape areas should conform to the Landscape Guidelines section of this document, and include:

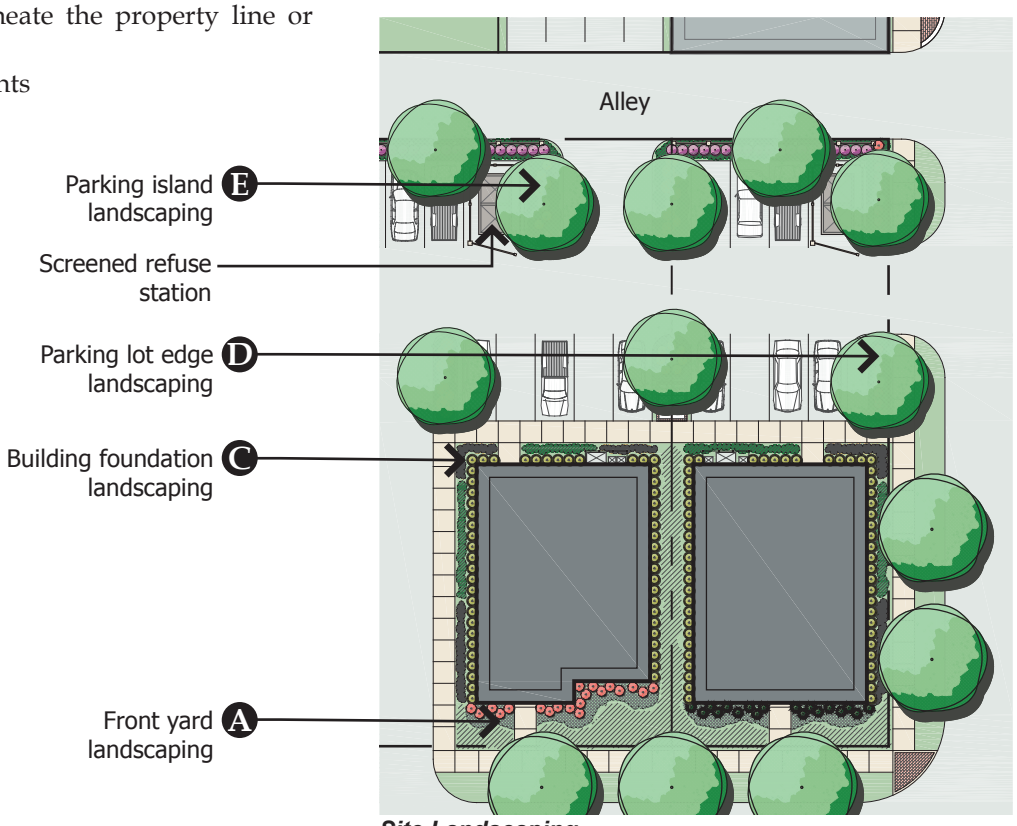
- Building foundation landscaping
- Ground cover to delineate the property line or parking lot edge
- Seasonal flowering plants

Parking Lot Landscaping

D All parking lots edges must be screened with landscaping and decorative fencing in accordance with the Landscape Guidelines section of this document.

E Landscaping islands should be provided at either end of each parking row. Additionally, landscaped islands should be provided such that there are not more than 12 contiguous parking spaces. Landscaping islands must be a minimum of 150 sq. ft. in area, and include landscape materials as required in the Landscape Guidelines portion of this document.

F When possible, sustainable materials should be used to reduce surface runoff, lessen urban heat island effect, and promote plant life.



Site Landscaping

Landscape Zones and Materials List

Required Landscape Elements

The following pages identify specific landscaping requirements that complement the site planning and building design guidelines contained in this document. The table below describes general categories of landscaping materials and where they are required or encouraged on various parts of a site. Subsequent pages include a detailed plant list that identifies various species that can be used for each category of landscaping materials. This plant list also denotes native species that can be used to reflect the goals of creating a sustainable environment.

