

EXHIBIT D – DESIGN PRINCIPLES & STANDARDS

Exhibit D is organized into the following sections:

1. Overarching Design Principles
2. Site Design
3. Building Design
4. Lighting
5. Signage
6. Outdoor Amenity

The design goals and standards throughout this exhibit are the result of recommendations in previous planning projects and feedback received during the Bronzeville Overlay outreach process. The Design principles and standards guide the review of development proposals.

If, due to unique circumstances strict adherence to a specific design standard is impractical or causes undue hardship that can be mitigated via a minor relief from the standards, an alternative may be considered by the City Plan Commission, provided at least one of the following is demonstrated. If the Plan Commission determines that this standard is met and the alternative is consistent with the spirit and intent of the DIZ, they may consider this in their review and approval of a proposal.

1. Alternative is consistent with the overall design principles
2. Alternative better achieves intent of the design principles
3. Alternative addresses unique site factor(s) that makes the standard impractical

If the City Plan Commission determines that none of the above criteria are met, the applicant shall be required to seek a deviation from the DIZ standards as described in 295-311-9.

City Plan Commission will review development plans including site work, new construction, and alterations or additions to existing buildings and determine compliance with the DIZ standards. Conditional use approval will require a public hearing before the City Plan Commission. Deviations from the DIZ standards will require approval by the City Plan Commission and Common Council as outlined in 295-311-9. Signage will be reviewed and approved by DCD staff provided the signs meet the DIZ standards. If signage is determined to not meet the DIZ standards, City Plan Commission approval will be required.

1. Overarching Design Principles

- A. Building and façades should promote the district’s image as a cultural, arts and entertainment district.
- B. Restore and preserve buildings and architectural features of historic character when possible while also encouraging new developments that complement the existing character and activate the street.
- C. Buildings and development should be welcoming to the pedestrian with active façades, lighting, incorporate design that allows for natural surveillance of activity taking place in the public sphere, and integrating outdoor gathering spaces as appropriate.
- D. Parking lots will not be located in the front of establishments and shared parking is encouraged. Driveway placement should consider the safety of a pedestrian first, and to the extent possible,

driveways onto North Avenue or Dr. Martin Luther King Jr. Drive. should be avoided, and existing driveways should not be widened.

- E. Art should be integrated into building design, the adjacent right-of-way, and outdoor gathering spaces when feasible.
- F. Developments should incorporate sustainability and resilience elements and include elements to “green” with elements like planters, landscaping and stormwater management.

2. Site Design

a. *Site Design Principles*

- A. Encourage a balanced and accessible transportation system that considers pedestrians first and accommodates bicyclists, transit, cars, and vehicular deliveries.
- B. For developments with residential uses, the inclusion of an outdoor amenity or useable open space is strongly encouraged. For residential developments with family-sized units, inclusion of a play area is strongly encouraged.
- C. For any building, greening the street edge is strongly encouraged, and should include proper upkeep.
- D. Coordinate landscaping with building features

b. *Site Design Standards*

i. *Parking Standards*

Base zoning standards apply as described in 295-403 for motor vehicle parking, and as described in 295-404 for bicycle parking, both long-term resident/occupant internally located spaces and long-term publicly available visitor parking, which should be coordinated with DPW if positioned in the street right of way.

ii. *Landscaping Standards*

Base zoning standards as described in 295-405 apply, including required maintenance. Existing parking lots are encouraged to upgrade landscaping if not meeting current standards, even in circumstances where compliance is not triggered by the applicability standards of that section.

Information specific to Outdoor Amenity standards is on page 19.

3. Building Design

a. *Building Design Principles*

- A. New development shall relate to the design of traditional buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar, façade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.
- B. The development standards are intended to require buildings that have at least a two-story character and allow up to a 5-story building that has an appropriately tall first floor.
- C. Promote sustainable, resilient, green building and site design.
- D. Buildings shall have horizontal and vertical articulation, which may include recesses and projections, setbacks of upper stories, changes in roof types and planes, building materials, and window patterns.
- E. The base of the building should relate to the human scale, including doors and windows, texture, projections, awnings, canopies, and similar features.

