

ARCHITECTURAL STANDARDS SMARTCODE MODULE

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Architecture is the art of making places.

Robert Campbell

5.14 ARCHITECTURAL STANDARDS

This optional Module contains basic Architectural Standards for Buildings. These provisions contribute to a visually harmonious urban fabric, easing the public's acceptance of mixed functions in adjacency, and in some instances, supporting the superior environmental performance of traditional building technique. More complete and more detailed Modules, in the form of more elaborate standards or full pattern books, may be used instead. Such Modules are available from New Urbanist suppliers listed on the website www.smartcodecentral.com.

Some municipalities may decide not to regulate architectural matters. However, many of these standards, besides their aesthetic effects, also have health and public safety purposes, such as crime prevention by increasing "eyes on the street," that may be cited as support for their implementation.

5.14.1c This assures a minimum of visual harmony. "Vertical" may be replaced by "horizontal" where modernist architecture is desired.

5.14.1.f & g These provisions should be removed where modernist architecture is desired. Even codes that promote sloped roofs should allow flat roofs when permanently dedicated to roof gardens or green roofs. Such roof gardens, if they are to be used, should be easily accessible from a room on the roof.

5.14.1g Other materials may be added to this list as the community wishes. For example, eighty percent of the new housing in the Northeast has vinyl siding. But its use is controversial. While it initially contributes to housing affordability, some vinyl has not proved durable. According to the Vinyl Siding Institute, the latest premium products are more colorfast and durable than they have been in the past, with warranties against fading and yellowing. Still, the authors of this Manual recommend cementitious siding or wood if price allows.

This provision is for Facades only; calibrators should consider also regulating the side elevations.

5.14 ARCHITECTURAL STANDARDS**5.14.1 GENERAL TO ZONES T3, T4, T5, T6**

- a. Building wall materials may be combined on each Facade only horizontally, with the heavier below the lighter.
- b. Streetscreens should be constructed of a material matching the adjacent building Facade.
- c. All openings, including porches, Galleries, Arcades and windows, with the exception of Shopfronts, shall be square or vertical in proportion.
- d. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Doors and windows that operate as sliders are prohibited along Frontages.
- f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12.
- g. The exterior finish material on all Facades shall be limited to brick, wood siding, cementitious siding and/or stucco.
- h. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment to the satisfaction of the CRC.
- i. Balconies and porches shall be made of painted wood.
- j. Fences at the first Lot Layer shall be painted. Fences at other Layers may be of wood board or chain link.