

INDUSTRIAL CHARACTER AREA

DESIGN GUIDELINES

- IN1** Structures identified as contributing shall follow the design guidelines adopted for the Residential Character Area.
- IN2** Make sure that new designs conform to all other applicable regulations including the Jefferson County Land Development Code.
- IN3** Do not demolish contributing structures in a historic district to make way for new or large-scale construction. Non-contributing buildings are identified in each of the district or individual local landmark designations or National Register nominations.
- IN4** Design construction so that the building height, scale, massing, volume, directional emphasis, and setback reflect the architectural context established by surrounding structures and do not conflict with the historic character of the district.
- IN5** Select materials and design elements for construction that are sympathetic with surrounding historic buildings in the district. Materials should be of a complementary color, size, texture, scale and level of craftsmanship. For new construction, use an exterior sheathing that is similar to those of other surrounding historic buildings. When there is no adjacent context, masonry is preferred for facades that are visible from the public right-of-way. Metal and stucco in dark warm tones may also be appropriate alternatives.
- IN6** Medium and darker earth tone colors should be used instead of bright and/or very light colors.
- IN7** Design new construction in such a way that it does not disrupt important public views and vistas.
- IN8** New industrial buildings should be aligned with the prevailing setbacks of existing buildings in a block.
- IN9** Plant canopy trees in front of any large-scale new construction to provide a visual sense of consistency along a streetscape.
- IN10** Design infill construction so that it is compatible with the average height and width of surrounding buildings. The rhythm of the façade should also reflect the characteristic rhythm of existing buildings on the street.
- IN11** Design infill construction so that the organization of the street-facing façade closely relates to any surrounding buildings. Window and door openings should be similar in size to their historic counterparts, as should the proportion of window to wall space. Cornice lines, pilasters, and parapets are important character-defining elements.
- IN12** Maintain the historic rhythm of the streetscape where it exists.
- IN13** Various roof forms that are found in historic industrial architecture and are compatible for new construction include gables, stepped parapets, low-sloped hipped, and shed forms. Mansard roofs are not compatible.
- IN14** Freestanding and drive-through canopies should be designed with piers that are proportional to the roof mass.
- IN15** Incorporate mechanical systems into new construction in an organized, planned manner.
- IN16** Shed-roofed canopies at loading docks help reduce the visual impact of overhead doors
- IN17** Make provisions for screening and storage of trash receptacles when designing new construction.
- IN18** Design construction so that access to off-street parking and storage yards is off alleys or secondary streets whenever possible.
- IN19** Generally speaking, parking and storage lots should be located in the rear. Parking areas shared among groups of business is encouraged. Design required new parking and storage lots in a way that it is as unobtrusive as possible and minimizes the impact on the historic setting. Perimeter landscaping, fencing, colonnades, or other construction shall visually continue the building line along open sidewalks.
- IN20** Galvanized chain link fencing may not be used in the front or street side yard. Wrought iron, aluminum tube fencing, and masonry walls are preferred. Vinyl-coated chain-link combined with landscaping may be acceptable.