

Article 13. Design Standards

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13.1 RESIDENTIAL AND COMMERCIAL DISTRICT GENERAL BUILDING DESIGN

A. Applicability

These general building design standards apply in the following districts:

1. Residential Districts
2. C-1, C-2, C-4 and C-5 Districts

B. Design Standards

The following design standards apply:

1. All exterior wall finishes on any building must be one (1) or a combination of the following materials: face brick, natural stone or cultured stone, wood, textured pre-cast concrete panels, textured concrete block, stucco, pre-finished decorative panels made of metal, plastic or wood, and lap, vinyl, steel and aluminum siding.
2. All subsequent additions and outbuildings constructed after the original building(s) must be harmonious in architectural design and general appearance.
3. The following design standards apply within the C2 District: Each business establishment shall be operated as a separate, distinct business entity, and each shall be limited to a maximum gross floor area of six thousand square feet (6,000 sq. ft.). Each business establishment shall be physically separate from any other such establishment by solid walls, partitions, or windows although nothing in this paragraph is intended to prevent either common ownership or free pedestrian movement from one (1) business establishment to another through either an area commonly owned or leased by all adjoining establishments or through direct doorway connections. All business establishments shall be accessible from the exterior of the building in which they are located by either a direct floor to the exterior or by direct access to a "common area" which in turn has adequate access to the exterior of the building without passing through another business establishment.

13.2 INDUSTRIAL DISTRICTS GENERAL BUILDING DESIGN

A. Applicability

These building design standards apply in the Industrial Districts.

B. Design Standards

The following design standards apply:

1. All exterior wall finishes on any building must be any single one (1) or combination of the following:
 - a. Face brick
 - b. Natural stone or cultured stone
 - c. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture
 - d. Membrane
 - e. Factory fabricated and finished metal-framed panel construction, if the panel materials are any of those named in Paragraphs 1 through 3 above, glass, pre-finished metal (excluding unpainted galvanized iron), or plastic
 - f. Other material as may be approved by the Zoning Board of Appeals
2. All subsequent additions and outbuildings constructed after the original building(s) must be harmonious in architectural design and general appearance.
3. Any other exterior wall finishes or any changes in architectural design must be approved by the Zoning Board of Appeals.

13.3 RESIDENTIAL HISTORIC DISTRICT PRESERVATION DESIGN GUIDELINES

A. Applicability

The following design guidelines from the “City of St. Cloud Residential Historic District Preservation Design Manual” apply to the designated residential historic districts. In addition, the full requirements and design guidelines of the “City of St. Cloud Residential Historic District Preservation Design Manual,” which is a separate document from this Code, also apply to these districts. The “City of St. Cloud Residential Historic District Preservation Design Manual” is the basis for the Heritage Preservation Commission’s Certificate of Appropriateness review for properties and parcels within local residential historic districts and individual locally-designated properties.

The location of the historic residential districts is illustrated in Appendix C – Historic Districts.

B. Design Guidelines for Restoration and Rehabilitation

The following design guidelines apply to any restoration and rehabilitation work within the designated residential historic districts.

1. Masonry Walls and Foundations

- a. Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original, as closely as possible. The advice of a skilled mason should be sought for major repair projects.

- b. Masonry cleaning should be conducted only to halt deterioration and by means such as low-pressure water, soft brushes and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances.
- c. Original mortar joint size and profile should be retained and/or reduplicated in re-pointing. Mortar mixtures should duplicate the original in lime, sand and cement proportion, and should duplicate the original mortar in color and texture.
- d. Repairs to stucco surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used in the original surface.
- e. The original color and texture of masonry surfaces should be retained, and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.
- f. Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over masonry surfaces.

2. Walls: Wood Siding and Elements

- a. Wooden siding should be maintained with paint or stain. Deteriorated wooden siding should be replaced with new material resembling the original in width, thickness and profile, and texture. New siding should be installed with the weather (exposed surface) identical to the original. Siding should be installed horizontally except in those instances where vertical or diagonal siding was used on the original exterior. Appropriate comer boards, frieze boards, and drip caps and other features should be included with replacement siding.
- b. Buildings originally clad in wooden siding should not be resurfaced with brick, stucco, artificial stone or brick veneer, hardboard, or vinyl or aluminum siding. The Heritage Preservation Commission may consider the following exceptions to the installation of vinyl, metal, or hardboard siding on a case-by-case basis:
 - i. In cases where existing asphalt, asbestos, aluminum or vinyl siding is to be removed and where the underlying original siding and decorative features are found to be significantly deteriorated, the Heritage Preservation Commission should conduct a site visit during the removal process and advise on appropriate treatment.
 - ii. In the resurfacing of non-contributing buildings constructed after 1940.
 - iii. In the resurfacing of existing or construction of new garages, particularly when the garage is inconspicuously sited.
 - iv. If vinyl, metal, or hardboard siding is used, it must be of a width appropriate to the style of the building, and all architectural details including window trim, wood cornices and ornament must remain uncovered. Replacement siding may cover only one layer of existing siding. Trim must be built up so that it projects from the new siding to the same extent as the original.
- c. Buildings originally clad in horizontal wooden siding should not be re-surfaced with shingles of wood or other material. Wooden shingles used for cladding material or decoration, such as in the

gable ends, should be conserved and retained. If replacement is necessary, shingles should replicate the original in width, pattern, thickness, profile, texture, and weather (lap).

