

SECTION D: STANDARDS	
Feature	New Standard
Walls	Remove obsolete building elements (junction boxes, cables, etc.)
	Do not obscure original facades by allowing "slip covers" that hide exterior walls under metal or vinyl siding
Foundations	Keep original ventilation covers free
	Originally exposed foundation materials shall not be covered
	Recess underpinning or infill materials behind the front of historic piers
Roofs	Sheet metal, galvanized metal, or aluminum with a baked enamel finish shall be used for flashing and counter flashing
	Removal of inappropriate features added after a building's era of significance that are not compatible with the building's design
Doors and Windows	Glazing surrounding doors and windows shall not be covered, painted, or otherwise altered i.e.: transoms and side lights
	Infill materials shall be recessed to maintain the outline of the original opening (only allowed secondary or rear elevations)
	Vinyl windows and vinyl-clad windows be prohibited
	The installation of window-air conditioners be limited and only allowed if necessary on elevations not visible from the street
Storefronts	Replacement of architectural features is only acceptable if deteriorated or missing; exposed unpainted wood surfaces or bright metallic finishes are considered inappropriate unless there is historical evidence
Canopies and Awnings	New canopies shall be constructed of wood or metal and be oriented perpendicular to the façade unless there is historical precedent
	Canopies shall also maintain a clearance of 8' and be located no higher than 12' above the adjacent street curb and may not be used to create an upper story balcony where no balcony historically existed
	Awnings shall be made of fabric with a matte finish, open on the underside, consistent in design (for multiple awnings) and supported by a metal frame that reflects the opening it shelters
Porches, Porticoes, Balconies and Decks	Original Floors that are replaced shall be visually compatible with the original
	Use closed stair risers and use materials that are historically appropriate
	Decks shall be located on the rear elevation and constructed to be removable without causing damage to the building
	When decks are visible from a rear right-of-way, they shall be obscured with landscaping
Materials and Artificial Materials	Sever vegetation, such as vines from hard fired masonry and hard mortars; for under fired masonry and lime-based mortar, sever plant at base of building and allow to die away naturally
	Synthetic stucco (EFIS) be allowed
	Caulk and seal wood-joints so as to prevent entry of water under the woods surface
	Do not remove natural patinas on metals such as copper, brass, and bronze; apply a zinc based primer to all other metals
	Artificial siding may only be considered if the original siding is missing or too deteriorated to repair
	Painted wood that is peeling may require hand scraping and sanding
Historic Buildings: Additions	Select a dominant exterior material for the addition that is compatible with that of the historic building; the selected material shall be the same or a 'lighter weight' than the primary historic building
	Additions shall be recessed 2' from the side of the existing building, aligned to the existing foundation; eave lines shall be at or below the existing eave line of the building, and be located along the rear façade of the building
New Buildings	Residential Buildings
	Foundations shall be raised 18-24 inches unless there is a historical precedent
	Pierced brick and piers are allowed as alternatives to solid brick foundations
	A minimum of 25% of the front façade shall be glazed and may not be tinted by more than 30%
	Roofs for new residential buildings shall be pitched and appropriate for the architectural style
	Porches shall be required on single-family attached and detached housing unless the chosen style does not historically include a porch; they shall occupy a minimum of 50% of the front façade and have a depth of at least 8'
	New Commercial and Mixed-use Buildings
	Roofs shall be flat or nearly flat and feature a parapet; roofs with a pitch shall have a minimum slope 4:12 and a maximum pitch 12:12
	Roof top equipment shall be screened
	Ground floor facades shall not exceed 30 feet without architectural interruptions, i.e.: pilasters, columns, projecting bays
	Minimum ground-floor height shall be 14'
	A minimum of 50% of the front facades ground floor elevation shall have windows; if a secondary elevation is present, a minimum of 25% of secondary elevations shall be glazed and all windows may not be frosted or tinted by more than 30%
	Foundations shall be flush to the ground level
	Balconies shall have a minimum depth of 4' and no more than 8' and shall not have supporting columns that impede pedestrian access; porches shall have a depth of 6' and shall not exceed 12'
	Brick, stone, cast stone, and concrete are identified as the primary materials for the downtown; common materials for architectural features include: stone, cast stone, concrete, terra cotta, wood and metal
	New Institutional Buildings
	Steeple, cupolas, and other vertical architectural features shall not exceed 50% of the overall building height

	<p>Maximum width: 100'; event venues may exceed maximum width as long as façade massing can be broken up architecturally to fit context</p> <p>No ground floor façade shall exceed a width of 50' without interruption; ground floor facades shall be broken into vertical bays using architectural elements</p> <p>Entrances shall be located on frontage the building is associated with and if located on a corner lot it shall face the primary street</p>