Elements & Materials	Landscape Zones						
	Building Foundation	**Parking Lot Edge:** Along an alley	**Parking Lot Edge:** Along an alley adjacent to a residential-only use	**Parking Lot Edge:** Along a Side Street	**Parking Lot Island**	**Ground Sign**	**Plaza**
Site Furnishing							
Screen Fencing		☐	■				
Decorative Fencing *				■			☐
Planters						☐	☐
Containers & Potted Plants	☐					☐	☐
Bicycle Parking Racks					☐		☐
Paving Material							
Decorative Pavers *					☐		■
Permeable/Pervious Surfaces					☐		☐
Plant Material							
Canopy Tree		☐	■	■	■		☐
Large Deciduous Trees							
Understory Tree	☐	☐	☐	☐	☐	☐	☐
Small Ornamental Trees							
Evergreen Trees							
Ornamental Grasses & Shrubs	■	■	■	■	■	■	☐
Native Forbs, Grasses & Sedges							
Deciduous Shrubs							
Evergreen Shrubs							
Deciduous Shrubs (Hedges)							
Evergreen Shrubs (Hedges)							
Ground Floor Vegetation	■	■	■	■	■	■	☐
Groundcovers							
Perennials & Annuals							

■ - Required

☐ - Encouraged

* Decorative fencing and pavers should be coordinated with specifications held by the Director of Business Affairs and Community Growth, and should complement the design and materials of the primary building.

Recommended Plant List

Canopy Tree

Large Deciduous Trees

	Genus	Species	Common Name	Min. Size	Max. Spacing
	Acer	x freemani	Freeman Maple	2" cal.	30'
■	Acer	saccharum	Sugar Maple	2" cal.	30'
■	Acer	nigrum	Black Maple	2" cal.	30'
■	Betula	nigra	River Birch	2" cal.	30'
■	Celtis	occidentalis	Hackberry	2" cal.	30'
	Fraxinus	americana 'Autumn Purple'	White Ash	2" cal.	30'
■	Fraxinus	pennsylvanica 'Summit'	Summit Ash	2" cal.	30'
	Gingko	biloba	Gingko *(male only)*	2" cal.	30'
	Gleditsia	triacanthos inermis	Thornless Common Honeylocust	2" cal.	30'
	Gymnocladus	dioicus	Kentucky Coffeetree	2" cal.	30'
	Pyrus	calleryana	Callery Pear	2" cal.	30'
■	Quercus	macrocarpa	Bur Oak	2" cal.	30'
■	Quercus	rubra	Northen Red Oak	2" cal.	30'
■	Quercus	alba	White oak	2" cal.	30'
	Tilia	cordata 'Greenspire'	Littleleaf Linden	2" cal.	30'
■	Tilia	americana	Linden (Basswood)	2" cal.	30'
	Tilia	americana 'Redmond'	Redmond Linden	2" cal.	30'
	Ulmus	carpinifolia 'Homestead'	Homestead Elm	2" cal.	30'

Understory Tree

Small Ornamental Trees

	Genus	Species	Common Name	Min. Size	Max. Spacing
	Acer	ginnala	Amur Maple	1 1/2" cal.	20'
■	Amelachier	(various species)	Serviceberry varieties	1 1/2" cal.	20'
■	Carpinus	caroliniana	American Hornbeam	1 1/2" cal.	20'
■	Cercis	canadensis	Eastern Redbud	1 1/2" cal.	20'
■	Cornus	alternifolia	Pagoda Dogwood	1 1/2" cal.	20'
■	Crataegus	crus-galli var. inermis	Thornless Cockspur Hawthorn	1 1/2" cal.	20'
■	Crataegus	mollis	Downy Hawthorn	1 1/2" cal.	20'
	Maackia	amurensis	Amur Maackia	1 1/2" cal.	20'
■	Malus	ioensis	Iowa Crabapple	1 1/2" cal.	20'
■	Prunus	(various species)	Cherry varities	1 1/2" cal.	20'
	Syringa	reticulata	Japanese Tree Lilac	1 1/2" cal.	20'
■	Viburnum	prunifolium	Blackhaw Viburnum	1 1/2" cal.	20'