- d. Decorative siding treatments, such as paneled herringbone patterns used in the gable ends, should be retained in repair or resurfacing.
- e. Exterior wooden surfaces should be maintained with appropriate paint or stain.

3. Roofs and Chimneys

- a. New roofing material should be appropriate to the character of the building in composition, size, shape and texture. Dark brown, dark gray, and “weathered wood” are among usually acceptable colors. Rolled roofing may be used only on flat or slightly sloped roofs which are not visible from the public way.
- b. The original roof type, slope, and overhangs should be preserved. The roof shape at the front should not be altered except to restore it to the original documented appearance or to add architecturally compatible dormers. Documentation includes evidence of the former appearance of the building, or, in the case of pattern book houses, those of similar period and style. The shape of existing dormers should not be altered unless compatible with the original design.
- c. Alterations to the roof shape at the sides or rear should be compatible with the architectural character of the building.
- d. Wherever possible, skylights should not be installed on the front roof plane. They should be flat and as close to the roof plane as possible.
- e. If rebuilding is necessary, original brick details such as decorative panels and coffers should be replicated. In the absence of evidence of the original appearance of the chimney, repair or rebuilding should be compatible with the building style or type.
- f. Wherever possible, new chimneys and stovepipes should not be installed on the front roof plane.

4. Windows

- a. Existing window openings should be retained. Window openings should not be enlarged or reduced significantly to fit new units. New window openings should not be introduced into principal elevations.
- b. The size and number of panes of glass in each sash should not be altered.
- c. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank-out units are not appropriate replacements for double-hung sash, particularly where visible from the public way.
- d. Historic window casings should be retained wherever possible; if replacement is necessary, the original profile should be replicated.
- e. If combination metal storms are installed, they should have a baked enamel finish. Storm windows should not have vertical or horizontal divisions which conflict with the divisions of the sash.

5. Entry

- a.** All historic entry components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations.
- b.** Original or historic features of the entry, including hoods, columns, sidelights and transoms should be retained. If replacement is necessary, historic trim details should be replicated.
- c.** Wherever possible, historic paneled doors (and hardware) should be repaired and weather-stripped rather than replaced. If replacement of original or historic doors is necessary, the replacement should be compatible with the material, design, and hardware of the older door. Steel-covered hollow core doors should not be installed unless compatible with the appearance of the house. Historic trim should not be removed from the entry for the installation of steel doors.
- d.** Storm doors should be compatible with the inner door in shape and style.
- e.** Sliding glass doors should be confined to the rear of the building where not visible from the public way.

6. Porches and Steps

- a.** Porches, steps, and handrails which are appropriate to the building and its period(s) of development should be conserved and retained.
- b.** Historic porches, steps, or handrails which require complete rebuilding or partial replacement should be reconstructed using historical research to determine an appropriate design. Reconstruction should be compatible with the period and style of the building in material, design, and detail. Concrete should not be used to replace wooden porch floors or steps.
- c.** The original spacing, section, and profile of balusters should be maintained in replacement or repair. Unless historical evidence indicates, reconstruction should include a bottom rail, and balusters should not be nailed directly to the step or deck. Metal railings should not be used to replace wooden railings.
- d.** If replacement is necessary, porch posts and columns should be replaced with units that replicate the original material, size, and scale. Elaborate details such as turning, gouging, or stamping may be simplified if necessary. Wooden posts should not be replaced with metal posts or supports.
- e.** Unenclosed front porches should not be permanently enclosed.
- f.** Decks should be constructed only at the rear of the building or where most inconspicuous. Railings, steps, and other deck details should be compatible with the architectural character of the building.

7. Exterior Trim and Architectural Features

- a.** Exterior architectural features including finials, cornices, brackets, columns, balustrades, railings, and window and door moldings should be retained.

- b. Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim which is removed should be saved for use in making duplicates.
- c. New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim which is unsalvageable should be replaced with trim identical or similar to the original design. Simplified trim should approximate the old in design and placement.
- d. Details should not be added in an effort to make the building look older. However, in the case of some “pattern book” houses, the addition of certain trim details such as those typical at the gable and porch may be acceptable if supported by historic photos or pattern book sources.

8. Commercial and Religious Buildings

- a. The original features of commercial and religious buildings when present, should be conserved. Decorative features should be retained in repair and renovation projects. Storefronts should not obscure the basic architectural framework of the buildings which they occupy. Storefront design should not reproduce styles of a period earlier than the building they occupy.
- b. Masonry and other original surfaces should be conserved. Brick should not be covered with stucco, shakes, or other veneer.
- c. Windows should not be filled in with wood, brick, or any other material. Window sizes and shapes should be maintained if removal of original units is necessary.
- d. The original roofline, including cornice, parapet and other elements, should be maintained.
- e. Signs should be compatible with the character of the building and surrounding area. Signs should be appropriately sized and complement the building exterior. They should not conceal architectural details or features. Sign materials should be compatible with the materials of the building to which they are attached. No part of the historic facade should be damaged in the installation of the sign. Roof-top signs are inappropriate.
- f. Awnings should be sized to fit the windows and storefronts behind them. They should not greatly obscure the architectural features behind them. Canvas is the most suitable material for most storefronts.

C. Design Guidelines for New Construction

The following design guidelines apply to any new construction within the designated residential historic districts.