- F. Building entrances shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. Barrier-free entrances are encouraged.
- G. Existing buildings which do not meet the standards may be repurposed, however alteration should move design issues toward conformity and not enlarge nonconformity with exceptions for specific enumerated items below.

b. Building Design Standards

Adherence to the building design standards shall be reviewed by City Plan Commission.

DIZ Building Design Standards Table

		LB2 (base zoning)	DIZ	DIZ – Supplementary Standards
Primary Street Frontage	Front setback, minimum (ft.) (see s. 295-505-2-b)	none	none	
	Front setback, maximum (ft.) (see s. 295-505-2-b)	average	10*	<ul style="list-style-type: none"> a. A setback shall include active space such as a sidewalk or plaza. b. In addition to the setback exceptions in Ch. 295-505-2, additional exceptions to the setback may be allowed for public and commercial outdoor uses that are shown to support the goals of an active pedestrian-oriented district. Examples include, but are not limited to, public plazas, restaurant/café seating, landscaping, public art, stormwater management, short-term bicycle parking, and a widened sidewalk. c. Unless demonstrated to be integral to the site design or unique to the site, a plaza should be no deeper than 25 feet and no wider than 25 feet. The applicant must demonstrate that the plaza supports the goals of the Bronzeville Cultural and Entertainment District.
	Minimum build-out, primary street frontage	30%	75%*	<ul style="list-style-type: none"> a. A public plaza or patio for a restaurant or similar use may count for up to 25% of the minimum 75% build-out requirement. The applicant must demonstrate that the plaza or patio supports the goals of the Bronzeville Cultural and Entertainment District. b. Portions of building façades that meet the minimum height requirement but exceed the maximum setback allowed may be counted towards the build-out requirement if the area between the front façade and the street is used for public plaza or outdoor dining purposes

				associated with an adjacent active use.
Secondary Street Frontage	Side street setback, min. (ft.)	none	none	
	Side street setback max. (ft.)	5	10*	a. Same setback exceptions as front setback for the primary street frontage apply
	Minimum build-out, secondary street frontage	none	none*	a. For developments with secondary street of N. Dr. Martin Luther King Jr. Drive, primary street frontage minimum build-out applies.
Rear Street Setback	Rear street setback, minimum (ft.)	none	none	
	Rear street setback, maximum (ft.)	none	none	
Side Setback	Side setback, minimum (ft.)	none	none	
	Side setback, maximum (ft.)	none	none	
Rear Setback	Rear setback, minimum (ft.)	none	none	
	Rear setback, maximum (ft.)	none	none	
Lot Area per Dwelling Unit	Lot area per dwelling unit, minimum (sq. ft.)	800	300	
	Lot area per dwelling unit, permanent supportive housing, minimum (sq. ft.)	400	150	
		800 for a unit with 2 or more bedrooms	300 for a unit with 2 or more bedrooms	

	Lot area per transitional housing client, minimum (sq. ft.)	400	150	
Height	Height, minimum (ft.)	18	27*	<ul style="list-style-type: none"> a. The height minimum must be met for at least 70% of the building façade on W. North Avenue and, when located on a corner lot, at least 70% of the sidewall of the side street façade. b. For a lot measuring 24 feet or less in width along the primary street frontage, the minimum height requirement of the base zoning LB2 district shall apply. c. Roof decks with a roofed area may count toward the minimum building height if the roof deck is visible (approximately 0-8 feet) from the street corridor in front of the building d. See 295-605-2-g for measuring height. e. Additions to Conforming Buildings. An addition not meeting the minimum height requirement may be constructed along a street frontage provided it does not exceed 24 feet in width and meets the base minimum height requirement of the base zoning LB2 district. In all districts, an addition to the rear or other non-street wall area of a building shall not be required to meet a minimum height requirement.

