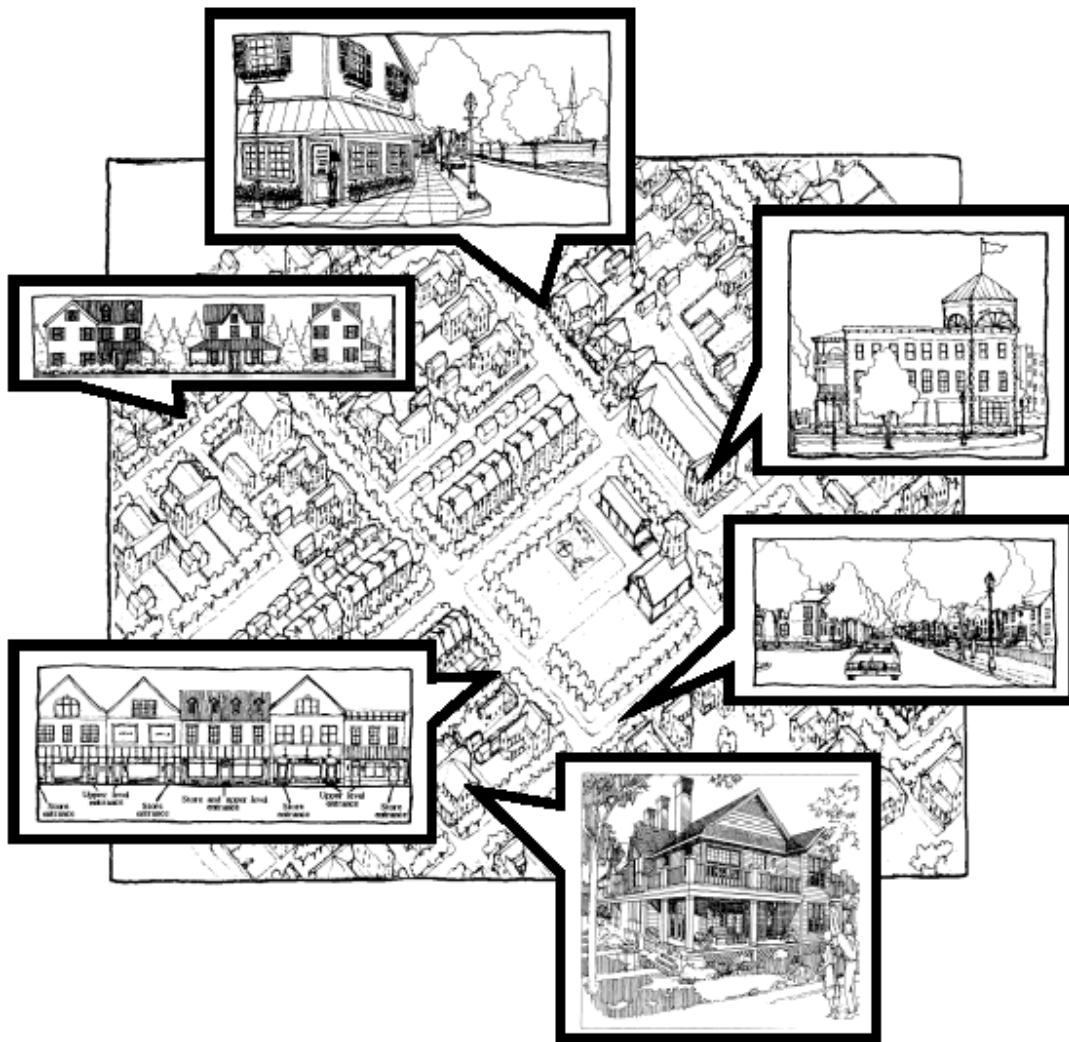


# TRADITIONAL NEIGHBORHOOD



## DESIGN MANUAL

CITY OF DARDENNE PRAIRIE, MISSOURI



# TRADITIONAL NEIGHBORHOOD DESIGN MANUAL

## CHAPTER 3 – ARCHITECTURAL DESIGN GUIDELINES

### 3.1 SUMMARY

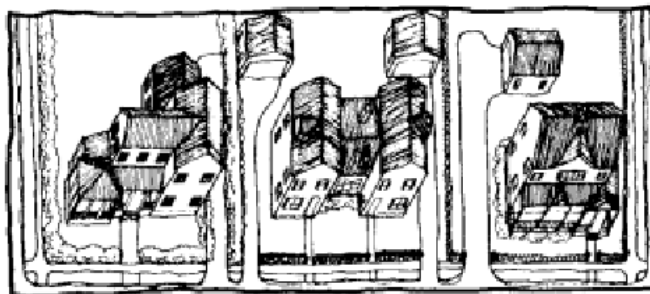
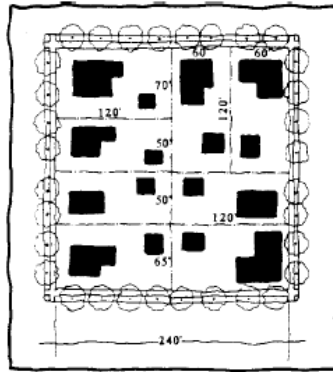
A Traditional Neighborhood (TN) is required to have covenants, conditions, and restrictions that include architectural standards. Such standards must be in conformance with the objectives stated in the Zoning Ordinance.

This chapter describes and illustrates the architectural design objectives of a TN district. These guidelines are intended for purposes of drafting the architectural standards required as part of zoning and development plan approval of the TN district.

