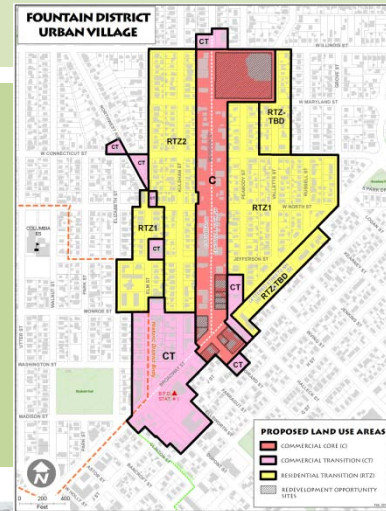


FOUNTAIN DISTRICT Additions & Modifications to Existing Buildings



Site Design Intent: To Enhance neighborhood and streetscape character, encourage compatible additions & modifications to existing buildings in the Commercial Core & Commercial Transition areas.

Site Design Standards and Guidelines

- Additions entrances must face public street
- 42" tall fence limit in front & side yards (no chain link or cyclone)
- On Meridian, encourage front additions to set back 2 feet (for wider sidewalk and street trees)
- Parking access from alley, unless corner lot
- Landscape for privacy for neighboring residents



No front yard parking aprons



Encourage front addition setback 2' to allow for street trees



Maintain adequate side yard setback (no fire wall)

Building Design Intent. Minimize impact of additions & modifications to existing (and historic) buildings and augment architectural character of original buildings.

Location of Additions

- Whenever possible, locate additions to the rear or side
- Maintain distinction between joined buildings
- Second story additions should use appropriate massing, articulation, scale and architectural details
- Additions to the front of a building are only permitted in the Commercial Core – apply Urban Village Design Guidelines



Maintain distinction between two joined buildings



Commercial Core: Front additions are allowed



Commercial Transition: No front additions allowed

Architectural Details

- A new addition should relate to the design, materials, ornamental detail, and follow the roof shapes and slopes of the existing building.
- The articulation of an addition should be compatible with that of the existing building, and can be applied to buildings through the use of towers, bays, porches, steps and other projections.
- Window and door floor heights, roof shapes and pitches, and other elements of the addition's exterior should relate to those of the existing building.
- Whenever possible, retain existing siding and features of buildings when making improvements and adaptations.



Second Story Addition – good massing, scale, architectural detail and materials



Unarticulated front addition



Commercial Transition: Front patios and seating are allowed



Addition with good attention to design, materials, ornamental detail and features