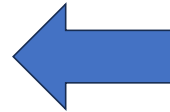


ORGANIZATION OF DOCUMENT

- I. Introduction
- II. Residential Single-Family Districts
- III. Residential Multi-Family Districts
- IV. Mixed-Use and Commercial Districts



RELATIONSHIP TO ZONING DESIGNATIONS

ZONING DESIGNATION	APPLICABLE SECTION
Residential Single-Family Districts (RS-1, RS-2, RS-3, RS-4, or RS-5)	Section II. Residential Single-Family Districts
Residential Multi-Family Districts (RM-1, RM-2, RM-3, or RM-MH)	Section III. Residential Multi-Family Districts
Mixed Use Districts (NMX, CMX, or RMX)	Section IV. Mixed-Use and Commercial Districts
Commercial Districts (CMS, CC, CR, CG, CH, or CRC)	Section IV. Mixed-Use and Commercial Districts

TOWER DISTRICT DESIGN GUIDELINES AND STANDARDS IMPLEMENTATION COMMITTEE DRAFT

MAY 2025



TDIC REVIEW PROCESS

Single-Family & Multi-Family – initial draft reviewed

Mixed Use & Commercial – revised based on general comments

All Chapters – to be revised again for further review



TDIC COMMENTS LAST TIME

Make more guidelines into standards:

- historic street features: street lights, hitching posts;
- exterior materials: like-for-like replacement, prohibit stucco over existing;
- window composition and types;
- garage and carport compatibility;
- neighborhood compatibility;
- increase ADU distance from street;
- increase parking distance from street;
- architectural styles.

Clarify process for project review generally and architectural style review.

Hyperlink to Development Code.

Provide definitions.



TDIC DISCUSSION

A few pages of content provided on the following slides:

Building Frontage

Roadway Elements

Facade Design

- Architectural Style
- Facade Articulation
- Materials & Finishes
- Windows



BUILDING FRONTAGE – FROM GUIDELINES TO STANDARDS

B. → Use¶

STANDARDS¶

- S1** → Uses shall be permitted, conditionally permitted, or prohibited as set forth in Code Section 15-1102, Use Regulations, and any applicable Overlay District regulations. *[Code referenced for completeness and consistency.]¶*
- S2** → ~~The front property line the ground floor facade shall be comprised of storefronts along not less than 75 percent of a building frontage. The interior space behind the required storefronts shall be available for one or more allowable commercial and public uses for a depth of not less than thirty feet and shall be directly accessible from a public sidewalk. Residential uses shall not be allowed within thirty feet of the storefront building frontage, except for residential entrance vestibules and stairs, and as are allowed within the Affordable Housing Overlay district and under California law. [Adapted from "Components of a Mixed Use Area" in original TDDG. Proposed to be a standard to maintain storefront continuity along mixed-use and commercial corridors.]¶~~
- S3** → ~~A single ground-floor commercial space shall not have a street-adjacent building frontage that exceeds 50 feet in width. This requirement may be met by locating separate commercial spaces along the building frontage, if the separate spaces are at least 30 feet deep and have direct access from a public sidewalk.¶~~

GUIDELINES¶

- G1** → In general, individual ~~ground-floor retail~~ spaces should not exceed 10,000 square feet in size. Exceptions should be made for grocery stores, theaters, and other ~~special circumstances desirable commercial destinations~~. Exceptions ~~will should~~ not be made ~~for~~ retail stores, ~~or~~ restaurants, ~~office uses, or lodging~~. "Big ~~b~~Box" style retailing is not appropriate in the Tower District. *[Original TDDG text modified to reflect all uses allowed under the Development Code.]¶*



ROADWAY ELEMENTS – FROM GUIDELINES TO STANDARDS

6. → Blocks, Streets, and Alleys ¶

a. → Roadway Design ¶

STANDARDS ¶

- S1** → New roadways shall be designed as determined by the General Plan Circulation Element, Section 15-4108, Street Design, and the City Engineer. *[Code referenced for completeness and consistency.] ¶*
- S2** → Existing roadways shall not be closed or widened. *[Proposed new text from consultant.] ¶*
- S3** → Existing alleys shall not be closed, unless necessary for protection and preservation of public peace, safety, health, and welfare, as determined by required findings described in Section 13-110. *[Code referenced for completeness and consistency.] ¶*
- S4** → New development shall install new street lights where the spacing adjacent to the project is less than the average spacing along the block face and/or if an adjacent existing street light is damaged. New street lights shall not be more than 18 feet in height. Where decorative street lights are present along 50% or more of the project's block face, then the material, profile, and height of the decorative light fixture shall be matched. This standard shall not apply to "cobrahead" lights. [Objective standard adapted from TDDG at TDIC request.] ¶
- S5** → Hitching posts, railings, and monuments that are 40 years old or older shall not be removed, except by permission of the Review Authority. ¶