1. New Construction of Principal Building

- a. Whenever possible, existing historic buildings and landscape features should be retained and rehabilitated in plans for redevelopment.
- b. New construction should reinforce the historic architectural and visual character of the area or district.

- c. New construction should be oriented toward streets which are inviting environments for pedestrians. Parking areas should be placed at the rear of buildings wherever possible, or screened with landscaping, low walls, or appropriately detailed fences.
- d. Wherever possible, distinctive views of the river and bluffs provided from the public way should not be obstructed by new buildings or structures.
- e. The setback of new buildings should be compatible with the setback of existing adjacent buildings. New construction should maintain the uniform setback of older residential, commercial and religious properties along the street.
- f. New construction should conform to the massing, volume, height, facade proportions and scale of buildings within view of the site, and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area.
- g. Although the architectural character of the city is varied, materials and details should be compatible with adjacent buildings. Wood and masonry are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. The use of vinyl, metal, or hardboard siding will be considered by the Heritage Preservation Commission on a case-by-case basis.
- h. Parking areas should be located at the side or at the rear of the buildings and should be screened with landscaping, low walls or appropriately detailed fences. A vegetation screening plan should accompany plans for parking development. Residential parking areas should be confined to the rear of existing or new buildings. Parking spaces should be screened from view from the public street by landscaping such as hedges, grade changes, or low fences.
- i. In new construction, the skyline or roof profile should relate to the predominant roof shapes of the surrounding area. Roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof. Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.
- j. Prominent first- floor display windows and distinctive entries facing the street are typical for existing historic commercial buildings. Similarly, vertically-oriented, double-hung sash is the predominant window type for the upper stories of residential buildings within the city. The location, proportion, size, rhythm and detailing of windows and entries should address these traditional forms.
- k. Signs, graphics, and lighting should be designed as part of the facade. Signs on commercial blocks housing several adjacent businesses should be designed to unify the facade, while providing identity for individual businesses. Type style, sign color, and sign materials should complement the building exterior. Lighting should be compatible with the building exterior and signs. Internally lighted signs should not be used where they overpower the facade or setting.

2. Additions to Buildings

- a. New construction should conform to the massing, volume, height, facade proportions and scale of surrounding structures and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area. New dwellings and commercial buildings should be compatible with the height of existing adjacent buildings.

- b. Materials and details should relate to those of existing nearby buildings. Wood and masonry are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used. Materials will be reviewed to determine their appropriate use in relation to the overall design of the structure. The use of vinyl, metal, or hardboard siding will be considered by the Commission on a case-by-case basis.
- c. In new construction, the skyline or roof profile should relate to the predominant roof shape of nearby buildings. Highly visible secondary structure roofs should match the roof pitch of the main structure. The roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof. Wherever possible, roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.
- d. Vertically oriented, double-hung sash are the predominant historic window type in the city, although there are exceptions. The proportion, size, rhythm and detailing of windows and entries should be compatible with that of existing nearby buildings. The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.
- e. Porches are a standard feature of many historic houses in St. Cloud and whether enclosed or unenclosed, they are an important part of the streetscape. The front entry of new construction in residential areas should be articulated with a design element such as a porch, portico, or landing which provides a transitional zone between the semi-public and public exterior zones and the private interior zone. This design element should be appropriately detailed and compatible with the size and scale of the building. Decks should be constructed at the rear of the building and should be integrated into the overall design. Decks should be appropriately detailed and should not be raised in a manner which makes them conspicuous.

3. Accessory Structures

- a. Garages and other accessory buildings must be compatible with the overall design and materials of the existing buildings on the lot. New garages should be located at the rear of the site wherever possible. Garages should not be attached to the front of the building.
- b. The setback of new buildings should be compatible with the setback of adjacent buildings.
- c. Residential parking should be confined to the rear of existing or new buildings. Parking spaces should be screened from view from the public street by landscaping, such as a hedge, grade changes or low fences.
- d. Fences which allow some visual penetration of front yard space are preferable to complete enclosure. Cyclone fences should not be used to enclose front yards in the front half of side yards.

13.4 COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

A. Applicability

The following design guidelines from the “City of St. Cloud Downtown Preservation Design Manual” apply to the designated St. Cloud Commercial Historic District listed in this section. In addition, the full requirements and design guidelines of the “City of St. Cloud Downtown Preservation Design Manual,” which is a separate document from this Code, also apply to this district. The “City of St. Cloud Downtown

Preservation Design Manual” is the basis for the Heritage Preservation Commission’s Certificate of Appropriateness review for properties and parcels within local commercial historic districts and individual locally-designated properties.

The location of the Commercial Historic District is illustrated in Appendix C – Historic Districts.

B. Design Guidelines

The following guidelines apply to any new construction or restoration and rehabilitation within the designated commercial historic district.

1. Maintenance of Building Materials

The “City of St. Cloud Downtown Preservation Design Manual” contains information and guidelines for the maintenance of masonry, wood, metal and other building materials.