### 3.2 TN ARCHITECTURAL GUIDELINES

#### Objective 3.2(A): Architectural Compatibility

**Guideline 3.2(A1):** As a general rule, buildings must reflect a continuity between building scale and front yard setbacks at the building line.



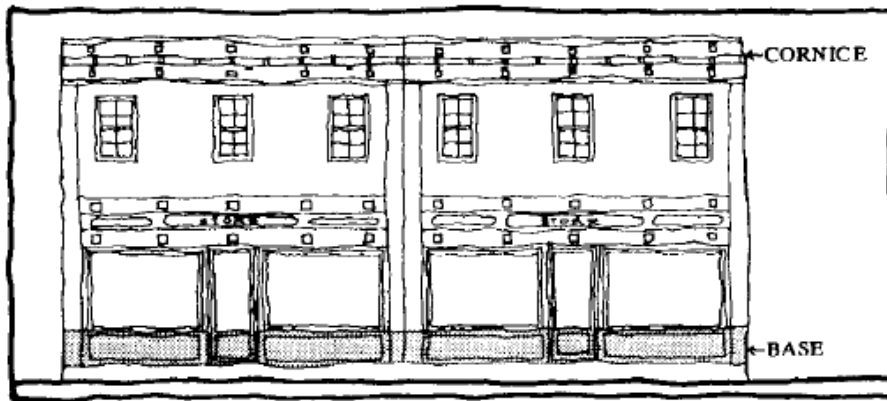
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**Guideline 3.2(A2)** A building must incorporate architectural styles and design features, building materials, and colors complimentary to those used in surrounding buildings. Buildings should maintain base courses, incorporate the continuous use of front porches on residential buildings, maintain cornice lines in buildings of the same height, and extend horizontal lines of windows.

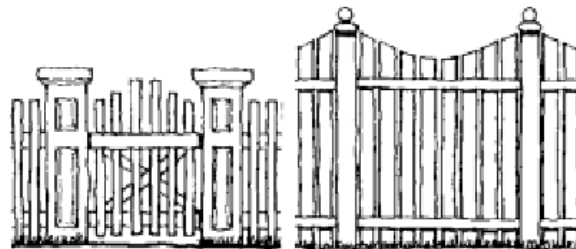


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**Guideline 3.2(A3)** Attached buildings within the same block must contain consistent cornice lines.

