

**ARTICLE X<sup>1</sup>**  
**CITY OF EAST RIDGE**  
**ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES**

100. Goals & Applicability.

- A. Purpose. The purpose and goals of these Architectural Design Standards and Guidelines is to:
1. Encourage high-quality buildings that are well designed, visually interesting and enhance the City's appearance;
  2. Support active pedestrian-oriented public spaces throughout the City's business corridor; and
  3. To reflect the goals of the City Council in creating development of enduring quality and particular architectural style.
  4. Improve the visual quality of the City's commercial districts.
  5. Address new and infill development that maintains and enhances the existing characteristics of the community
- B. Application. All new development located within commercially zoned districts (C-1, C-2, C-4, C-5, C-6) of the City shall be subject to these provisions. Approval by the East Ridge Building Official must be obtained before any site improvement or construction can begin and a Certificate of Occupancy or Zoning Permit can be issued. Major rehabilitations of existing buildings within commercially zoned districts of the City are also subject to these provisions. Major rehabilitation shall be defined as any renovation, restoration, modifications, addition, or retrofit of a building that exceeds fifty percent (50%) of the current appraised value of the building. The appraised values of the land are not included in the 50% calculation. The current appraised value shall be established by the Hamilton County Tax Assessor's Office.
- C. Waivers and Variances. Requests for a waiver or variance shall be reviewed by the East Ridge Design Review Committee. Applications shall include the submission of architectural elevations of the proposed construction or renovation in color.

---

<sup>1</sup> Article X of the East Ridge Zoning Ordinance was approved and adopted by the East Ridge City Council on second and final reading pursuant to Ordinance No. \_\_\_\_ on \_\_\_\_\_, 2017.

101 Standards and Guidelines

- A. Facades. The façade of a building is defined as being all exterior walls structure. All facades must meet the following minimum requirements:
1. The exterior wall façade shall apply to each side of the structure that is visible to the public.
  2. All entryways used by the general public shall be distinct and visible from the street and integrated into the building architecture.
  3. Blank walls facing the street are prohibited and may be avoided through the use of wall articulation.
  4. Window and door openings shall have a vertical orientation and vertical alignment between floors.
  5. The street frontage of the ground floor of all structures shall have built-out space (e.g., retail, residential, office space).
  6. All commercial buildings shall have a distinguishable base and cap which are clearly defined by horizontal elements along the bottom and top of the building. Variations in material and colors can help achieve this standard.
  7. Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
  8. Outdoor storage display areas shall be included on the site plan submittal for review. Additional parking shall be provided to account for temporary outdoor storage or display areas that utilize parking spaces when they are in use.

102. Massing. Massing with regard to structures must meet the following minimum requirements.

- A. The maximum length of uninterrupted façade plane shall be 60 feet. Off sets, projections and recesses up to 4 feet, and/or pilasters shall be used to break up the mass of a single building into bays.

- B. Variations in solid and void within the walls are encouraged to provide interest along building edges. Changes in material, color, and wall height are encouraged.
- C. The first floor or ground floor of a mixed use building shall be commercial retail only. Residential occupancy shall be on the story above retail.

103. Materials.

- A. The use of simple and durable materials at street level are strongly encouraged.
- B. Minimize the number of building facade materials to three, with one serving as the dominant cladding.
- C. Appropriate exterior wall materials are:
  - 1. Brick
  - 2. EIFS when complemented with natural or artificial stone
  - 3. Stucco when complemented with natural or artificial stone
  - 4. Natural or artificial stone, granite, marble, or limestone
  - 5. Concrete: finish should be architectural level
  - 6. Metal panels: individual or systems
  - 7. Glass curtain wall systems
- D. Appropriate materials for limited accents are:
  - 1. Metal (galvanized, painted or ornamental)
  - 2. Concrete (pre-cast or unfinished exposed concrete)
  - 3. Wood
  - 4. Fiber cement siding (hardiplank)
  - 5. Tile
  - 6. CMU (ground or split face only)