2. Storefront Design

- a.** A storefront should be designed to fit within the original facade opening and not extend beyond it. The storefront might be set back slightly, such as three (3) inches, from the plane of the facade to accentuate this sense of containment.
- b.** Large display windows are a prominent feature of the traditional storefront. The storefront should be composed primarily of glass, while the upper facade should be more solid and contained with smaller, evenly spaced windows.
- c.** The color and texture of the storefront materials should be simple and unobtrusive and should have the following characteristic:
 - i.** The storefront frame can be wood, cast iron, or aluminum with a baked enamel finish.
 - ii.** The display windows should be clear glass.
 - iii.** Transom windows may be clear, prism or stained glass.
 - iv.** The entrance door should have a large glass panel and can be made of wood, steel, or aluminum.
 - v.** The base panels (bulkheads) can be of wood, polished stone, glass, tile or aluminum-clad plywood panels.
 - vi.** The storefront cornice can be made of wood, cast iron, or sheet metal or sometimes the horizontal supporting beam can serve as the storefront cap.
 - vii.** The side piers should be of the same material as the upper facade.
- d.** Certain materials and design elements should never be used on a traditional commercial building. A mansard roof with wooden shingles, rough textured wood siding, metal siding, fake bricks or stone, and gravel aggregate materials are not appropriate. Inappropriate historical themes should also be avoided. Small window panes, a colonial door, and storefront shutters are 18th-century elements that do not belong on most 19th- or 20th-century facades.

- e. The fundamental storefront design should include large display windows with thin framing members, a recessed entrance, a cornice or a horizontal sign panel above the storefront to separate it visually from the upper facade, and low base panels to protect the windows and define the entrance. This same basic arrangement will be equally appropriate whether constructed using traditional or modern materials.

3. Doors, Windows and Awnings

- a. Doors and windows should be carefully maintained and repaired. Original doors and windows must be retained if possible. Replacement of doors and windows should duplicate the original form of the material closely. The original size and spacing of window muntins dividing the sash are particularly important. The size and division of window sashes should be appropriate to each building's style.
- b. Inoperable decorative metal or plastic shutters are inappropriate for use in the district. Where buildings originally featured shutters, panels must exactly match the size and shape of the window opening.
- c. Storefront entry doors should present an attractive appearance and should be visually appropriate for the storefront. Original doors should be retained if possible. If a new door is to be installed, it should closely resemble the design and proportions of the original door. Wood is the preferred material, but steel or aluminum with a baked enamel finish are also permitted. Colonial or Early American style aluminum doors and other very decorative door designs should be avoided.
- d. When energy efficient double-glazed aluminum or wood windows are used as replacements, they should match the original wood windows in size and style. A multi-pane window must not be replaced with a single large pane of glass. Aluminum windows should have a baked enamel finish rather than the color of clear unfinished aluminum.
- e. Storm windows may be desirable on upper story windows for energy conservation. An exterior storm window can also protect and upgrade older wooden sashes. Storm windows should conform with the size and shape of the existing sash and be painted to match as well. When original windows might be obscured by the addition of exterior storm sash, interior storm windows are preferred.
- f. The following guidelines apply to all awnings:
 - i. Awnings must closely follow historical precedents in shape and design and may be either operable or fixed. Awnings must fit the storefront opening. The use of bubble, concave or convex awning forms should be avoided.
 - ii. Awnings should never extend continuously across several storefronts.
 - iii. Water-repellent canvas or vinyl-coated canvas material are preferred materials for awnings. Aluminum awnings or canopies are generally inappropriate. Vinyl coated fabric, fixed metal, transparent or opaque vinyl, or wood awnings are inappropriate.
 - iv. Awnings may not be backlit.
 - v. Awning color or color combination must coordinate with the building and surroundings.

- vi. Awnings must never cover or conceal decorative transoms containing prism glass or stained glass.

4. Architectural Details

- a. Architectural details must be retained on existing structures within the historic downtown. New construction should mirror existing details or display contemporary details that harmonize with its neighbors.
- b. Architectural detailing must be carefully maintained in order to ensure its long-term survival. Modern artificial siding must not cover cornices or window trim.

5. Accessory Structures and Appurtenances

Accessory structures and appurtenances such as electric meters and boxes, condensing units, gas meters, solar panels, air conditioners, television antennae and satellite dishes can impair the visual qualities of historic architecture if improperly located. All added elements should be located on the roof or to the rear of buildings and screened by appropriate plantings or fencing. Solar panels and television aerials should be situated as far out of public view as possible.

6. Painting

- a. It is recommended that property owners keep their buildings regularly painted. Additional guidelines for painting buildings is contained within "City of St. Cloud Downtown Preservation Design Manual."
- b. It is recommended that the elements of a building should be painted consistently. Trim should be painted the same color. The wall, whether masonry or frame, should be a contrasting color. The window sash and doors can be painted a darker color than the walls and trim.
- c. Masonry that is not painted should not be painted.

7. Rear Entrances

- a. Alleys should be used as attractive secondary corridors through the business district. Development of rear entrances (double fronting) improves customer access from parking areas and can substantially improve pedestrian circulation throughout the downtown area.
- b. Improvements to the alley façade should closely follow the street facade of the building.

8. New Construction

- a. The average height and width of the surrounding buildings determines a general set of proportions for an infill structure or the bays of a larger structure.
- b. The composition of the infill façade should be similar to that of surrounding facades. Rhythms that carry throughout the block, such as window spacing, should be incorporated into the new facade.
- c. The size and proportion of window and door openings of an infill building should be similar to those on surrounding facades. The same applies to the ratio of window area to solid wall for the facade as a whole. The infill building should fill the entire space and reflect the characteristic

rhythm of facades along the street. If the site is large, the mass of the facade can be broken into a number of smaller bays, to maintain a rhythm similar to the surrounding buildings.