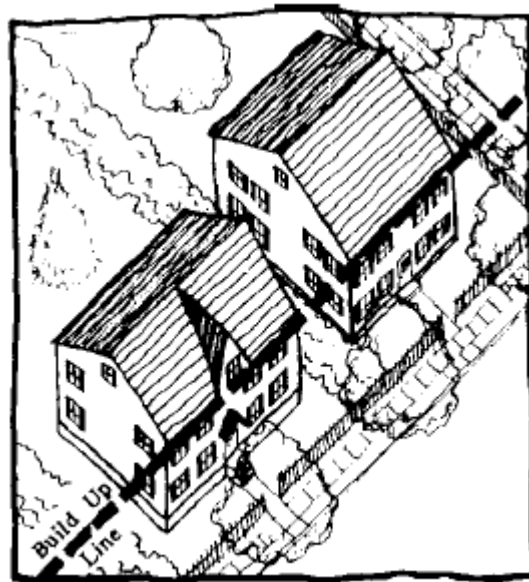


**Guideline 3.2(A4)** Architectural embellishments that add visual interest to roofs, such as dormers, belveders, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.



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**Guideline 3.2(A5)** Buildings greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Structures may vary in height to add variety, with taller buildings placed at corners or points of visual termination. However, a consistent “build up line” should be maintained.



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**Guideline 3.2(A6)** In Mixed Residential Areas (MRA) the height and massing of a building are not more than twice the height and massing of structures adjacent to, or across the street from, the building.

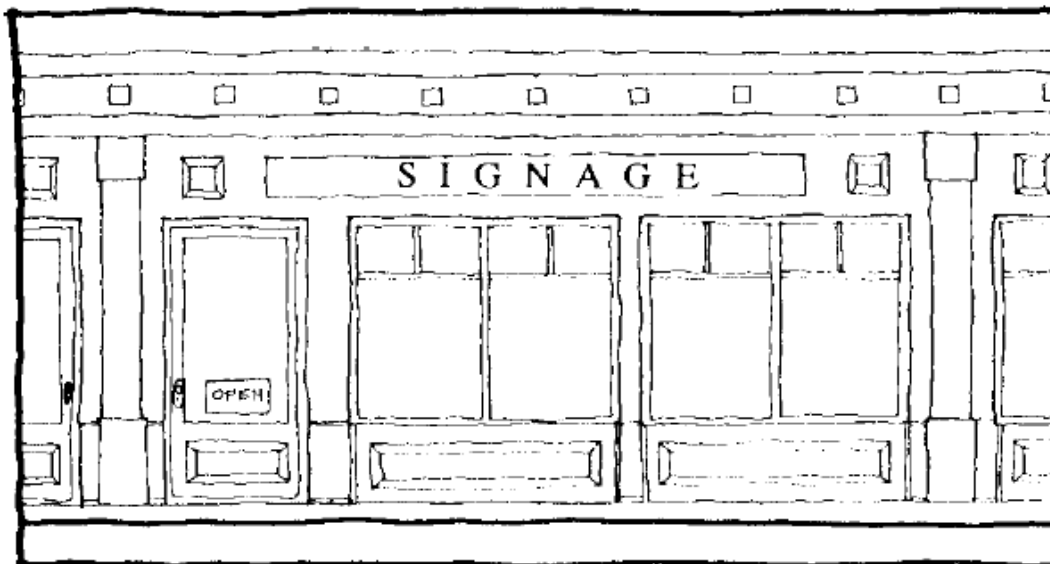
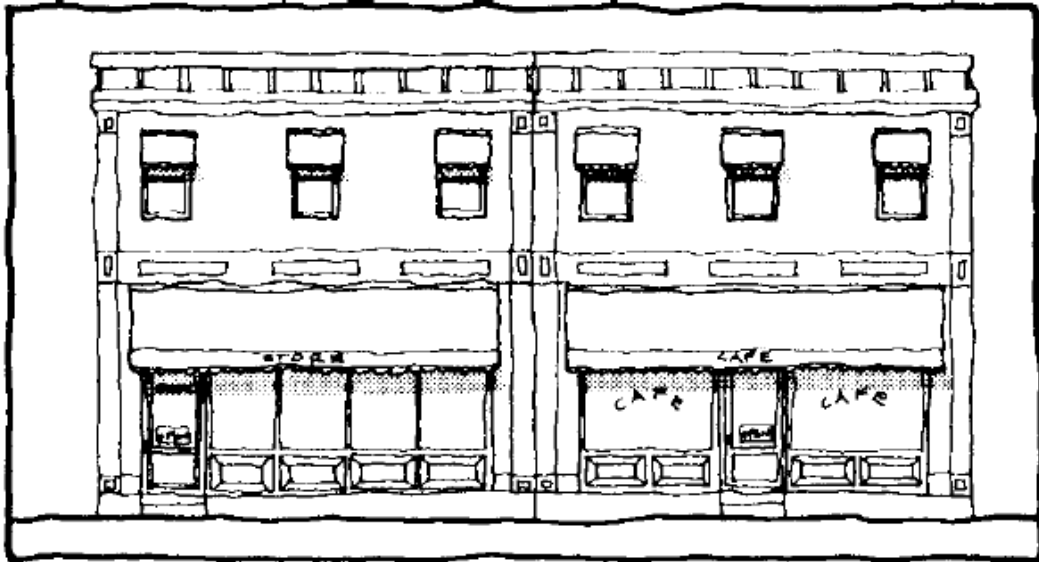