Outbuildings	<p>Outbuildings may not be located in a front or side yard, detached garage locations shall be determined by orientation of vehicular access</p> <p>Except accessory dwelling units, no outbuilding shall exceed 650 square feet or a height greater than 25' (not derived from UDO)</p> <p>Garage doors shall be compatible with historic character; Garages visible from the street shall have a separate door for each bay, must appear to be constructed of paneled wood and may not be attached to the primary structure; No garage shall be designed to serve more than 3 vehicles</p> <p>No accessory dwelling units may exceed a building footprint of 800' or height greater than 30' [UDO: 30-4.D.3.(a)4]</p> <p>If an accessory dwelling unit is two stories, no habitable living space shall be located on the ground floor</p> <p>The exterior design of an accessory dwelling unit shall match that of the primary building shall echo those of the primary dwelling or outbuildings in the area; the chosen materials shall also match or appear to consist of a lighter weight</p>
Site Design	<p>New driveways shall not be constructed where driveways did not historically exist</p> <p>Do not remove a tree because it is disrupting an adjacent sidewalk</p> <p>Wood and cast-iron fence elements shall be painted or sealed to protect them from the elements; metal fences shall be clean of rust and coated with a metal primer prior to painting</p> <p>New front yard fences shall be between 3 and 4 feet in height and include a degree of transparency [UDO: 30-5.D.4.(a) and NOTE 5.b]</p> <p>Wooden picket fences shall be limited to residential areas and all fences shall be elevated above the ground</p> <p>Privacy fences in the rear shall be recessed at least 5' behind the front plane of a building façade</p> <p>Chain link and vinyl fences shall not be used in areas that are visible from the street</p> <p>Locate parking lots behind buildings</p> <p>Screen the periphery of parking lots with walls, fences, shade trees and/or evergreen landscaping as well as provide internal landscaping for large parking lots; use pervious paving where possible</p> <p>Located commercial parking garages behind existing buildings when possible</p> <p>Minimize the width of garage entry points to the extent possible and design openings to respect the size and rhythm of windows found in the historic buildings</p> <p>Provide ground level commercial space along street frontages of streets where commercial activity exists to avoid creating dead space</p> <p>Accessibility & Safety</p> <p>Ramps and other means of accessibility and access shall be located at a secondary or rear entrance to the extent feasible and practical</p> <p>Handrails, balusters, and other elements shall be constructed of metal or wood and simple in character and finish</p> <p>Lifts and elevators shall be located in a manner that is inconspicuous as possible</p> <p>Fire escapes shall be located on secondary or rear facades</p>
Building Relocation	<p>If a building is moved, it shall be moved to a location compatible with its history and relocation efforts shall be made to keep the building in Fayetteville</p> <p>Buildings shall be relocated in one piece to the greatest extent possible</p>
Signage	<p>Sign illuminations shall avoid glare and cannot be flashing or display changing messages [UDO: 30-5.L.9.(a)3]</p> <p>Permitted sign types are: applied letter (channel lettering) applied or embroidered on to an awning, painted on to a façade (only if existing), projecting (to include objects), window applied</p> <p>Permitted signs: building occupant, directory (for buildings with multiple stories), and restaurant menu signs [UDO: 30-5.L.9(a)]</p> <p>Conditioned sign types: free standing, sandwich board, wall mounted [UDO: 30-5.L.9(a)]</p> <p>Prohibited signs: changeable text, off premise signs, flag signs, portable signs, new façade painted, roof signs [UDO: 30-5.L.9(a)]</p> <p>Number of signs allowed: ground floor occupant 1 face mounted sign or freestanding sign, 1 projecting sign, 1 restaurant menu sign, 1 sandwich board sign; non ground floor occupant: 1 wall mounted sign listing each occupant without street frontage [UDO: 30-5.L.9(a)]</p> <p>Allowed materials: wood, glass, ceramic, and metal, exceptions may apply for materials that have an identical appearance (alternate materials approved by HRC)</p> <p>Existing façade painted signs that appear 50 or years older shall be preserved the greatest extent possible</p> <p>New section protecting existing approved signs as legal non conformities if they are not significantly modified in any way</p> <p>Residential properties with lodging are allowed 1 building occupant sign and one entrance sign; permitted sign types are façade mounted, ground mounted, projecting signs, pole signs, window/door signs, awning signs</p>
Murals	<p>Existing painted walls are the preferred location for murals and shall be utilized whenever possible</p> <p>Murals painted directly on contributing structures are prohibited unless they are mounted on panels that protect the building's masonry</p> <p>Alley and non-street facing walls may be allowed more design discretion;</p> <p>COA minor is new way to process requests for murals</p> <p>Murals may not depict a commercial product, brand name or a symbolic logo that is currently available</p> <p>Murals shall not have electrical or mechanical components</p>

