

## **2400.2405 MIXED AND NONRESIDENTIAL DESIGN STANDARDS FOR FRONTAGE TYPES.**

The following mixed and nonresidential design standards apply to the Capitol mall, Capitol view, civic, and flexible frontage types as shown in the table in this part. An "S" in the table means that the design standard is mandatory, unless the applicant can demonstrate to the board that there are circumstances unique to the property that make compliance impractical or unreasonable. A "G" in the table means that the design standard is recommended as a guideline. Design standards for residential frontage areas are included in part 2400.2410.

	Capitol Mall	Capitol View	Civic	Flexible
Building must be faced with cut stone, terra cotta, cast stone, or other materials of similar aesthetics and durability	S			
Building must be faced with cut stone or other natural materials, or with brick, split-faced block, or similar masonry materials		S	S	G
Roofs must be defined with a discernible cornice line that matches or is compatible with the cornice lines of adjacent buildings	S	G	S	G
Pitched roofs must be clad with highly durable fire-resistant materials such as standing seam metal, slate, ceramic, or composite tiles	S			
Use of green roofs for reductions in building energy consumption is strongly encouraged	G	G	G	G
Freestanding signs on poles or pylons are prohibited within frontage setback areas	S	S	S	S
Mechanical and electrical equipment such as transformers, air conditioning and heating units, communications antennae, and similar elements must not be visible from any point within the frontage setback area	S	S	S	S
New vehicular access points are prohibited from streets parallel to the designated frontage. Access and egress must be from streets other than those designated	S	S		

Landscaping within the frontage setback shall include a double row of canopy trees meeting the requirements of part 2400.2630	G	G		
Continuity of walls: building facades, fences, and landscape masses must contribute to the spatial definition of the frontage and form cohesive walls of enclosure along the street	S	G	G	G
Compatibility with visually related buildings, features, and places. The following building and site elements must be designed to be visually compatible with the corresponding elements of those buildings, features, and places that meet the standards of this chapter and to which the building is visually related:	S	G	G	G
Proportion and dimensions of the building's front façade: the relationship of width of the building to height of the front elevation				
Proportion of openings: the relationship of width of the windows to height of the windows				
Rhythm of solids to voids: the relationship of solids to voids in the building's front façade				
Rhythm of spacing of buildings: the relationship of a building to the open space between it and adjoining buildings				
Rhythm of entrance and porch projections: the relationship of entrances and porch projections to sidewalks				
Relationship of materials, texture, and color of building façades				
Roof shapes				
Scale of building: the size and mass of a building in relation to open spaces				

Front elevation: the place and orientation of the front elevation of a building, including the shape and composition of its architectural elements

Landscape design: planted areas, plant materials, grading, pedestrian walks and areas, and other landscape elements

**Statutory Authority:** *MS s 15B.06*

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