



TECUMSEH
PUBLIC SCHOOLS
ADMINISTRATIVE SERVICE CENTER

DOWNTOWN HOUSING AND ADAPTIVE REUSE

CITY OF TECUMSEH, MI

February 6, 2019

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City Council

Jackson Baker, Mayor
Gary Fox
Stephanie Harmon
Gary Naugle
Vicki Riddle, Mayor Pro-Tem
Austin See
Ron Wimple

Planning Commission

Barbara Hammond (Secretary)
Brian Radant
Jim Hammond

Vicki Lantzy
Tom Weitzel
Paul Bidwell
Bob Fox (Chairman)
Calvin Smith
Rick Ruhl

Administration

Dan Swallow, AICP, MPA — City Manager
Jessica Sattler — Economic Development Director
Brad Raymond — Building Inspector, Building Services Director

Consultants – McKenna

John Jackson, AICP — President
Paul Lippens, AICP — Project Manager
Alexandra Novak — Project Planner
Michael Campbell, AIA — Urban Design
Carrie Leitner — Graphic Design

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A group of people are gathered around a table in a meeting room, looking at a map or document. One person is pointing at the map with a pen. The room has large windows with blinds in the background.

PUBLIC ENGAGEMENT

The City of Tecumseh invited the public to engage in a housing-focused workshop to gather input for the future Master Plan Future Land Use amendments of ten sites in and around the downtown area. There were approximately 32 participants as well as many Planning Commission members in attendance. The workshop included discussion of barriers, assets, and opportunities in the downtown area, as well as visual preferences and compatible uses for new and adaptive use housing sites

Visual Preference

Rank the following housing types and adaptive re-use opportunities based on your reaction to building size, look, materials, and landscaping (trees). Please mark 1 to 5 (1 = most preferred) in each corresponding white box of each image.



ACTIVITY #1: VISUAL PREFERENCE SURVEY

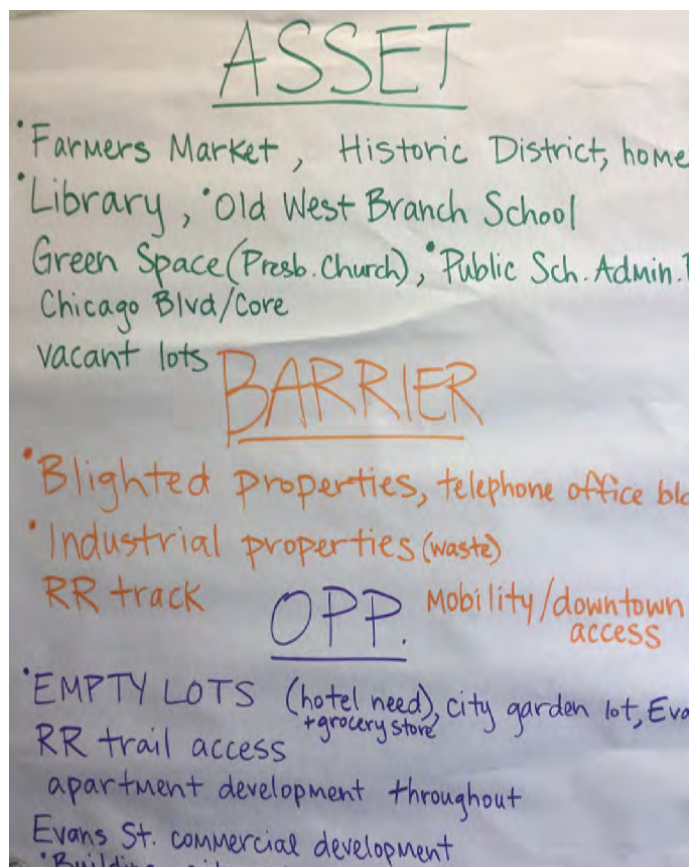
The first activity was a visual preference survey to measure the most and least ideal housing types and adaptive reuse opportunities. 16 housing images were included in the survey, and the four categories measured for each image were size, look, materials, and landscaping. The rating scale was 1 to 5, with 1 being the most preferred.

- Participants were asked to review 16 photos of housing types and rate their preferences of the sizes of the buildings depicted. The top three highest rated photos were numbers 4, 15, and 9.
- Participants were asked to review 16 photos of housing types and rate their preferences of the look of the buildings depicted. The top three highest rated photos were numbers 4, 9, and 15.
- Participants were asked to review 16 photos of housing types and rate their preferences of the materials of the buildings depicted. The top three highest rated photos were numbers 3, 4, and 9.
- Participants were asked to review 16 photos of housing types and rate their preferences of the landscaping (trees) of the buildings depicted. The top three highest rated photos were numbers 4, 15, and 9.