**Guideline 3.2(A7)** A commercial or mixed-use building, such as a corner store, located in a Mixed Residential Area (MRA) must integrate its appearance with the area and should not exceed twice the height and massing of adjacent buildings.



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**Guideline 3.2(A8)** Signs are limited to wall, awning, hanging signs, or other similar accessory signs of low scale and low visual impact. The signs must compliment the building's architectural style.





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## Objective 3.2(B) Human Scale Design

**Guideline 3.2(B1)** Buildings must be designed to create street level interest and pedestrian comfort. Doorways, covered walkways, windows, and other street level ornamentation should be incorporated to create pedestrian scale and inviting spaces.

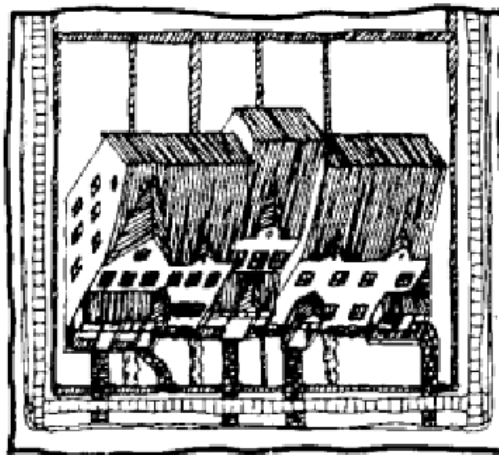


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**Guideline 3.2(B2)** Buildings must avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are discouraged. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases.



**Guideline 3.2(B3)** Roofline offsets and building wall offsets, including projections, recesses, and changes in floor level should be used to add architectural interest and variety.