- d. Infill architecture should reflect the detailing of surrounding buildings in window shapes, cornice lines and brick work.
- e. An infill facade should be composed of materials similar to adjacent facades. The new building should not stand out from the others.
- f. The colors chosen for an infill facade should relate to neighboring buildings.
- g. The new facade should be flush with neighboring buildings.

9. Signs

All signs must comply with the design guidelines of Section 18.15-G (St. Cloud Commercial Historic District).

13.5 SOUTHSIDE MIXED USE DISTRICT DESIGN GUIDELINES

A. Purpose

The purpose of the Southside Mixed Use District design guidelines is to guide mixed use redevelopment within the C-6 District that supports and enhances the character and historic assets within the surrounding neighborhood and downtown. The district will regulate new construction, building additions, and renovation of existing buildings. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support and encourage mixed use redevelopment. The placement of building edges and treatment of building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the Southside University Neighborhood. The standards in this ordinance are intended to implement and effectuate the principles and relationships established in the Southside University Neighborhood Design Framework Plan.

B. Setback Requirements

TABLE 13-1: C-6 SOUTHSIDE MIXED USE DISTRICT SETBACKS			
	Principal Structure	Accessory Structure	Parking
Required Front Yard	0 ft minimum 10 ft maximum	0 ft minimum 10 ft maximum	0 ft minimum 10 ft maximum
Required Interior Side Yard	0 ft or 5 ft minimum when one is provided ¹	None	None
Required Corner Side Yard	0 ft minimum 10 ft maximum	0 ft minimum 10 ft maximum	0 ft minimum 10 ft maximum
Required Rear Yard	20 ft minimum	5 ft minimum	5 ft minimum

FOOTNOTES TABLE 13-1

¹ Where an interior side setback is provided, there must be a minimum interior side yard of 5 feet, provided that the structure contains a solid fireproof wall. If the structure contains windows and/or doors on the interior side yard, a setback equal to one-half the height of the structure is required.

C. Highway 23 Road Setback

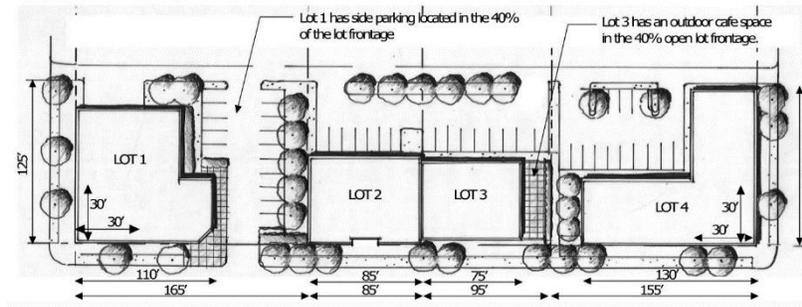
New buildings abutting Highway 23 shall have a minimum setback of fourteen (14) feet from the existing curb line.

D. Building Façade Line

1. Buildings shall have a well-defined front façade with primary entrances facing the street.
2. Building should meet the established building façade line on the block where they are located for at least sixty percent (60%) of the length of their front façade. The remaining forty percent (40%) of the façade may be set back up to 10 feet to emphasize entries or create outdoor gathering areas. In order to meet this requirement, the following formula should be used: $\text{building lot frontage} / \text{total lot frontage} + 60\%$ or greater.

In the example below, the following requirements are met: Lot 1: $110' / 165' = 65\%$, Lot 2: $85' / 85' = 100\%$. Lot 3: $75' / 95' = 78\%$, Lot 4: $125' / 125' = 100\%$ and $130' / 155' = 84\%$.

FIGURE 13-1: BUILDING FAÇADE LINE

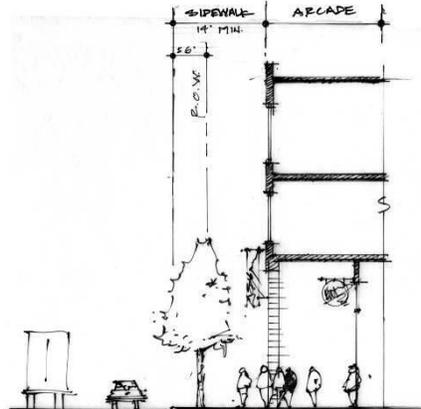


3. The length of the building façade shall be measured as the maximum width of the building projected to the front lot line on lines perpendicular to the front lot line.

E. Build-to Line

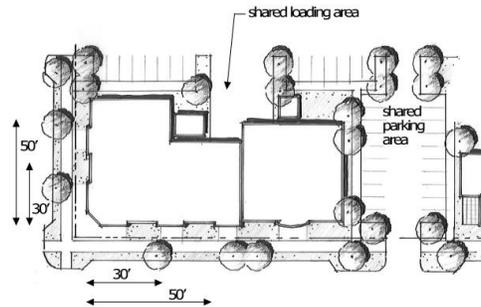
1. On corner lots, the build-to line shall apply on each side fronting a street. At least the first and second floor must meet the build-to line. Arcades and Terracing are permitted to meet this requirement as illustrated below:

FIGURE 13-2: BUILD-TO LINE



2. A building may be recessed to allow for a wider sidewalk (also known as an Arcade) in areas where the existing sidewalk is too narrow to create a pedestrian friendly environment.
3. The build-to line may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.
4. At a minimum, the first thirty (30) feet of the lot frontage on either side of a street intersection must be occupied by buildings meeting the build-to line. Parking is not allowed within the first fifty (50) feet of the lot frontage. Outdoor patios, courtyards, or plazas are acceptable within the first fifty (50) feet. A site layout diagram below shows how buildings are located to address the street and parking and loading are on the side or back at least 50' from the lot frontage.