ACTIVITY #2: MAPPING ACTIVITY

The second activity used a blank parcel map of the downtown area to draw, write, and generally identify the assets, barriers, and opportunities in and around the commercial downtown core. Ten sites were included on the map and noted as adaptive reuse sites. These properties are being considered for Master Plan Future Land Use amendments to incorporate a more diverse housing mix, mixed uses, and compatible uses around downtown.



ASSETS

- The most common assets identified included the farmers market (4), the historic Chicago Boulevard downtown commercial area (3), the Carnegie Library (3), the Tecumseh District Library (2), green space, and the Hotrum Promenade Park (3). The following adaptive reuse sites were identified as assets:
 - » Tecumseh Schools Administration Building (2)
 - » Herrick Memorial Hospital (2)
 - » Cub Scout Cabin (2)
 - » Old West Branch School (2)
 - » Tecumseh Products International Office Building (1)
- Other assets noted in the civic/institutional classification included City Hall (1), Compass Learning Center (1), the Tecumseh District Library (2), the post office (1), Tecumseh Center for the Arts (1), and the Tecumseh Area Museum (1).
- Other assets noted in the historic/placemaking classification included the historic district west of downtown (1), historic homes (1), Civic Blvd Park (1), Episcopal (Covenant?) Church (1), Hayden Mill (1), Adams Park (1), the Musgrove Evans House (1), Indian Crossing Trail Park and pond (1), Union Street (1), and Evans Street (1).

BARRIERS

- The most common barriers identified included industrial properties and the associated waste, the railroad tracks and ties in Hotrum Promenade Park (4), and empty/blighted properties such as the residential property on the NW corner of Oneida St. and Logan St. (2), and the residential property on the NW corner of Pearl St. and Kilbuck St. (2). The following adaptive reuse sites were identified as barriers:
 - » Spectron Industries, Inc. (4)
 - » Residential/Office block bound by Pottawatamie St. to the north, Kilbuck St. to the south, Pearl St. to the west, and Evans St. to the east. (2)
 - » Harrison properties on the NW corner of Ottawa St. and Pottawatamie St. (2)
 - » Tecumseh Schools Administration Building (1)
 - » Vacant lot on the SE corner of Maumee St. and Cummins St. (1)
- Other barriers noted included the post office building (1) and telephone company building (1) on Chicago Blvd, the party store on Maumee St. (1), mobility and access to downtown (1), the landscaping company located on the west side of S Evans St. at Cummins St. (1), and the size and layout of the hospital (1).

OPPORTUNITIES

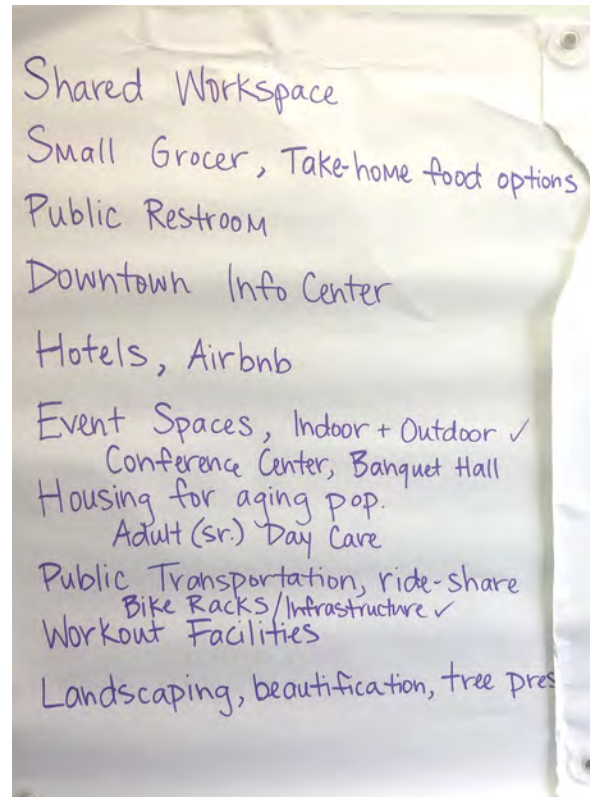
- The most common opportunities identified included empty lots such as the vacant lot on the SE corner of Pearl St. and Chicago Blvd. (3) and the City owned lot on the NE corner of Maumee St. and Chicago Blvd. (2), the underutilized Hotrum Promenade Park (2) and adjacent triangle-shaped property bound by N Evans St. to the west, N Ottawa St. to the east, and Shawnee St. to the south (2).
- All of the adaptive reuse sites were identified as opportunities, with the most popular as follows:
 - » Tecumseh Schools Administration Building (4)
 - » Herrick Memorial Hospital (3)
 - » Herrick Memorial Hospital parking lot (3)
 - » Cub Scout Cabin (3)
 - » Residential/Office block bound by Pottawatamie St. to the north, Kilbuck St. to the south, Pearl St. to the west, and Evans St. to the east. (3)
 - » Harrison properties on the NW corner of Ottawa St. and Pottawatamie St. (3)
- Other opportunities noted included the need for a hotel close to downtown (1), the need for senior housing (2), multifamily development (1), railroad trail access (1), need for a grocery store/market (1), commercial development on Evans St. (1), the Eagles building on S Evans St. (1), an info center on one of the vacant lots on Chicago Blvd. (1), and a live/work space west of downtown at 515 W Chicago Blvd. (1).



