Standard	Meets Standard			Comments
	Y	N	N/A	
SECTION I: Building Massing, Orientation, & Site Design				
(a) Commercial buildings shall be constructed with a 10 foot maximum setback (including building plinths). New construction should be pedestrian friendly.				
(b) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the district with care taken to existing buildings on the block.				
(c) Buildings shall be placed close to streets, drives and other buildings. Pedestrians shall be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.				
(d) Service/loading areas should not be located near primary entrances to buildings.				
(e) Building shall be oriented towards the street with a pedestrian entrance facing the street encouraged.				
(f) Building scale and massing shall maintain a relationship with adjacent structures to create building street walls along streets, drives and sidewalks where possible. Building massing shall be consistent with the City's Comprehensive Plan, adjacent structures, and the character of the District.				
(g) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade.				
(h) Multi-story buildings are encouraged. Single-story commercial buildings shall take adjacent building heights into consideration. These should be constructed with high ceilings or parapet walls to create a greater feeling of enclosure along the street and to compliment horizontal elements of adjacent buildings.				
(i) Buildings shall hold the corners of intersections where possible to enhance the sense of enclosure and pedestrian-orientation of the commercial area. Building heights at the corners of intersections may exceed those of the surrounding block.				

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	Y	N	N/A	
(j) The required screening of mechanical, loading, trash, and utilities shall complement materials used on the adjacent building. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.				
(k) Site plans should conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines section of the ordinance.				
(l) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged. Additional landscaping and architectural elements shall be required for parking lots adjacent to sidewalks to help contribute to an attractive streetscape.				
(m) Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion.				
SECTION II: Building Design				
(a) Building design and architectural style create and enhance the character of the Czech Bohemia Overlay District for pedestrians and motorists. A range of architectural styles is preferred. However, all buildings should be designed with common elements:				
(i) Open glass storefronts (where retail is provided) or public entrances (other non-residential development) *Required for street frontages. Encouraged for interior elevations.*				
(ii) Clearly defined entrances to ground and upper floors (if applicable) *Required for street frontages and interior elevations.*				
(iii) Sign bands and awnings incorporated into the design and scale of the buildings *Required for street frontages and interior elevations. Encouraged for lot line elevations.*				
(iv) Upper floor windows *Required for street frontages and interior elevations.*				

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	Y	N	N/A	
(b) Variations in rooflines are encouraged add interest to buildings and reduce the massive scale of large buildings. Buildings which are taller that adjacent structures by more than 1 story should consider the use of upper-floor setbacks, dormers or other architectural features to soften the transition between structures. *Each site is unique and the use of transitional architectural elements may not be necessary in all cases. Developers are encouraged to consult with adjacent property owners as part of the project development.* *Required for street frontages. Encouraged for interior and lot line elevations.*				
(c) The top edge of the building shall be defined by a cornice line or similar articulation. *Required for street frontages and interior elevations. Encouraged for lot line elevations.*				
(d) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block. *Required for street frontages. Encouraged for interior elevations.*				
(e) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District. *Required for street frontages. Encouraged for interior elevations.*				
(f) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors around public entrances. *Required for street frontages and interior elevations.*				
(g) Rear building entrances and facades shall be designed in a manner consistent with the front and a side facade, especially when parking is behind buildings. *Required for interior elevations. Encouraged for lot line elevations.*				
(h) Entrances into commercial buildings should not be recessed more than five feet from the exterior building wall. *Required for street frontages and interior elevations.*				

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	Y	N	N/A	
(i) Buildings shall primarily be constructed of high-quality materials such as brick, stone, split face block masonry, architectural paneling, and glass. Exterior finish insulation systems (EFIS), stucco and vinyl may be used on upper floors but use should be limited on the ground level. Concrete block, metal or plywood should not be used on building facades or on walls that are visible from streets, driveways, sidewalks or parking areas. *Required for street frontages and interior elevations. Encouraged for lot line elevations.*				
(j) At a minimum 60% of the building elevation dedicated to non-residential uses should be windows, doors, and fenestration. *Residential elevations may have smaller window sections. To the extent possible street-facing facades should meet this requirement. Windowless walls necessary due to the function of the building should be placed along interior elevations.* *Required for street frontages. Encouraged for interior elevations.*				
SECTION III: Site Furnishings & Landscaping				
(a) Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of the district. Site furnishings should be made of quality materials and complement the character of the District. These elements include approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates. *As streetscape projects occur within the Czech Bohemia Overlay District a standardized style of street furnishing may be developed. At this time there are no approved, or preferred bench styles within the district. Projects adjacent to recent streetscape projects are encouraged to mimic the style and type of on-street furnishings with any furnishing provided on-site.*				
(b) Site furnishings are encouraged to be provided in pedestrian spaces such as building entrances, along walkways and in pedestrian plazas and seating areas.				
(c) Fencing shall be constructed of compatible materials that complement adjacent structures. The use of chain link fencing is not permitted within the Overlay District.				

Standard	Meets Standard			Comments
	Y	N	N/A	
SECTION IV: Signage				
(a) New signage shall respect the size, scale, and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.				
(b) All freestanding signs shall be low in height and placed within planting areas that are coordinated with the overall design of the site. Small directional signs under 6 square feet are not required to be in planting areas.				
(c) Public art, sculpture, murals, etc. are encouraged in the Czech Bohemia Overlay District.				
(d) Acceptable forms of signage include signs integrated into or affixed flat against a building facade, wall signs, projecting signs and monument signs. Other types of signage, including pole signs, may be considered if compatible with the unique character of the District.				