	Height, maximum (ft.)	60	60*	<p>a. Exceptions for Maximum Building Height:</p> <ol style="list-style-type: none"> 1) A development meets the Outdoor Amenity/Height Bonus standards of the overlay qualifies structures to have a maximum height of 75 feet. For structures utilizing this height bonus to exceed 60 feet in height, the upper floor of the structure shall be set back at least 15 feet from the any primary and secondary street. 2) Roof decks with covered roofs are permitted above the height maximum as long as the covered roofs occupy less than 25% of the roof deck and are set back 15 feet from primary and secondary street façades. 3) Any corner property at the gateway nodes of the Bronzeville Overlay Corridor may have a maximum height of 75' given their locations on prominent gateway entrances to the district. This includes any property that may be buffered from the intersection by state/county owned right-of-way. The gateway nodes are the intersections at W. North Avenue and N. 7th Street and at W. North Avenue and Dr. Martin Luther King Jr. Drive. 4) Additional exceptions to height can be found in 295-605-2-f <p>b. For new construction on a parcel that is located within 100 feet of a single-family or two-family residentially zoned parcel, the building side facing the residentially zoned parcel(s) shall have a setback of no less than 20' for any height above 60 feet.</p>
	Front Street ground floor height, minimum (ft.)	n/a	12	
	Side Street ground floor height, minimum (ft.)	n/a	12 (nonresidential) 10 (residential - except for Live-Work)*	a. Live-work shall follow the height standards for nonresidential uses.
	Ground Floor elevation (min/max) (ft.)	n/a	0/2*	a. Applies to nonresidential and live-work uses

Windows and Glazing	Minimum glazed area, primary street frontage	60%	60%	
	Minimum glazed area, secondary street frontage	15%	15%	
	Ground floor sill height, maximum (ft.)	3.5	2.5	
	Ground floor window height, minimum (ft.)	4	6*	a. Additional 2 foot transom windows are recommended for storefronts but not required.
	Multiple principal buildings permitted?	yes	yes	

1. The façades of new buildings that are more than 40 feet in width should generally be divided into smaller vertical intervals through incorporating one or more of the techniques including but not limited to the following:
 - a. Façade modulation - Stepping back or extending forward a portion of the façade.
 - b. Vertical divisions using engaged elements such as columns, different textures, materials, or colors of materials. Materials should be drawn from a common palette.
 - c. Division into multiple storefronts, with separate windows and entrances.
 - d. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation intervals and de-emphasize the long horizontal cornice line
 - e. Arcades, awnings, window bays, arched windows, and balconies at intervals equal to the articulation interval to reinforce the vertical intervals.
 - f. Window shape, size and patterns shall emphasize the intended organization of the façade and the definition of the building.
 - g. On larger buildings with an institutional or civic type function, other design approaches may be considered.

2. Storefront windows should be at least 6 feet in height, starting no more than 2.5 feet above grade, with a recommended transom unit above the 6-foot window that is minimally 2 feet in height. Existing windows that do not meet these standards are encouraged to be enlarged, however existing windows may not be reduced to heights lesser than standard, or linear percentages required per the table. Overhead motor vehicle serving garage doors for buildings, including structured parking, are prohibited on W. North Avenue.

4. Lighting

a. Lighting Design Principles

- A. Traditional pedestrian-scaled lighting is strongly encouraged and should be incorporated into new developments.

- B. Building façade lighting, which further enlivens the street and creates a nighttime sense of occasion, is strongly encouraged.
- C. Recesses for doors and overhanging upper floors should be lit within and below.

b. Lighting Design Standards

- 1. In addition to the lighting standards set in 295-409, Perimeter “rope lighting” style lighting is prohibited. This includes lights with bare bulbs (LED or other), that are not shielded from direct view from the street, or where flashing, blinking, or rotating lights are installed on the exterior of buildings or within windows visible from the street. This does not include string lights with low illumination for patio lighting or similar use.