Evergreen Trees

	Genus	Species	Common Name	Min. Size	Max. Spacing
	Abies	concolor	White Fir	6' ht.	20'
■	Abies	balsamea	Balsam Fir	6' ht.	20'
■	Carya	tomentosa	Mockernut Hickory	6' ht.	20'
	Juniperus	scopulorum	Rocky Mountain Juniper	6' ht.	20'
■	Juniperus	virginiana	Eastern Red Cedar	6' ht.	20'
	Larix	decidua	European Larch	6' ht.	20'
	Larix	laricina	American Larch	6' ht.	20'
	Picea	glauca 'Densata'	Black Hills Spruce	6' ht.	20'
	Picea	nigra	Austrian Pine	6' ht.	20'
	Pinus	bungeana	Lacebark Pine	6' ht.	20'
	Pinus	resinosa	Norway Pine	6' ht.	20'
■	Pinus	strobus	Eastern White Pine	6' ht.	20'
	Pseudotsuga	menziesii	Douglas Fir	6' ht.	20'

■ Native Species: Native species are adapted to the regions soil, moisture, and weather conditions. Native species build soil structure and allow water to infiltrate into the ground more easily than non-natives. After an establishment period, 2-3 years, native species are low maintenance and resist local pests and disease.

Landscape Zones and Materials List

Ornamental Grasses & Shrubs

Ornamental Grasses, Sedges & Forbs

	Genus	Species	Common Name	Min. Size	Max. Spacing
	Acorus	calamus	Sweet Flag	varies	3' O.C.
■	Andropogon	gerardii	Big Bluestem, Turkey Foot	varies	3' O.C.
	Asclepias	incarnata	Swamp Milkweed	varies	3' O.C.
■	Bouteloua	curtipendula	Side-Oats Grama	varies	3' O.C.
■	Bromus	kalmii	Prairie Brome Grass	varies	3' O.C.
■	Buchloe	dactyloides	Buffalo Grass	varies	3' O.C.
■	Calamagrostis	canadensis	Bluejoint Reed Grass	varies	3' O.C.
■	Carex	(various species)	Sedge	varies	3' O.C.
	Clematis	virginiana	Virgin's Bower	varies	3' O.C.
	Deschampsia	caespitosa	Tufted Hair Grass	varies	3' O.C.
	Eleocharis	palustris	Great Spike Rush	varies	3' O.C.
■	Elymus	virginicus	Virginia Wild Rye	varies	3' O.C.
■	Eragrostis	spectabilis	Purple Love Grass	varies	3' O.C.
	Eryngium	yuccifolium	Rattlesnake Master	varies	3' O.C.
	Eupatorium	perfoliatum	Boneset	varies	3' O.C.
■	Festuca	subverticillata	Nodding Fescue	varies	3' O.C.
	Filipendula	rubra	Queen of the Prairie	varies	3' O.C.
■	Glyceria	striata	Fowl Meadow Grass	varies	3' O.C.
■	Hierochloë	odorata	Sweet Grass	varies	3' O.C.
	Hypericum	virginicum	Marsh St. John's Wort	varies	3' O.C.
	Hystrix	patula	Bottlebrush Grass	varies	3' O.C.
	Iris	virginica	Blue Flag Iris	varies	3' O.C.
	Juncus	effusus	Common Rush	varies	3' O.C.
■	Koeleria	macrantha	June Grass	varies	3' O.C.
■	Leersia	virginica	White Grass	varies	3' O.C.
	Liatris	ligulistylis	Meadow Blazing Star	varies	3' O.C.
	Lilium	michiganense	Michigan Lily	varies	3' O.C.
	Lobelia	siphilitica	Great Blue Lobelia	varies	3' O.C.
	Mimulus	ringens	Monkey Flower	varies	3' O.C.
	Miscanthus	sinensis 'Gracillimus'	Maiden Grass, Gracillimus	varies	3' O.C.
	Miscanthus	sinensis 'Silberfeder'	Japanese Silver Grass	varies	3' O.C.
	Molinia	Strahlenquelle'	Purple Moor Grass, Source of Ray	varies	3' O.C.
	Muhlenbergia	mexicana	Leafy Satin Grass	varies	3' O.C.
■	Panicum	virgatum	Switch Grass	varies	3' O.C.
	Pennisetum	alopecuroides	Fountain Grass	varies	3' O.C.
	Phlox	maculata	Wild Sweet William/Meadow Ph.	varies	3' O.C.
	Pycnanthemum	virginianum	Mountain Mint	varies	3' O.C.
■	Schizachyrium	scoparium 'The Blues'	Little Bluestem, The Blues	varies	3' O.C.
	Scirpus	fluviatilis	River Bulrush	varies	3' O.C.
	Sesleria	autumnalis	Moor Grass, Autumn	varies	3' O.C.
■	Sorghastrum	nutans	Indian Grass	varies	3' O.C.
■	Spartina	pectinata	Prairie Cord Grass	varies	3' O.C.
■	Sphenopholis	intermedia	Slender Wedge Grass	varies	3' O.C.
	Spirea	alba	Meadowsweat	varies	3' O.C.
■	Sporobolus	heterolepis	Prairie Dropseed	varies	3' O.C.
	Tradescantia	ohioensis	Ohio Spiderwort	varies	3' O.C.
	Vernonia	fasciculata	Iron Weed	varies	3' O.C.
	Veronicastrum	virginicum	Culver's Root	varies	3' O.C.
■	Zizania	palustris L.	Wildrice	varies	3' O.C.