ACTIVITY #3: COMPATIBLE USES

The final activity was a brainstorm about potential compatible uses in and around the downtown area and was done individually, though many groups conversed. A few common themes stuck out from the written lists of compatible uses, including the following:

- A market or small grocer (11)
- Space for outdoor music and events, as well as more landscaped green spaces downtown (10)
- Public restrooms (10)
- A hotel or bed and breakfast for short-term stays (9)
- Senior housing and affordable senior housing (7)
- Affordable housing (4)
- Venues of medium size for parties or meetings, including a conference center/banquet hall (5)
- More parking for cars and bicycles (6)
- Public transit and non-motorized infrastructure (5)
- Climate controlled storage (3)



CONCLUSION

Overall, the participants in the workshop seemed to be optimistic about the redevelopment of the adaptive reuse sites identified and wanted to see complimentary uses such as senior and affordable housing, neighborhood scale commercial, and uses that generally support the vibrancy of downtown. The types of housing preferred appeared to be of a 2-3 story scale, with varying natural materials and colors and interesting architectural features.





DOWNTOWN FUTURE LAND USE PLAN

The Future Land Use Designations for the downtown core and edge areas have included mostly In Town Residential with a small area east of downtown designated for townhome/ attached single family uses and a few non-residential designations. Based on the nationwide demand for “missing middle” housing types and the multitude of unique development opportunity near downtown Tecumseh, we have developed a new Future Land Use Designation that will support infill residential development and adaptive reuse of existing buildings and sites. A new zoning district will be created to support this land use.

PURPOSE OF THE FUTURE LAND USE REVISION

The Future Land Use Designation revision sets forth recommendations for continued use, new development, and reuse of underutilized buildings for residential uses in the downtown area. The Future Land Use Map is a link between what exists and what City leaders and residents would like to have developed.

NEW DISTRICT DESIGNATION: DOWNTOWN RESIDENTIAL

The Downtown Residential category incorporates the section of previously existing Townhouse/Attached Single Family district east of downtown and expands around the Downtown District outline including specifically identified sites for adaptive reuse and development. These sites have been selected based on their redevelopment potential and proximity to the downtown area, and therefore have been included in the new designation district.