FACADE DESIGN – FROM GUIDELINES TO STANDARDS

Architectural Style¶

STANDARDS¶

- S1** → The architectural style of buildings shall be consistent with the “Certainty Option” under Code Section 15-1105, Facade Design Development Standards. *[Code referenced for completeness and consistency.]¶*
- S2** → Exterior materials used in renovations of and additions to existing buildings shall be the same as one or more of the existing or original exterior materials. Stucco shall replace other materials. *[Adapted from original TDDG text.]¶*
- S3** → Garages and carports shall have the same roof pitch, exterior cladding, attic vent shape, and window proportion, and trim material, as the primary building. *[Original TDDG text slightly modified.]¶*

GUIDELINES¶

- G1** → New buildings should fit into their surroundings. This does not mean that the existing buildings must be copied, but that the context of any new building must be respected. Attempts should be made to tie the building into its neighbors through use of similar massing, materials, roof type, architectural style, or some other technique. *[Alteration of original TDDG text.]¶*
- G2** → The design of building façades is one of the most critical features of a neighborhood. While the Tower District is a neighborhood of diverse architectural styles, there are certain fundamental elements that all of the best buildings in the area have in common. *[Original TDDG text.]¶*
- G3** → Renovations of, and additions to, existing buildings should follow the original style. For example, Victorian gingerbread should not be added to an Art Deco building, nor should a Tudor structure be remodeled to be Moderne. *[Proposed alteration of original TDDG text.]¶*
- G4** → Materials used in renovations of and additions to existing buildings should be consistent with the existing materials and/or original materials at the time of first construction. For example, *[Original TDDG text.]¶*
- G5** → New buildings are encouraged to use a historical style, as are described in II.E.1 Architectural Style within the II. Residential Single-Family Districts chapter, and interpret the style accurately per the guidance of City of Fresno’s staff serving its Historic Preservation Commission. *[Proposed new text from consultant.]* Special attention should be paid to materials, proportions, and ornamentation originally used in the proposed style to avoid a cartoonish or fake appearance. At the same time, it is not the intention of this document to regulate the architectural style of individual buildings. Creativity and diversity are encouraged. However, good architecture is critical to the creation of a beloved neighborhood, with architectural diversity. *[Proposed alteration of original TDDG text.]¶*

- G6** → Additions, alternations, and modifications to structures constructed before 1960 should derive from the same style as the original structure, as may be determined by the Planning and Development Department and Historic Preservation Commission. *[Proposed alteration of original TDDG text.]¶*
- G7** → For a more complete understanding of architectural style as it applies to a particular site, applicants are encouraged to consult with the Planning and Development Department and Historic Preservation Commission, as well as related literature, such as the book, Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture.” *[Proposed new text from consultant.]¶*

Façade Articulation¶

STANDARDS¶

- S1** → Façade articulation standards shall be as required by Code Section 15-1103, Density and Massing Development Standards, Section 15-1105, Facade Design Development Standards, and applicable Overlay District regulations. *[Code referenced for completeness and consistency.]¶*
- S2** → For each street-facing building facade that is over 100 feet wide, a portion of the street-facing façade shall be setback a minimum of two feet for not less than 20 feet. *[Proposed new text adapted from Downtown Districts.]¶*
- S3** → For ground-floor storefronts adjacent to front property lines, windows and doors with transparent glazing shall comprise note less than 60 percent of the building wall area located between two and seven feet above the public sidewalk. *[Proposed by consultant.]¶*
- S4** → Storefront windows and interior space shall be designed to allow an unobstructed view into the interior space for a depth of not less than 10 feet, except to allow lighted display windows of not less than 2 feet in depth for up to one-third of the combined width of building storefronts. *[Proposed by consultant.]¶*
- S5** → Assemblages of ground-floor entrances and windows shall be framed by columns, piers, or pilasters spaced not more than 25 feet apart. Each column, pier, or pilaster should protrude outward from adjacent windows three to six inches. *[Adapted from original TDDG.]¶*
- S6** → A visual distinction shall be provided between ground-level and upper-level floors where facades are within 20 feet of a front property line. The ground-level and upper-level facades shall be distinguished with at least two of the following: different materials, different colors, or a horizontal cornice that is not less than 12 inches in height and 2 inches in depth. *[Adapted from original TDDG.]¶*