■ Native Species: Native species are adapted to the regions soil, moisture, and weather conditions. Native species build soil structure and allow water to infiltrate into the ground more easily than non-natives. After an establishment period, 2-3 years, native species are low maintenance and resist local pests and disease.

	Deciduous Shrubs				
	Genus	**Species**	**Common Name**	**Min. Size**	**Max. Spacing**
	Cornus	sercea 'Kelseyi'	kelsey's Redtwig Dogwood	18"	3' O.C.
	Forsythia	Arnold 'Dwarf'	Arnold's Dwarf Forsythia	18"	3' O.C.
	Potentilla	fruticosa 'Abbottswood'	Abbotswood Potentilla	18"	3' O.C.
	Potentilla	fruticosa 'Tangerine'	Tangerine Potentilla	18"	3' O.C.
■	Spirea	alba	Meadowsweet Spirea	18"	3' O.C.
	Spirea	bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"	3' O.C.
	Spirea	bumalda 'Froebelli'	Froebel's Spirea	18"	3' O.C.
	Stephanadra	incisa 'Crispa'	Crispa Stephanandra	18"	3' O.C.
	Symphoricarpos	x chenault 'Hancock'	Hancock Snowberry	18"	3' O.C.
■	Viburnum	dentatum	Arrowwood Viburnaum	18"	3' O.C.
	Evergreen Shrubs				
	Genus	**Species**	**Common Name**	**Min. Size**	**Max. Spacing**
■	Juniperus	communis var. depressa	Common Juniper	18"	3' O.C.
■	Juniperus	horizontalis	Creeping Juniper	18"	3' O.C.
	Juniperus	sabina 'Tamariscifolia'	Tam Juniper	18"	3' O.C.
	Deciduous Shrubs (Hedges)				
	Genus	**Species**	**Common Name**	**Min. Size**	**Max. Spacing**
■	Amelanchier	alnifolia	Saskatoon Serviceberry	36"	3' O.C.
■	Cornus	stolonifera	Red-Osier Dogwood	24"	3' O.C.
	Euonymus	alatus 'Compactus'	Dwarf Winged Euonymus	24"	3' O.C.
	Forsythis	x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	24"	3' O.C.
	Ligustrum	obustifolium 'Regelianum'	Regal Privet	36"	3' O.C.
	Spirea	nipponica 'Snowmound'	Snowmound Nippon Spirea	24"	3' O.C.
■	Symphoricarpos	orbiculatus	Coralberry	24"	3' O.C.
	Syringa	vulgaris varieties	Lilac varities	36"	3' O.C.
	Viburnum	trilobum	American Cranverrybush Viburnum	36"	3' O.C.
	Viburnum	carlesii	Korean Spice Viburnum	24"	3' O.C.
■	Viburnum	trilobum 'Compactum'	Dwarf American Cranberrybush	24"	3' O.C.
	Evergreen Shrubs (Hedges)				
	Genus	**Species**	**Common Name**	**Min. Size**	**Max. Spacing**
	Juniperus	chinensis 'Spartan'	Spartan Upright Juniper	36"	3' O.C.
	Taxus	x media 'Hicksii'	Hicks Yew	36"	3' O.C.
	Taxus	x media 'Densiformis'	Dense Yew	24"	3' O.C.
	Thuja	occidentialis 'Nigra'	Darl Green American Arborvitae	36"	3' O.C.