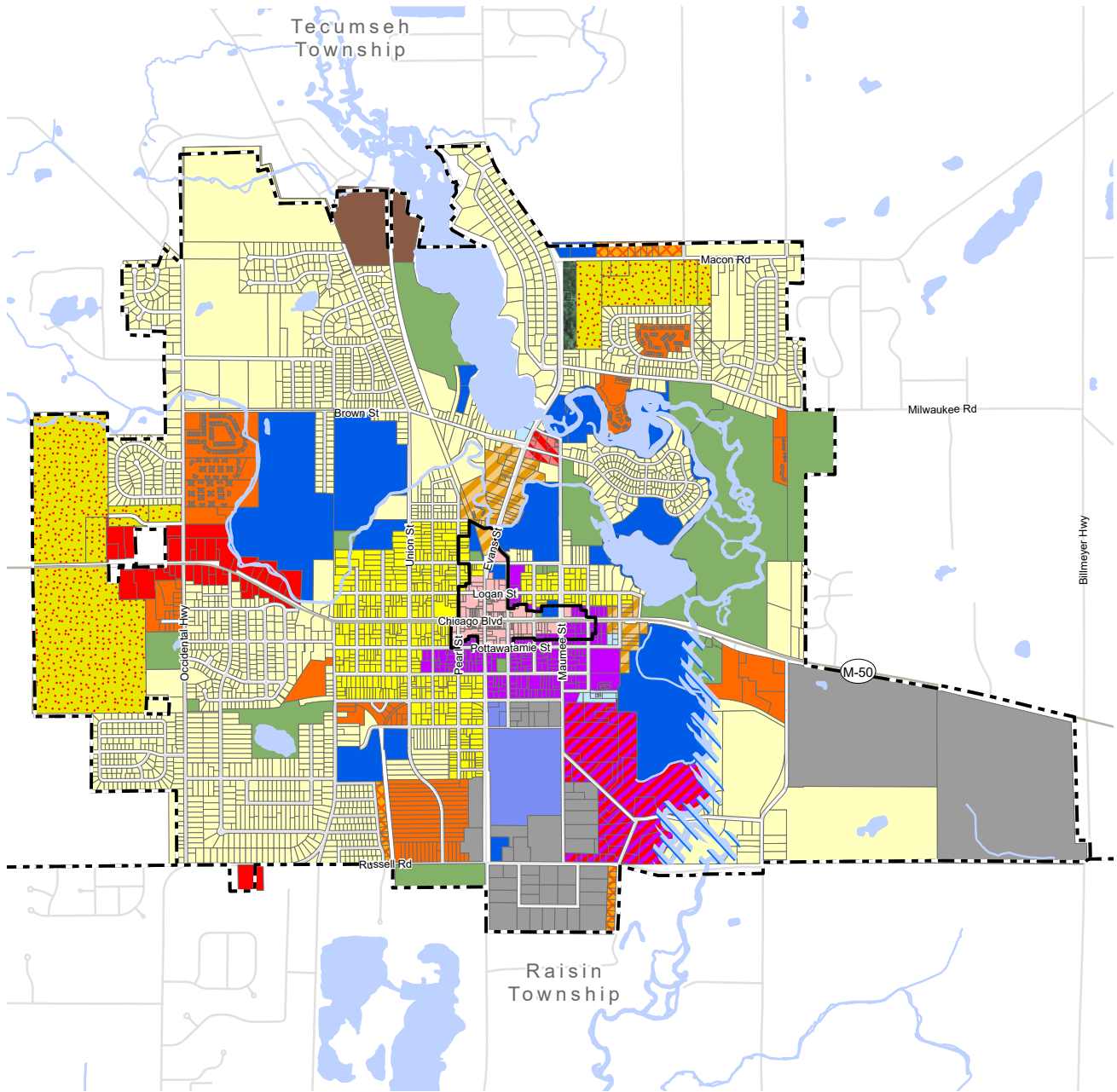
This new Land Use Designation can address a gap in housing types that have been provided in this area. While In Town Residential can include two family uses where appropriate, it predominantly facilitates the preservation of older and historic single family detached homes around the Downtown District area. The preservation of residential character will remain a priority within the Downtown Residential district, and will be enforced with a new Zoning District and design standards to allow for moderate density of living at the same scale that the neighborhood has historically possessed. The flexible housing types that are encouraged include but are not limited to duplexes, fourplexes, multiplexes, carriage houses, townhouses, bungalow courts, courtyard apartments, and live/work spaces.

The housing types in the Downtown Residential district will be of a similar scale to the existing buildings, while offering a variety of options for living style including attached single family, detached single family, and multi-unit dwellings that appear to be single family by observation. The proximity to downtown offers a walkable context that is desirable for residents, and will support the infill of a moderately higher density of residential development.

Encouraged compatible uses in the Downtown Residential area:

- Markets and specialty grocers
- Public parks, public art and gathering spaces
- Indoor and outdoor performance spaces
- Small-scale recreation and community-based education facilities (less than 10,000 sq. ft.)
- Live-work housing, accessory professional office and maker spaces
- Short-term rentals and bed and breakfasts
- Independent living facilities
- Banquet, party, and meetings rental spaces
- Accessible housing

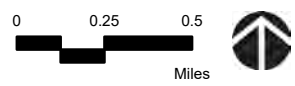
Map: Proposed Future Land Use



LEGEND

Future Land Use Categories

- | | | |
|----------------------------------|-------------------------|--|
| Single Family Residential | Flexible Development | Industrial |
| In Town Residential | Downtown Residential | Public/Quasi-Public |
| Two Family | Downtown Mixed Use | Recreation |
| Multiple Family Residential | Neighborhood Commercial | Greenbelt |
| Mobile Home Park | General Commercial | Downtown District |
| Townhouse/Attached Single Family | S. Evans Sub-Area | Municipal Boundaries |
| | Office/Medical | 0 0.25 0.5 Miles |
| | Industrial Commercial | North |
| | | Waterway Preservation Overlay District |







DESIGN GUIDELINES

The desired housing typology for the Downtown Residential designation will be guided by the design guidelines set forth in this amendment. Adaptive reuse of buildings and Missing Middle housing are two key principles that are used as references.

ADAPTIVE REUSE

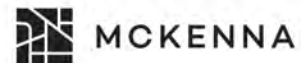
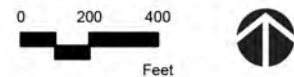
The reuse of old buildings or sites for a purpose other than what it was originally built or meant for is called adaptive reuse. A common trend in planning and development, adaptive reuse breathes life into buildings and areas that are otherwise underutilized. The City of Tecumseh has identified ten sites that are ideal for adaptive reuse with Downtown Residential housing types in the future. Some of the sites have existing development and can be redeveloped or infilled with new types of development. Others are historic structures that can be preserved and utilized in a new and different way.

