

## **ORDINANCE NO. 422**

### **ORDINANCE AMENDING CHAPTER 18.06 (6J2) PERTAINING TO BUILDING STANDARDS FOR NEW CONSTRUCTION WITHIN THE C-1 DISTRICT NOT ADJACENT TO CENTRAL STREET OR MARSHALL AVE**

The City Council of the City of Springfield, Minnesota ordains as follows:

#### Section 1.

a. A high level of design and architectural detail are required for structures when practical as determined by the Planning Commission. Building designs should balance the need to serve their purpose and while being oriented to the outside, striving to create a coordinated ‘sense of place’ which adds to the quality of life. Architectural features such as windows, doorways, balconies and cornices help ensure buildings and the uses they showcase relate to people. Uniform or complimentary window shapes, cornice lines, doorways and façade materials and colors are desired.

b. For structures not abutting Central Street or Marshall Avenue there shall be as much adornment as possible and practical to facades facing public right of ways. Tile, glass, copper, metal and wood may be used for accent materials.

c. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal surface. Facades facing public rights-of-way with more than forty (40) feet in continuous width or height shall feature breaks/divisions in materials, colors, separate entrances/entrance treatments, variations in roof lines and/or variations in building setbacks.

d. Common areas and places for people to congregate are highly encouraged. Such common areas such as courtyards, squares, fountains, gardens and the like should offer a variety of activities for persons to sit outside, walk, meet friends, enjoy a meal, etc. All common areas shall be maintained by the property owner or other method, development agreement, homeowners assoc. etc.

e. On-site circulation systems should encourage safe, efficient passageways for cars, pedestrians and other transportation options. Parking lots with landscaped amenities are highly recommended.

f. Landscaping treatments along walkways, in courtyards, in areas complementary to the building design and within parking areas which enhance pedestrian’s experience and which are complimentary to the area are highly encouraged.

g. Building and signage lighting shall be indirect with light source(s) hidden from direct pedestrian and motorist view. Uniform or complimentary lighting styles are preferred and encouraged.

h. When a redevelopment project disturbs the existing streetscape, proposed replacement streetscape elements shall be reviewed by the Zoning Administrator.

Section II.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section III.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section IV.

When Effective. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the Council this 19<sup>th</sup> day of December, 2017.

Ayes:

Nays:

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Lowell Helget, Mayor

ATTEST:\_\_\_\_\_  
Amy Vogel, City Clerk