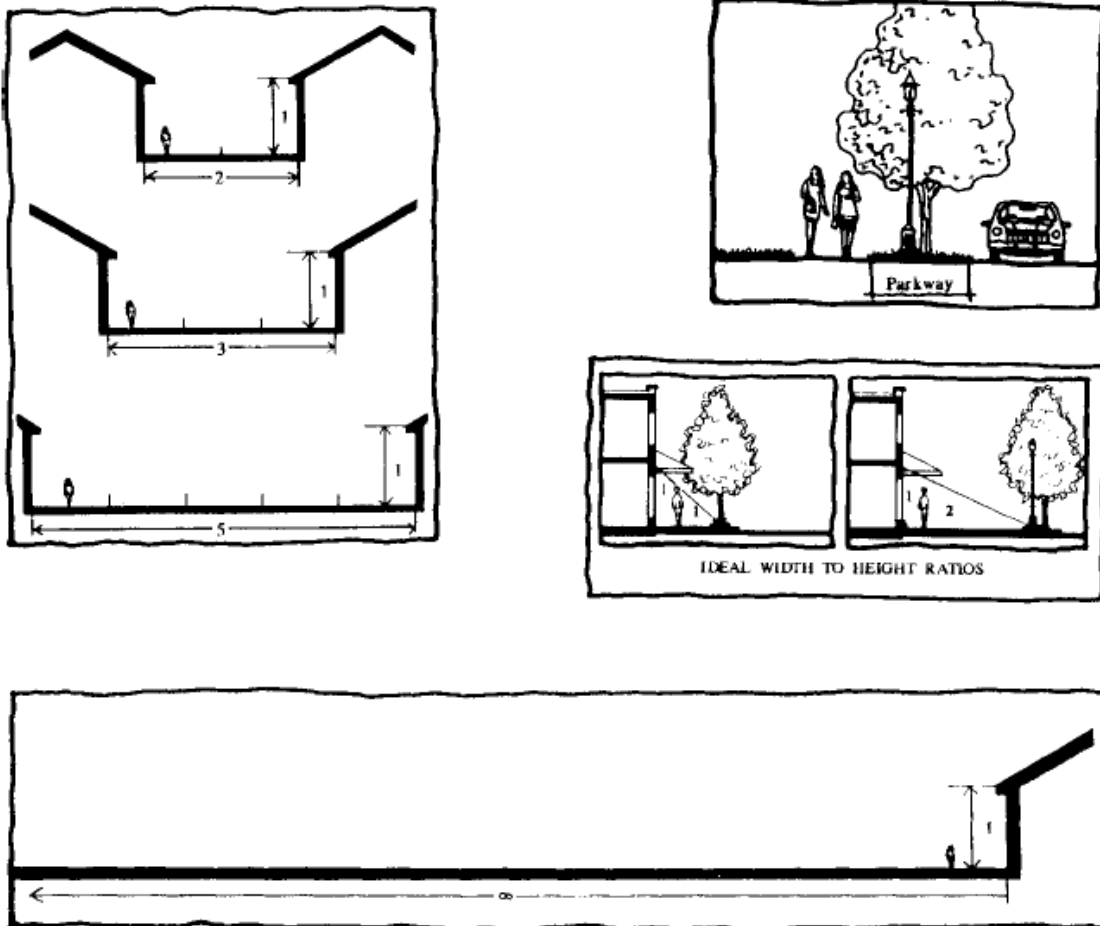


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## Objective 3.2(C) Encouraging Pedestrian Activity

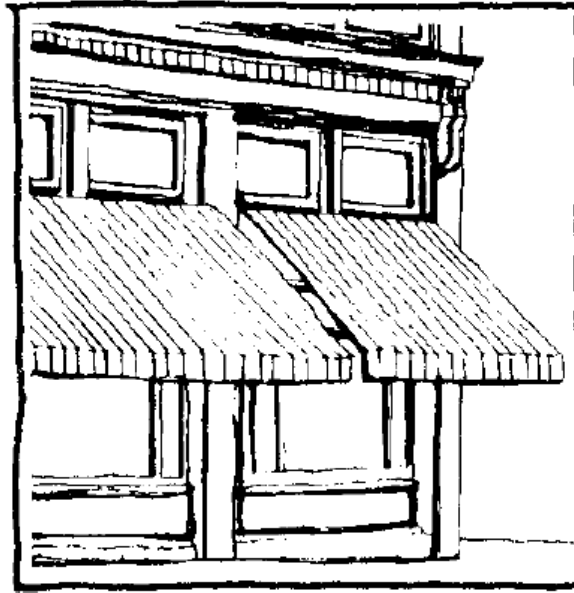
The proportion between the width of the sidewalk and the height of edges, walls, and surfaces is important to create a positive walking experience. A ratio of 1:1 to 1:2 (building wall height: street width) is most ideal. Spaces 1:5 and beyond have little sense of enclosure. In such a case, large trees are needed to correct proportions.

**Guideline 3.2(C1)** Pedestrian comfort can be enhanced by careful attention to building design, location, setbacks, and orientation.