Ten sites have been selected as key development opportunities for potential new types of housing in the Downtown Residential district. The map below shows where the sites are along with corresponding numbered photos.



LEGEND

- Parcels
- B-2 Edge
- B-2 Core
- Potential Adaptive Reuse Sites





1 Tecumseh School Administration Building



2 Herrick Memorial Hospital



3 Herrick Memorial Hospital Parking Lot



4 Vacant Lot



5 Tecumseh Products International Office Building



6 Spectron Industries, Inc.



7 Music Store (Old Mill Store)



8 Residential / Office Block



9 Old West Branch School



10 Harrison Properties

MISSING MIDDLE HOUSING

The downtown Tecumseh area has a residential building stock of mostly single family homes. While there are some duplex and multifamily homes, they are significantly less common. The “missing middle” identifies that gap; the lack of homes at the single family scale that serve more than one household. Whether it’s a cluster of units, an accessory dwelling, or attached units, there are many design options for providing a moderate density of housing at the scale of a single family neighborhood.

Potential Types of Missing Middle Housing for Tecumseh



Carriage House



Duplex Stacked



Duplex Adjacent



Triplex



Fourplex



Small Apartment



Rowhouses



Live Work



CARRIAGE HOUSE SPECIFIC REQUIREMENTS

1. Small, traditionally-styled residential garage form containing one residential unit, indoor parking, or one residential unit above indoor parking. Ground floor finish floor 24"-36" above grade (if not above parking).
2. Opaque façade through which Window and door openings appear to have been "punched" as through paper in a ring binder (garage doors excepted).
3. Window groupings encouraged, with groups of up to 3 allowable.
4. Residential entrance articulation and indoor stairway (stairway if more than one story).
5. Floor to floor heights limited to 10'-6".
6. Window screens to be made of wood or, if non-masonry structure, Windows to have 3 1/2" ht. painted wood aprons added beneath sills to width of cased openings.
7. Must be concealed behind a primary building type. Not to be located in view of frontage corresponding to street of primary building address.
8. Garage door openings, garage doors, garage door Window panes, and garage door panels must all be square or rectangular. Door panels and Window panes must be oriented vertically.



CARRIAGE HOUSE

Also considered an accessory structure, a carriage house is a small building located in the rear of a residential lot and can contain a small dwelling unit or similar use. They are often above a garage but can also be at ground level.



DUPLEX / TRIPLEX STACKED

A small or medium sized building with two dwelling units stacked one on ground level and one above, each with a separate door facing the street.

DUPLEX / TRIPLEX STACKED SPECIFIC REQUIREMENTS

1. Traditionally-styled single-family house form containing two residential units with two main entrances at the front, and alternate or service entrances along the sides and/or back. Finished floor located 24” to 30” above grade.
2. Residential units exist above one another within building enclosure.
3. Opaque exterior walls through which Window and door openings appear to have been “punched” as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24” to 30” above grade.
8. Min. 6’-6” deep front porch maximum 30” above grade with optional decorative rail 28”– 36” above porch floor.
9. Main entrance articulation (entrances may have separate doors or share a vestibule).
10. Window screens to be made of wood or, if non-masonry structure, windows to have 3 ½” ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10’-6”.



DUPLEX / TRIPLEX ADJACENT SPECIFIC REQUIREMENTS

1. Traditionally-styled single-family house form containing two residential units with two main entrances at the front and alternate or service entrances along the sides and/or back. Finished floor located 24” to 30” above grade.
2. Residential units exist side-by-side within building enclosure.
3. Opaque exterior walls through which Window and door openings appear to have been “punched” as through paper in a ring binder.
4. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
5. Window groupings encouraged, with groups of up to 3 allowable.
6. Building overhangs commensurate with style of architecture.
7. Ground floor 24” to 30” above grade.
8. Min. 6’-6” deep front porch maximum 30” above grade with optional decorative rail 28” – 36” above porch floor.
9. Individual main entrance articulation.
10. Window screens to be made of wood or, if non-masonry structure, Windows to have 3 ½” ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10’-6”.



DUPLEX / TRIPLEX ADJACENT

A small or medium sized building with two dwelling units adjacent to each other, each with a separate door facing the street.



FOURPLEX

A medium sized building that contains four dwelling units split up two on the ground floor and two above, with a shared door facing the street.

FOURPLEX SPECIFIC REQUIREMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque exterior walls through which Window and door openings appear to have been “punched” as through paper in a ring binder.
3. Building cornice must have the most prominent shadow line.
4. Minimum one additional horizontal molding or accent material projection dividing the building into layers, or creating water table expression on ground floor level.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and lift or ramp servicing first floor units.
8. Ground-floor units finish floor-elevation 36” to 42” above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for Windows located along facades.
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Floor to floor heights limited to 10’-6”.