7. Exterior insulation and finish system (EIFS)

E. Inappropriate exterior wall materials are:

1. Vinyl or aluminum siding
2. Mirrored glass on the ground floor; (if tinted glass is used must be consistent along the attached store fronts)
3. Galvanized metal as a veneer

104. Doors and Windows.

- A. Frames recessed a minimum of four (4) inches
- B. Encased with trim
- C. Have divided lites
- D. Have exposed or otherwise articulated lintels
- E. Architectural Features
  1. Consideration will be granted for the appropriate of each feature, including without limitation, use of decorative trim around the roof perimeter, all doors and windows, and signs, decorative wrought iron used as gates, fencing, windows, and railings, and decorative use of brick, stucco, or stone accents around walls, columns, rooflines, doors and windows, including crown molding.

105. Colors

- A. Façade colors and materials are limited to three.
- B. Earth tone or neutral colors are encouraged.
- C. Bright, intense or fluorescent colors are prohibited.

106. Roofs.

- A. Provide straight forward roof forms free “sculptural” or sign-like visual qualities.

- B. Flat roofs with parapet walls, gable or hip roofs are encouraged. Flat or parapet roofs should be articulated and interrupted along the sides by breaking the plane of the roof along the sides and front.
- C. Embellishment of a flat roof shall be achieved through the use of cornice or cap and base along the front and sides of the roof.
- D. False mansard roofs, plastic, fiberglass, or glass allowing visibility to public view are prohibited.
- E. Roof mounted mechanical and air conditioning equipment shall be screened from public view on all sides, adjacent streets, and adjoining developments, with the use of parapets, dormers, or by other means. Exceptions may be allowed when topography or other unchangeable conditions such as elevated roadways, do not permit equipment to not be visible. Alternative means of screening shall be reviewed by the chief building official.

107. Awnings and Canopies. Awnings and canopies from buildings, serving as an entry canopy and/or providing identification to the business are allowed under the following restrictions:

- A. Canvas or other durable materials are preferred.
- B. Plastic, fabric or other materials that have a gloss-like finish are prohibited.
- C. Internally illuminated canopies or awnings, where the lights actually illuminate the awning or canopy are prohibited.
- D. Minimum of 8ft. of vertical clearance is required.
- E. May not exceed 25 feet in length.

108. General Definitions

- A. Base. The lowest part of the building or structure.
- B. Cap: The head or crowning feature of a building or structure.
- C. Cornice. A projecting decorative molding or overhang that crowns the top course of a wall.

- D. Façade. The face of a building, especially the principle front that looks onto a street or open space.
- E. Gable. A triangular or ridged roof with two slopes that come to a point along a ridge in the middle.
- F. Mansard. A roof with slopes on each of four sides.
- G. Parapet. An extension of the main walls of a building that runs along the edge of a roof. Often used to shield rooftop mechanical equipment and vents.
- H. Uninterrupted Facade Plane. The continuous vertical and horizontal surface of an exterior wall.
- I. Vertical Orientation. The Orientation of items one above another in a vertical fashion.

109. Material Definitions. For the purpose of interpreting the provisions of Article X, certain words or terms are herein defined. All other words used in this chapter shall carry their customary meaning.

- A. Architectural Concrete. Concrete used for the exterior or interior ornamentation or finish of a building or structure, often being cast integral with reinforced concrete frame.
- B. Artificial Stone. The name for various kinds of synthetic stone products.
- C. Brick. A small, hard block of baked clay that is used to build structures.
- D. EIFS. A general class of non-load bearing building cladding system that provides exterior walls with an insulated, water-resistant, finished surface in an integrated composite material system
- E. Glass Curtain Wall System. A nonbearing wall of glass and steel, fixed to the outside of a building and serving especially as cladding.
- F. Fiber cement siding. A construction product made from silica, cement, wood fiber, water, and other ingredients also known proprietarily as "hardy board/plank" or cementitious siding.
- G. Stucco. A mortar mixture that is commonly used as an exterior siding application