FIGURE 13-3: MINIMUM LOT FRONTAGE FROM A STREET INTERSECTION



F. Parking Requirements

1. Off-street parking shall be provided as required in Article 16 of the LDC.
2. Parking for residential units shall be provided on site and shall be calculated as required under Article 16 of the LDC. These residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial, office, or other uses on site or nearby, and shall not be counted as part of any shared parking or joint parking arrangement.
3. On-grade parking is prohibited in the front yard directly in front of a building. Parking shall be provided to the side or rear of buildings in mid-block areas. Where parking fronts a public street, the maximum parking lot width shall be sixty-five (65) feet measured at the lot frontage. The illustration below shows how parking can be provided for while still maintaining required building coverage.

FIGURE 13-4: MAXIMUM PARKING LOT WIDTH ALONG PUBLIC STREET FRONTAGE



4. Parking shall be prohibited within fifty (50) feet of the intersection of any public streets within the C6 district. Whenever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of

two and one-half (2-1/2) feet and a maximum height of three and one-half (3-1/2) feet above the level of the parking lot, at the build-to line.

5. New parking structures must be located on the interior of the block and visually integrated with the same building materials and architectural design elements. New parking structures shall maintain a setback equal to the setbacks required in this section for other structures, except that where such parking structure is adjacent to other parking in a side or rear yard condition, the parking structure may have a zero setback. Where a new parking structure is adjacent to an existing use in a side or rear yard condition, the parking structure must maintain at least a ten (10) foot setback.
6. Drive-through or drive-in lanes are not allowed within the build-to line or in front of any building; they must be located to the side or rear of a building.

G. Building Height

Building height is defined as the vertical distance from the average elevation of the adjoining ground level or the established grade, whichever is lower, to:

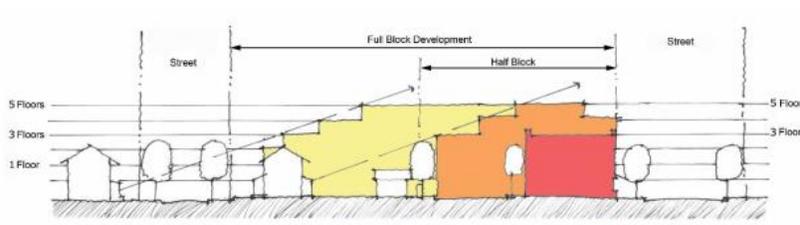
1. the top of the cornice on a flat roof;
2. a point directly above the highest wall of a shed roof;
3. the uppermost point of a round or another arch-type roof;
4. the mean distance from the eave line to the peak of the highest gable on a pitched or hip roof.

H. Height Limit

In the C-6 district, the minimum building height for all buildings shall be twenty-five (25) feet.

Maximum height for buildings fronting Highway 23, and blocks between 5th and 9th Avenues S shall be five stories. Building heights shall step down from the height maximum of five stories to a maximum of three stories or thirty-five (35) feet for any building abutting existing neighborhoods along 4th Street, Ramsey Place, and 4th Avenue.

FIGURE 13-5: MAXIMUM BUILDING HEIGHT



I. Building and Architectural Provisions

All new buildings shall be designed to accomplish the goals and policies of the St. Cloud Comprehensive Plan and South Side University Neighborhood Master Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is consistent with the standards and intent of the Master Plan. Where appropriate, buildings shall carry over materials and colors of adjacent buildings, with the exceptions of prohibited materials.

1. All buildings shall include the following elements:
 - a. Accent materials, which shall be wrapped around walls that are visible from a public street or open space.
 - b. Building shall maintain forty percent (40%) minimum window coverage on each first-floor front that faces a street or public open space.
 - c. Complimentary major material colors.
 - d. A combination of vertical and horizontal pattern designs in the building façade.
 - e. Multi-story building will have a well-defined base, middle, and top. A combination of the following methods can be used to distinguish the group floor from upper floors:
 - i. An intermediate cornice line
 - ii. Use of different building materials or detailing on ground level
 - iii. Awnings
 - iv. Windows
 - v. Clearly defined entrances
2. Any exterior wall adjacent to or visible from a public street, public open space, or abutting property may not exceed fifty (50) feet in length within significant visual relief consisting of one or more of the following:
 - a. The façade shall be divided architecturally by means of significantly different materials, or textures, or
 - b. Division into building segments with separate display windows, or
 - c. Ornamental features, such as arcades or awnings, or
 - d. Division of the building mass into several smaller segments, or
 - e. Horizontal offsets of at least two (2) feet in depth.
3. Building facades shall be divided into similar bays of roughly equal width between twenty (20) and forty (40) feet in width.
4. Exterior building materials shall be classified primary, secondary, or accent materials. Primary materials shall cover at least sixty percent (60%) of the façade of a building. Secondary materials may cover no more than thirty percent (30%) of the façade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than ten percent (10%) of the façade. Allowable materials are as follows:
 - a. Primary exterior building materials may be brick, stone, or glass. Bronze-tinted or mirror glass are prohibited as exterior materials.