APARTMENT BUILDING / MULTIPLEX SPECIFIC REQUIREMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs) and main entrances located along street of building address.
2. Opaque façade through which Window and door openings appear to have been “punched” as through paper in a ring binder.
3. Building cornice (at top of building) of substantial height and decoration (a).
4. Minimum one horizontal molding or accent material projection dividing the façade into layers (a).
5. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Main entrances at grade for accessibility, working in conjunction with interior lobby or vestibule and elevator(s).
8. Ground Floor Units (finished floor) 36” to 42” above grade.
9. Main entrance articulation.
10. Prominent sills and/or heads required for Windows located along facades (discouraged along other exterior walls).
11. No building entrances from side parking lots allowable. Otherwise, sides and backs of buildings not regulated by this code, except at corners (as shown here).
12. Building façade treatments optional along intersecting streets.
13. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
14. Floor to floor heights limited to 10’-6”.

(a) Feature excepted on Art Deco style buildings.



MULTIPLEX

A medium sized building that contains five to ten dwelling units either side-by-side or stacked between two floors. There can be one shared entry or individual entries facing the street.

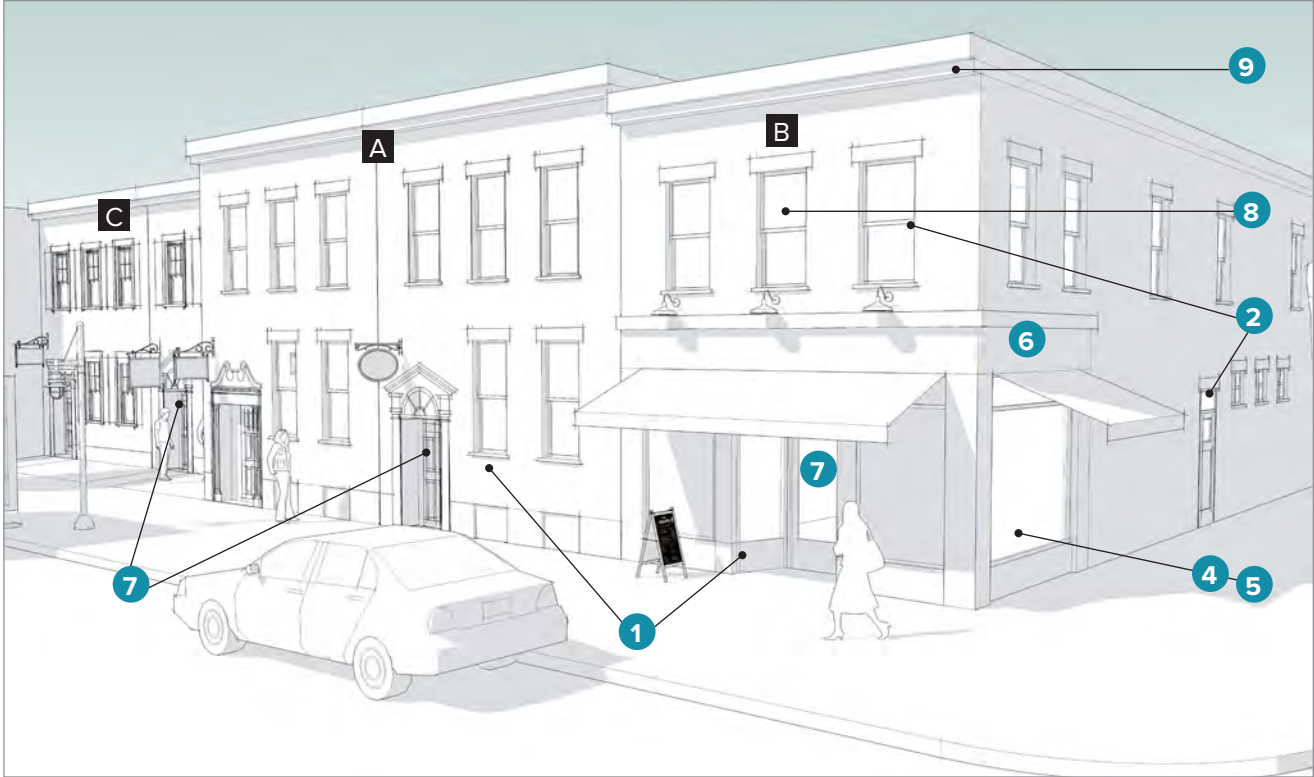


TOWNHOUSE / ROWHOUSE:

A small to medium sized building that contains side-by-side attached single family dwelling units. Typically two to eight units make up a building, all with individual entrances facing the street.