	Ground Floor Vegetation				
	Groundcovers				
	Genus	**Species**	**Common Name**	**Min. Size**	**Max. Spacing**
	Euonymus	fortunei var. 'Coloratus'	Purple Wintercreeper Euonymous	Grow-Plug	12" O.C.
■	Gaultheria	hispidula	Creeping Snowberry	Grow-Plug	12" O.C.
	Galium	odoratum	Sweet Woodruff	Grow-Plug	12" O.C.
■	Pachysandra	procumbens	Allegheny Spurge	Grow-Plug	12" O.C.
	Pachysandra	terminalis	Japanese Pachysandra	Grow-Plug	12" O.C.
	Vinca	minor	Periwinkle	Grow-Plug	12" O.C.
	Perennials & Annuals				
	Seasonal Color		Perennials & Annuals	Square Feet	Varies

■ Native Species: Native species are adapted to the regions soil, moisture, and weather conditions. Native species build soil structure and allow water to infiltrate into the ground more easily than non-natives. After an establishment period, 2-3 years, native species are low maintenance and resist local pests and disease.

Glossary

awning, interior lit – lighting from within or behind an awning that illuminates portions of the awning surface

awning and signage zone – the portion of a commercial storefront from the top of the commercial window frame to the bottom of the commercial cornice

commercial cornice – horizontal decorative element dividing a building façade between the commercial frontage and the upper story façade, typically located immediately above the awning and signage zone

commercial window frontage – the portion of the commercial storefront from the ground plane to the top of the commercial window frame, typically identified by the top of the door frame

concrete masonry unit (CMU) – any precast concrete block used for the construction of a building wall or surface

Concrete masonry unit

decorative fencing – ornamental physical barrier made of materials and designed in a way that reflects the character of the associated building or surrounding buildings and landscaping

decorative paver – any modular stone or brick unit used to construct a walking or plaza surface

Exterior insulation and finish system (EIFS) – also called synthetic stucco, a synthetic exterior finish system used in lieu of traditional stucco or poured concrete building finishes

faux-brick veneer – prefabricated panels designed to resemble real brick finishes, often resulting in façade seams

hood, window – decorative façade trim at the top of an exterior window

knee wall – also called a flood wall, an exterior building element at the base of a commercial storefront, typically 18"-24" tall and made of poured concrete, stucco or brick

minimum allowable setback – the minimum setback as defined for a particular parcel according to the municipal zoning ordinance

monument sign – an on-premise freestanding sign with the appearance of a solid base

natural stone masonry unit – precut modular units made of natural mineral rocks (i.e. granite or marble) and used as façade finishes or decorative elements

pilaster – decorative vertical elements used to subdivide a façade, typically used to frame window areas, doors, or the structural grid of a building

Natural stone masonry unit

pole sign – an on-premise sign built on a freestanding frame, mast, or pole(s) with clearance greater than three feet

primary street – for a mid-block parcel, the public street on which it fronts; for a corner parcel, the public right-of-way of relative high visibility or importance

projecting sign – a sign that identifies a commercial tenant or parking area, and is attached to the façade of a building, projecting out from the façade over the public sidewalk, typically perpendicular to the façade of the building

raised planter – landscaped area, typically enclosed by brick, stone or poured concrete and raised 6" to 24" above the ground plane, used to delineate pedestrian or vehicular circulation areas within a site

roofline cornice – horizontal decorative element at the roofline of a building, sometimes projecting out from the building façade 6"-12"

rustic natural stone finish – exterior finish materials made up of natural stone pieces with irregular or organic shapes

screening fence – opaque barrier used to provide a visual buffer between properties or structures

seasonal planters – temporary planter pots or boxes that may be dismantled or stored during the cold portions of the year

secondary street – the portion of a site or building most directly related to a side street or thoroughfare of relatively low visibility

upper story façade – portion of a façade between the top of the commercial cornice and the bottom of the roofline cornice

wall sign – a sign identifying a commercial tenant or parking area, that is mounted on the façade of a building in such a way that the signage area does not project over the public sidewalk

Rustic natural stone finishes

window sign - a sign painted on or installed inside a window for the purpose of viewing from outside the premises

CAMIROS