FACADE DESIGN – FROM GUIDELINES TO STANDARDS

Cladding Materials and Finishes

STANDARDS

- S1** → Cladding standards shall be as required by the “Certainty Option” under Code Section 15-1105, Facade Design Development Standards, and applicable Overlay District regulations.¶
- S2** → Cladding materials prohibited in Mixed-Use and Commercial Districts are as follows: *[Original TDDG made into standard except where noted.]*¶
- a) → All Vertical Siding (except board on bat and board on board)¶
 - b) → Rough sawn plain¶
 - c) → Pressed plywood in any form, including T1-11¶
 - d) → Kerfed Rough Sawn¶
 - e) → Reverse Board and Batten¶
 - f) → Metal siding¶
 - g) → Vinyl siding¶
 - h) → Wood siding¶
 - i) → Mirrored glass *[Proposed new text.]*¶
 - j) → Concrete block or cinder block that is not completely covered by an allowable finish. *[Proposed new text.]*¶
- S3** → On existing structures, stucco shall not be used to replace any other material. *[Added at request of TDIC.]*¶
- S4** → Allowable materials include brick, cementitious panels, carved wood panels, stone, and stucco. Stucco, when used, shall not use a textured application such as spatter dash and shall be accompanied by a metal reinforced horizontal expansion/control joints spaced more than 15 feet apart. As part of ground-floor storefronts, metal frames are allowed where surrounded by other materials, within which metal spandrel panels are allowed. *[Partially from original TDDG with additions proposed to promote higher quality construction.]*¶
- S5** → Storefront window frames and doors shall be made of metal or wood. Doors shall have the same material as adjacent storefront window frames. *[Original TDDG text.]*¶
- S6** → Each building shall not have more than two primary cladding materials. *[Original text.]*¶
- S7** → Accessory buildings that are visible from the street shall only use exterior cladding materials that are the same as are used in the street-facing facade(s) of the primary structure. *[Original TDDG text.]*¶
- S8** → Metal pieces, panels, and fasteners affixed to the exterior surface of a building or accessory structure shall be resistant to corrosion. *[Proposed new text.]*¶

Windows

STANDARDS

- S1** → Window standards shall be as required by the “Certainty Option” under Code Section 15-1105, Facade Design Development Standards, and applicable Overlay District regulations. *[Code referenced for completeness and consistency.]*¶
- S2** → Windows shall be provided along all walls that are along the front and street side setbacks. *[Original TDDG text.]*¶
- S3** → For ground-floor walls along front setback lines, at least 50% but no more than 80% of the wall area, shall consist of windows, measured between 2 feet and 8 feet above finished grade. *[Adapted from original TDDG text.]*¶
- S3** → For upper floors walls along front setback lines and ground-floor walls along street side setback lines, at least 20% but no more than 50% of the wall area shall consist of windows. *[Adapted from original TDDG text.]*¶
- S4** → Upper-floor windows shall be as tall or taller than they are wide, but they may be grouped within wall openings that are wider than they are tall if the individual windows are separated by a post that is not less than 3 inches in width. *[Adapted from original text.]*¶
- S5** → Upper-floor windows shall not be flush with solid building surfaces, but shall be recessed at least two (2) inches from the exterior trim or, if no trim is used, from the exterior wall plane. *[Adapted from original TDDG text with reduced depth for construction feasibility.]*¶
- S6** → Upper-floor windows shall be single-hung, double-hung, or casement. Horizontal sliding aluminum non-opening windows are not allowed. Any room with exterior window(s) shall have at least one window that is operable for natural ventilations. *[Adapted from original TDDG text.]*¶
- S7** → Glass shall be clear and not reflective, except adjacent to bathrooms. Curtain wall systems with glass uninterrupted by walls or posts on the exterior shall not be permitted. *[Adapted from original TDDG text.]*¶
- S8** → Wood, vinyl, and factory-painted metal window frames shall be used. Unpainted aluminum window frames shall not be used. *[Adapted from original TDDG text.]*¶

GUIDELINES

- G1** → Facades that are within 20 feet of a front or street side setback should not have windowless walls. Windowless walls repel pedestrians because they make pedestrians feel unsafe and provide no visual interest. *[Adapted from original TDDG text.]*¶
- G2** → Ground-floor windows should generally be comprised of large storefront windows that allow pedestrians to view into the interior space for not less than 10 feet or a lighted display space for not less than 3 feet.¶