TOWNHOUSE / ROWHOUSE SPECIFIC REQUIREMENTS

1. Residential units existing side-by side within building enclosure with each unit extending from foundation to roof.
2. Parking at rear or within building at ground floor with parking entrance at rear of building.
3. Side parking lots prohibited.
4. Opaque exterior walls through which Window and door openings appear to have been “punched” as through paper in a ring binder.
5. Pattern of solids and voids generated by the vertical and horizontal alignment of Windows and doors in variously repeating sizes.
6. Window groupings encouraged, with groups of up to 3 allowable.
7. Ground floor (finished floor) 24” to 30” above grade.
8. Min. 6’-6” deep required front porch maximum 30” above grade with decorative rail 28” – 36” above porch floor (porches may be individual or shared and continuous across front of building).
9. Individual main entrance articulation. Porch may be shared (entrances may have separate doors or share a vestibule).
10. Window screens to be made of wood or, if non-masonry structure, Windows to have 3 ½” ht. painted wood aprons added beneath sills to width of cased openings.
11. Floor to floor heights limited to 10’-6”.



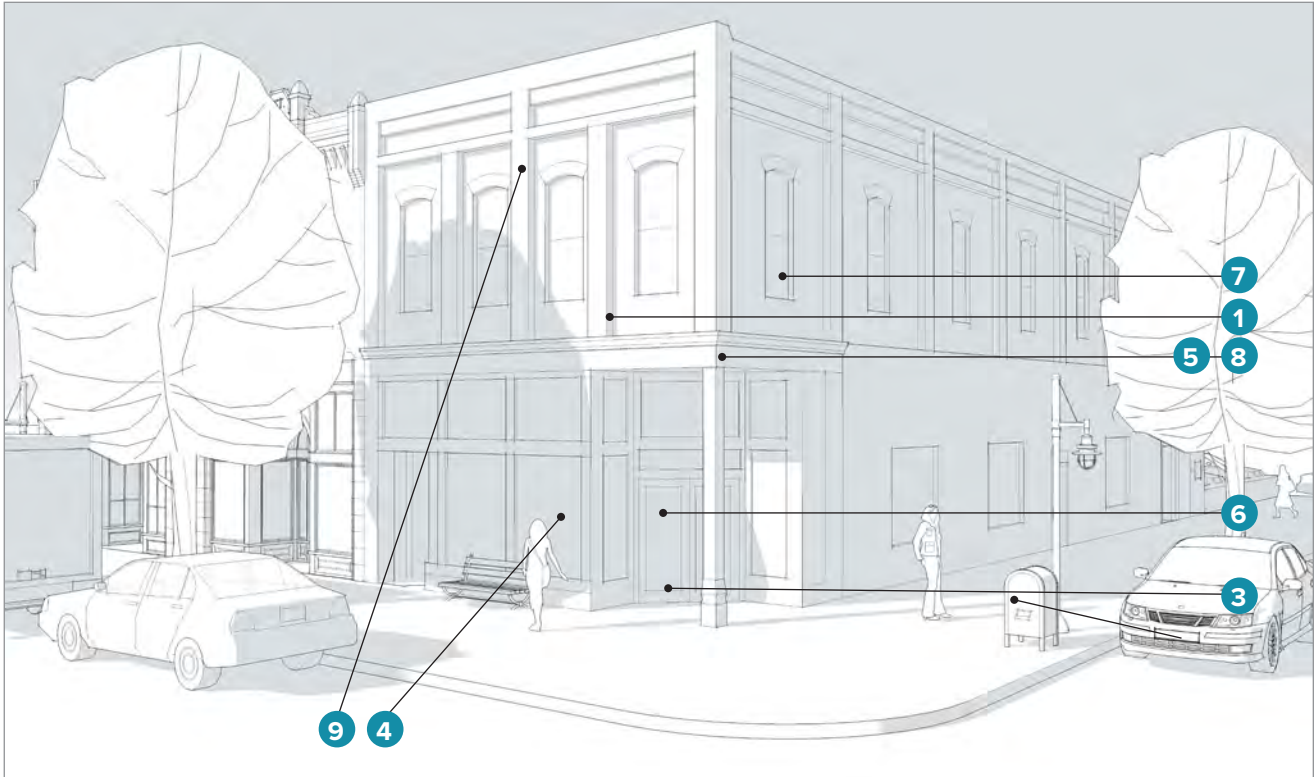
LIVE/WORK

A small to medium sized building that contains a ground floor office, service, or retail space with a dwelling unit above or behind it. The building can be attached or detached, and both the living and working space are owned or rented by one user.



