

The character of the architecture on the street reinforces the idea of a pedestrian scale. Buildings should be articulated to create a human scale and have the varied look of a number of buildings built over time. Building masses and edges along the street should be articulated with windows and entryway that provide interest. The following guidelines apply to all Commercial and Mixed-Use buildings.

6.2-A: USES

- Mixed-Use Buildings should have commercial uses located on the first floor. Mixed-Use Buildings should have office or residential uses on all other floors.
- One story structures should be limited to large format stores, such as grocery stores and specialty buildings such as the existing administration building, proposed railroad station, etc.

6.2-B: ORIENTATION

- Primary Building Facades should be oriented to the street.
- Buildings should line the Build-to-Line in a continuous edge and should meet the minimum frontage occupancy requirements.
- Blank walls should not face streets. Liner buildings with primary building facades should be used to screen blank walls from the street.

6.2-C: FACADES

- Mixed-Use Buildings longer than 60' should be designed to look like more than one building.
- Commercial first floors should have a 12' minimum height for mixed-use buildings.



Exhibit 36
**COMMERCIAL AND
MIXED-USE BUILDINGS**

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