

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

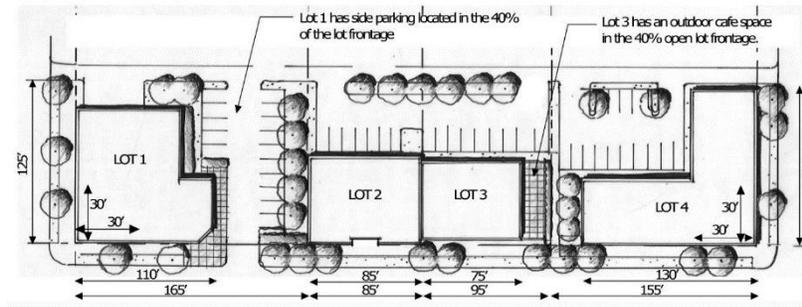
New buildings abutting Highway 23 shall have a minimum setback of fourteen (14) feet from the existing curb line.

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: building lot frontage / 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

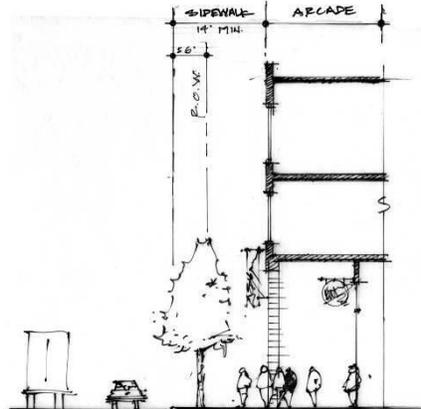


3. The length of the building façade shall be measured as the maximum width of the building projected to the front lot line on lines perpendicular to the front lot line.

E. Build-to Line

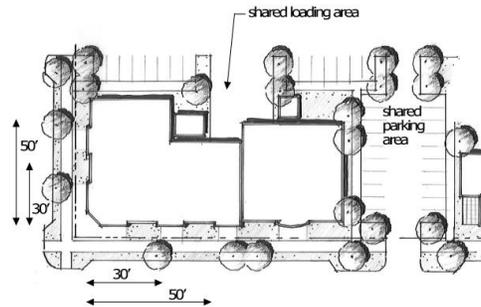
1. On corner lots, the build-to line shall apply on each side fronting a street. At least the first and second floor must meet the build-to line. Arcades and Terracing are permitted to meet this requirement as illustrated below:

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:

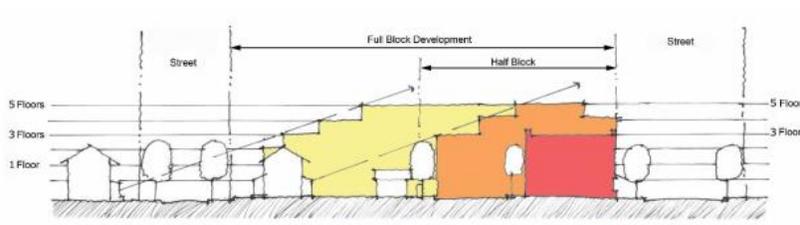
1. the top of the cornice on a flat roof;
2. a point directly above the highest wall of a shed roof;
3. the uppermost point of a round or another arch-type roof;
4. the mean distance from the eave line to the peak of the highest gable on a pitched or hip roof.

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