LIVE / WORK BUILDING SPECIFIC REQUIREMENTS

1. Ground floor elevated 30" to 42" above average grade at front of building with interior lift for accessibility (**Type A**). Main level may be accessible at grade with plate glass storefront (**Type B**) or if building is setback from right-of-way line minimum 7'-0" (**Type C**).
2. Traditional building façade treatments (as well as main business entrances) to be located along streets of corresponding building addresses and corresponding to right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Storefront main entrance at corner may substitute for that listed above (see Mixed-Use Building).
3. Main business entrance doors must remain unlocked during business hours.
4. Open, plate-glass shopfronts (**Type B**) encouraged at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of 12' to 14' around building corners at intersecting streets.
5. Plate glass material beginning 15" to 18" above finished grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained glass transoms minimum 8'-0" above finish grade.
6. Sign band and/or secondary cornice to be integral with any shopfronts, and located above plate glass shopfronts or transoms (**Type B**).
7. At-grade doorways to be recessed (see numerical parameters below).
8. Opaque exterior walls, through which all Window openings appear to have been "punched" (such as through paper in a ring binder), with such Windows recessed into the façade, reinforcing this intended effect (except at shopfronts, which are to have plate glass column to column).
9. Building cornice (at top of building) casting tallest horizontal shadow upon building façade. Must be the most prominent shadow line (aside from those cast individually by awnings above shopfronts).
10. Phasing of site development to be coordinated with individual units (each 16' to 25' in width), any first unit developed front to back for a minimum distance of 25' before development of any adjacent unit is to begin. Adjacent and subsequent units to be developed front to back in a similar manner. 8 units per building maximum.
11. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular Windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular Windows in these locations.
12. Radii of arches on segmented-arch Windows must equal widths of corresponding Windows.
13. Arched building tops prohibited.
14. Window groupings allowable above ground floor.
15. Open-ended, canvas, sloped awnings above shopfront Windows. (**Type B**).
16. Decorative sills and/or headers required on upper-floor Windows located along exterior walls.
17. Sides and backs of buildings not regulated by this code, except at corners (as shown here).
18. Building façade treatments optional along intersecting streets.
19. Floor to floor heights limited to 15'.



MIXED USE

A small to medium sized building that contains ground floor commercial space with dwelling units above. Any number of dwelling units can be incorporated based on the desired level of density. Typically there is one shared door for residential access facing the street.



MIXED-USE BUILDING SPECIFIC REQUIREMENTS

1. Traditional building façade treatments (including masonry reliefs and/or motifs), as well as main business entrances, to be located along streets of corresponding building addresses and at right-of-way lines. Side entrances subordinate and allowable at right-of-way lines along intersecting streets only. Side entrances along parking lots prohibited. Rear entrances also subordinate. Main entrance at corner may substitute for that listed above.
2. Main entrance doors must remain unlocked during business hours.
3. Main level accessible at grade.
4. Open, plate-glass shopfronts (curtain walls), located at ground-floor level along street of building address, with façade supported above by columns and beams and extending for a distance of one structural bay around building corners at intersecting streets. Plate glass material beginning 15" to 18" above finish grade (top of sidewalk) and extending to underside of beam, with alternate leaded or stained glass transoms minimum 8'-0" above finish grade.
5. Sign band and/or secondary cornice integral with shopfronts and above plate glass and/or transoms. (Such cornice may be used to satisfy the one horizontal molding or accent material band projection requirement).
6. Recessed doorways located within shopfronts (see numerical parameters below).
7. Opaque exterior walls above ground floor, through which Window openings appear to have been "punched" (such as through paper in a ring binder), with such Windows recessed into the façade, reinforcing this intended effect.
8. Minimum one additional horizontal molding or accent material band projection, casting a secondary horizontal shadow line, dividing the façade into layers. This feature is excepted on Art Deco-style buildings.
9. Vertical façade projections (corresponding to structural columns) casting vertical shadows on façade and articulating regular structural bays, each 20' to 30' in width.
10. Phasing of site development to be coordinated with structural bays, any first bay developed front to back for a minimum distance of 20' before development of any adjacent bay is to begin. Adjacent and subsequent bays to be developed front to back in a similar manner.
11. Pattern of solids and voids above ground floor, coordinated within structural bays, generated by the vertical and horizontal alignment of rectangular Windows and doors in repeating sizes. Full and segmented arches allowable atop rectangular Windows in these locations.
12. Radii of arches on segmented-arch Windows must equal widths of corresponding Windows.
13. Arched building tops prohibited.
14. Window groupings allowable above ground floor, corresponding to structural bays.
15. Open-ended, canvas, sloped awnings above shopfront Windows.
16. Decorative sills and/or headers required on upper-floor Windows located along façades.
17. Sides and backs of buildings not regulated by this code, except at corners (as illustrated here).
18. Building façade treatments optional along intersecting streets.
19. Towers, sculptures, and other characteristic forms and/or focal points encouraged (not illustrated).
20. Characteristic forms echoed or repeated within structural bays.
21. Floor to floor heights limited to 15'.