5. Signage

a. Signage Design Principles

- A. Signs in the Bronzeville Cultural and Entertainment District should promote variety and creativity for individual building/user signage.
- B. A useful way-finding and identity signage program should help further goals for the district.
- C. Signs should allow for visibility for future businesses
- D. Signs should be architecturally compatible to the building and its surroundings
- E. Existing signs that do not comply with the standards for new sign may remain, however upon change shall move towards compliance.

b. Signage Design Standards

- 1. Type A signs as described as 295-407-2b in the zoning code are permitted; base zoning standards apply unless otherwise stated.
- 2. Use of Type B signs as described as 295-407-2b in the zoning code is limited.
 - a. New Type B wall and projecting signs should have a similar appearance to Type A signs, per 295-407-2-b-2-c, with limited internal lighting. A fully illuminated box sign, which is considered a Type B sign, is prohibited. Faceplates of existing box signs may be replaced, however should be replaced with routed letter metal panels per zoning 295-407-2-b-2-c
 - b. Type B free-standing (pole) signs are prohibited
- 3. Free-standing signage is not permitted unless an integral part of the landscape, non-commercial district identity signage program, building or site elements. Commercial free-standing signs cannot be taller than 8 feet designed as a monument sign.
- 4. Off-premise signs are prohibited. Existing off premise signs may not be enlarged or replaced.
- 5. Proposed signage that meets these standards may be approved by DCD staff without requiring approval by the City Plan Commission. Non-commercial, coordinated district identity signage shall not be included when calculating the maximum number of signs allowed on a property.

Outdoor Amenity / Height Bonus

Outdoor amenities activate space, build community, and allow for more eyes on the street. As stated in the DIZ Site Design Principles: For developments with residential uses, the inclusion of an outdoor amenity or useable open space is strongly encouraged. For residential developments with family-sized units, inclusion of a play area as part of the open amenity space is strongly encouraged. Inclusion of a

shared outdoor amenity space(s) or individual usable open spaces can use these standards as guidance and apply them in part or in whole.

Definition: A shared outdoor amenity is an unenclosed area of a mixed-use residential development site designated for use by all residents and tenants. It may or may not be available for use by the general public. Examples and elements include, but are not limited to, plazas, roof decks, porches, balconies, accessible green roofs, play areas, gardening beds, seating and picnic areas, grilling areas and other above-ground outdoor amenities. Examples of individual usable outdoor amenity space include, but are not limited to, porches and balconies. Juliet-style balconies are not considered usable outdoor amenity space, but are encouraged in the absence of individual balconies.

A development that meets the Outdoor Amenity Standards – Height Bonus standards of the overlay qualifies structures to have a maximum height of 75 feet. For structures utilizing this height bonus to exceed 60 feet in height, the upper floor of the structure shall be set back at least 15 feet from the any primary and secondary street. Development proposals seeking the height bonus shall demonstrate how the proposal meets the standards.

Outdoor Amenity Standards

1. An outdoor amenity space may be roofed, but not enclosed, by a shade structure, patio cover or lattice roof, provided that the amenity space is open on at least two sides.
2. The recommended minimum total amount of outdoor amenity space (inclusive of shared and individual space) is 40 square feet per residential unit. This may be a combination of shared or individual outdoor amenities.
 - a. If private balconies are attached to some but not all of the residential units, shared open amenity space(s) should be provided. The minimum total amount of this shared space(s) should total 40 square feet per the number of residential units that do not have a private balcony.
3. Usable shared open space at ground level should be in a compact area of not less than 200 square feet, with no dimension less than 8 feet and no slope grade greater than 10%. Where lot width is less than 40 feet, the minimum dimension of usable open space may be reduced to 6 feet.
4. Usable open space should not include areas occupied by driveways, drive aisles, and off-street parking or walkways to these areas that would otherwise be necessary.
5. Roof decks, porches, and balconies may be used to meet the recommended outdoor amenity standards, provided that:
 - a. Roof decks shall have a minimum dimension of 15 feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 - b. Shared porches shall have a minimum width of 15 feet and minimum depth of 6 feet and shall be free of any obstructions, improved, and available and be available to all occupants as a source of ingress and egress to the building.
 - c. Shared balconies shall have a minimum dimension of 6 feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 - d. Private balconies and private porches shall have a minimum dimension of 4 feet.