110. Appropriate Architectural Elements. Examples of appropriate architectural elements are provided below.



1. Distinguished Base and Cap
2. Interrupted Facade Plane



1. Distinguished Base and Cap
2. Interrupted Facade Plane
3. Vertical Orientation of Doors and Windows



1. Mixed Use retail and residential concept
2. Vertical door and window orientation
3. Minimal use of facade materials



1. Minimal use of facade materials
2. Facade Plane offsets and material change to interrupt appearance

111. Administration, Appeals, and Variances.

A. Review for compliance or variances will be conducted by the East Ridge Design Review Committee that consist of:

1. City Manager;
2. Chief Building Official; and
3. Building Inspector.



- B. Appeal. Any applicant aggrieved by a decision of the Architectural and Design Standard, where it is alleged there is an error in such decision in the administration or implementation of these standards as applicable, may appeal to the East Ridge City Council within 10 days of the Design Review Committee's decision by filing a Notice of Appeal, in writing, with the staff of the East Ridge City Council. Failure to do so within the prescribed period will constitute a waiver of all rights to an administrative hearing.
- C. An appeal of the Design Review Committee's decision must be filed with the East Ridge City Council and shall include the following:
1. The name, address, and telephone number of the petitioner.
  2. The decision(s) being appealed and description of the appeal.
  3. Site plan of the property involved showing dimension of the lot, architectural elevations, and any proposed improvements thereon.
- D. Upon the filing of a Notice of Appeal to the East Ridge City Council staff, the appeal shall be scheduled for a hearing by the East Ridge City Council on the next available regularly scheduled meeting. The East Ridge City Council may affirm, reverse, remand, or modify the decision of the Design Review Committee.
- E. Variance. The East Ridge City Council may, following a request by the applicant, hear requests for such variances from the terms of these standards where, owing to special conditions, a literal enforcement of the provisions of these standards would result in unnecessary hardship. Considerations of unnecessary hardship include the following:
1. Whether special circumstances or conditions exist peculiar to the land, structures or building involved and are not generally applicable to other lands, structures, or buildings.
  2. Whether the literal enforcement of the provisions of these standards would deprive the applicant of rights commonly enjoyed by other properties located in the same vicinity and would not confer on the applicant any special privilege that is otherwise denied to such other properties.
  3. Whether the special conditions and circumstances result from the actions of the applicant or are based upon economic considerations.

4. Whether the proposed modifications uphold the intent and spirit of these standards and the East Ridge Zoning Code by providing an equal or better standard of protection and aesthetic value than the strict requirement of these standards or the East Ridge Zoning Code from which the variance is sought.

112. Period of Validity

- A. Expiration. The Design Review Committee's approval expires under the following conditions:
  1. If a Building Permit is not applied for within six (6) months following the date of the Design Review Committee's approval; or
  2. If work on the project is not commenced or completed, whichever is applicable, within the time period prescribed in the issued Building Permit.
- B. Extension. Upon the showing of good cause, as determined by the Design Review Committee, the applicant may receive one (1) extension of no more than sixty (60) days. Any further extensions will require the review and approval of the East Ridge City Council.
- C. Effect of Expiration. If the period of validity expires, the administrative office of the City of East Ridge shall file with the records custodian of the City a notice of noncompliance and no Building Permit or Use and Occupancy Permit shall be issued until approval is obtained in accordance with the procedures outlined in the Zoning Code. The failure of the administrative office of the City of East Ridge to file a notice of noncompliance does not otherwise stay or extend the period of validity.

First Draft 1/5/ 2017; Rev 1/10/17;

2<sup>nd</sup> Revision 1/25/17

3<sup>rd</sup> Revision 2/28/17

4<sup>th</sup> Revision 3/6/17