- b.** Secondary exterior building materials may be decorative block or integrally-colored stucco.
 - c.** Synthetic stucco may be permitted as a secondary material on upper floors only.
 - d.** Accent materials may be wood or metal if appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage.
 - e.** All primary and secondary materials shall be integrally colored.
 - f.** Decorative block shall be colored only by means of a pigment integral to the block material, not applied to the surface.
 - g.** All primary and secondary materials shall be earth tones, compatible with and complimentary to the natural stone and brick on buildings in the Southside Neighborhood Historic District and Southside Neighborhood Conservation District.
 - h.** Sheet metal, corrugated metal, asbestos, iron, shakes, and plain flat concrete block (whether painted or integrally colored or not) are not acceptable as exterior wall materials on buildings within the C6 district.
- 5.** Building roof designs shall include flat, pitched or curved. Buildings shall include a variety of roof lines with a block. Mansard roof and mansard style roofs are not permitted except for mansard styles cornices. Building roofs shall incorporate a minimum of one of the following elements:
 - a.** Parapets or cornices
 - b.** Varying building heights
 - c.** Sloped roofs where the historical character of the district dictates.
- 6.** All mechanical equipment, whether roof-mounted or ground-mounted, shall be completely screened from the ground-level view of adjacent properties and public buildings, or designed to be compatible with the architectural treatments of the principal building.
- 7.** All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building. All trash, recyclable materials, and equipment for handling them, including compactors, shall be totally screened from eye level view from public streets and adjacent properties, whether in the front, side, or rear, either by being stored within the principal structure, totally screened from view by the principal building, or stored within an accessory structure enclosed by a roof and readily served through swinging doors or an overhead door on tracks.
- 8.** Loading docks shall not be located in the front yard and shall be completely screened from eye-level view of public streets and public open spaces, by means of landscaping which is at least eighty percent (80%) opaque year-round at installation, or by a screen wall of the same materials and colors as the principle building.
- 9.** All buildings containing non-residential uses on the ground floor shall meet the following standards:
 - a.** The building shall have entrances to a street or public open space spaced no more than one-hundred (100) feet apart.

- b.** Entrances shall be oriented conveniently to the street frontage and to on-street and off-street parking serving the use.
- 10.** All buildings containing residential uses on the ground floor shall have a first-floor elevation at least two and one half (2 ½) feet above the adjacent street level in the front yard to ensure the residential unit is raised from the public space.
- 11.** Residential dwelling units and their related common areas may not occupy more than fifty percent (50%) of a building façade on the ground floor abutting a public street.

J. Landscaping

- 1.** All land not occupied by buildings, parking, driveways, sidewalk, or other hard surfaced shall be sodded or mulched and landscaped with approved ground cover, flowers, shrubbery, and trees.
- 2.** At least ten percent (10%) of the total land area within the perimeter of private parking and driveway areas shall be landscaped. Landscaped areas provided within the build-to line may be credited toward this 10% landscaping requirement of a square-foot-for-square-foot basis, for up to half of the 10% requirement, or 5%.
- 3.** Parking lot landscaped islands shall be a minimum of one hundred fifty (150) square feet in area and at least one overstory or evergreen tree meeting the requirements of this ordinance.
- 4.** Where parking abuts the site perimeter there shall be provided at least one overstory tree per forty (40) feet of site perimeter.
- 5.** At least one overstory tree shall be provided for every five hundred (500) square feet of landscaped area on the entire site.
- 6.** Building permits for new construction and building additions require a landscape plan including plant quantities, species, and locations in relation to property lines, structures, parking, and drive aisles.

K. Signage

- 1.** Signs should be positioned so they are an integral design feature of the building and complement and enhance the building's architectural features.
- 2.** Signs should not obscure architectural details, such as stone arches, glass transom panels, or decorative brickwork.
- 3.** Signs may be placed in the following locations:
 - a.** In the horizontal lintel above the storefront windows;
 - b.** Within window glass, provided that no more than twenty-five percent (25%) of any individual window is obscured;
 - c.** Projecting from the building provided the following are met:
 - i.** Projecting signs may not project more than four (4) feet from the edge of the building and may not be more than twelve (12) square feet in area.

- ii. Projecting signs may not project more than three (3) feet into the public right of way when higher than eight (8) feet above sidewalk grade. Greater encroachments are allowed where appropriate subject to a City approved right of way encroachment agreement.
 - iii. Projecting signs shall be designed in a variety of shapes.
- d. As part of an awning.
- 4. Wall signs should generally be rectangular in shape.
 - 5. Wall signs shall consist of individual letters or script logos mounted on the building.
 - 6. Wall signs should have a raised border that sets the sign apart from the building.
 - 7. Allowable area of wall signs is one and one-half (1-1/2) square feet of signage per lineal foot of building frontage on a public street or open space. Each wall sign shall be calculated individually, and sign area may not be transferred from one side of the building to another.
 - 8. Sign colors shall be compatible with the building façade to which the sign is attached.
 - 9. Sign material should be consistent or compatible with the construction materials and architectural style of the building façade on which it is to be displayed.
 - 10. Natural materials such as wood and metal are more appropriate than plastic.
 - 11. External illumination of signs is permitted if the light emits a continuous white light.
 - 12. Downlighting is permitted but shall not shine directly onto adjacent buildings.
 - 13. Internally lit box signs and awning are not permitted.
 - 14. Variable electronic message signs are not permitted.
 - 15. Freestanding signs are not permitted.

L. Lighting

- 1. Lighting must be designed to coordinate with building architecture and landscaping and as set forth in the Southside University Neighborhood Master Plan design framework.
- 2. Building mounted fixtures that are compatible with building façade are encouraged.
- 3. Overall lighting levels should be consistent with the pedestrian-scale character and intensity of the surrounding area and promote safety and security.
- 4. Lighting fixtures and lighting level intensity are subject to the requirements of Article 15.

13.6 SOUTHSIDE NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT GUIDELINES

A. New Construction

1. Height

- a. The height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when designing new construction. Therefore, the height of a new principal structure in the SSCNO District shall be no more than ten (10) feet higher or lower than the average height of all existing contiguous principal structures, not to exceed thirty-five (35) feet.
- b. The height of a building addition should be compatible with the height of the existing building. Therefore, the height of an additional to an existing principal structure in the SSNCO District which is within twenty (20) feet of the front setback line shall closely match the height of the existing principal structure on that site. Additions which are more than twenty (20) feet back from the front setback line may vary from this standard by no more than ten (10) feet.
- c. The height of the foundation wall, porch roof, and main roofs on a new building or building addition should all be compatible with those of contiguous buildings. Therefore, the height of a new foundation wall, porch roof or main roof of a new building or building addition shall be no more than two (2) feet higher or lower than the same feature on contiguous buildings.

2. Scale

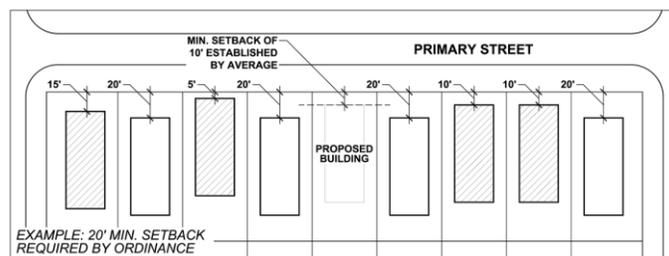
A narrative shall be provided by the proposer of a new building or building addition with an explanation, inventory of existing surrounding building features and architectural character, photographs or other means of communicating the features described below and how they compare to the proposed building or building addition.

- a. The size of a new building or building addition, its mass in relation to open spaces, and its windows, doors, openings, and porches should be visually compatible with contiguous buildings.
- b. The basic building outline of a new building/building addition, including general roof shape and roof pitch, should reflect the building outlines that are typical in the neighborhood.
- c. The building outline of the new building/building addition should reflect the directional orientations of the existing contiguous buildings. Features involved in directional orientation include the relationship between the width and depth of the building, location of front and rear entrances, porches and major window openings, such as bay windows or picture windows.

3. Setbacks

When more than twenty-five percent (25%) of the blockface on the side of the street between intersections is occupied by structures having setbacks less than the minimum setback required by this Code, the minimum required setback for all new or relocated structures is the average of all existing buildings on the blockface. See the below figure illustrating Front Setback Averaging.

FIGURE 13-6: FRONT SETBACK AVERAGING



B. Building and Architectural Provisions

All new buildings/building additions shall be designed to accomplish the goals and policies of the St. Cloud Comprehensive Plan and South Side University Neighborhood Master Plan.

1. Building Materials

- a. Building materials for new construction/building addition, whether natural or man-made, should be visually compatible with contiguous buildings.
- b. When hardboard or concrete board siding is used to simulate wood clapboard siding, it should be only horizontal direction and dimensional characteristics found historically in the neighborhood.
- c. Brick, limestone, clapboard, cement board, wood, EIFS, vinyl, steel and stucco are appropriate building materials for new construction or building addition.

2. Building Entrances

- a. New buildings should reflect a similar sense of entry to that which is expressed by contiguous buildings. A front facade entrance shall be required such as a stoop, porch, or entryway that are consistent with the architectural character of the contiguous buildings. Examples of such entryways are below:



3. Building Spacing

New construction should reflect and reinforce the building spacing found on the block.

4. Fenestration

- a. The fenestration (arrangement, proportioning, and design of windows, doors, and openings) in the new building/building addition must not conflict with or draw attention from contiguous buildings.
- b. The basic proportions of glass to solid which is found on contiguous buildings should be reflected in new construction or building addition.
- c. Window openings should reflect the basic proportionality and directionality of those typically found on contiguous buildings.

C. Accessory Buildings

1. In the SSNCO District, accessory buildings 120 square feet or greater must be consistent with the architecture and design of the principal building. Consistency of design includes use of the same palette of materials as the principal building, roofing, roof pitch, trim, and colors.

2. New attached or detached accessory structures are not permitted in the front yard area, which prohibits “front-loaded” garages.

D. Demolition of Existing Buildings

1. Criteria for Demolition

An existing structure shall only be permitted to be demolished if:

- a. The structure poses an immediate and substantial threat to public safety as interpreted from the state of deterioration, disrepair, and structural stability of the structure. The condition of the building resulting from neglect shall not be considered grounds for demolition.
- b. The architectural significance of the structure is such that, upon further consideration, it does not contribute to the character of the Southside Neighborhood Conservation Overlay District.
- c. The demolition is necessary to allow development, which is of greater significance to the enhancement of the district than is retention of the structure, or portion thereof, for which demolition is sought.
- d. The structure or property cannot be put to any economically beneficial use without approval of demolition.