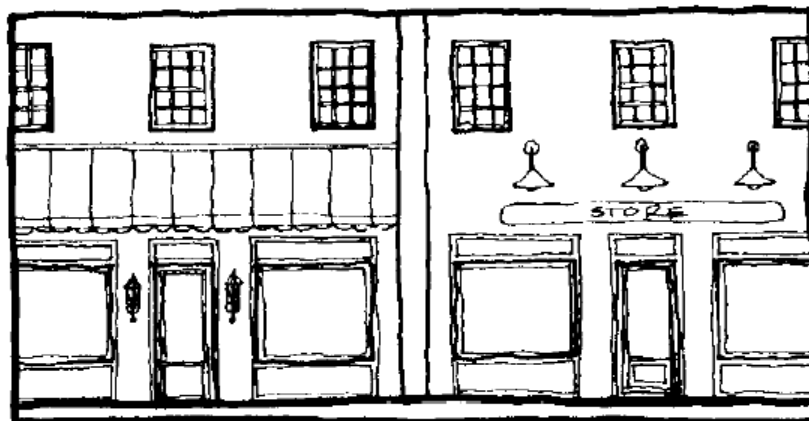


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**Guideline 3.2(C2)** Commercial structures should provide awnings, covered walkways, colonnades, or other weather protection.



**Guideline 3.2(C3)** Ground floor retail, service, restaurant, and other commercial uses must provide large pane display windows on a minimum of 50 percent of the front facade to provide views into the interior of buildings.

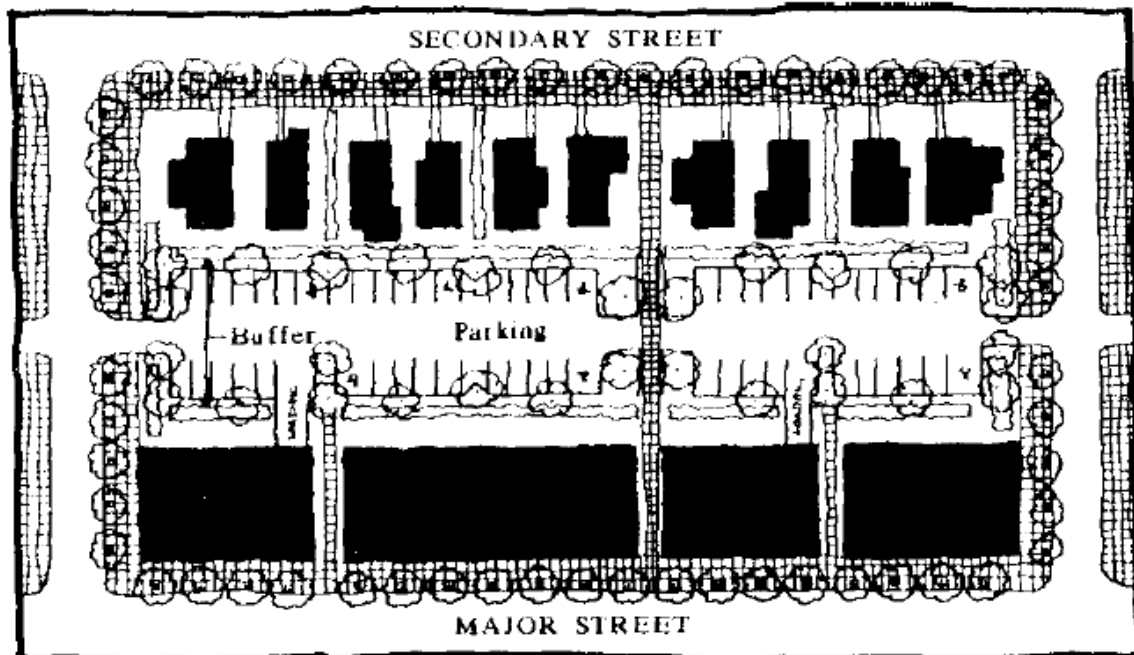


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**Guideline 3.2(C4)** Residential structures with front setbacks must have a front porch or stoop.



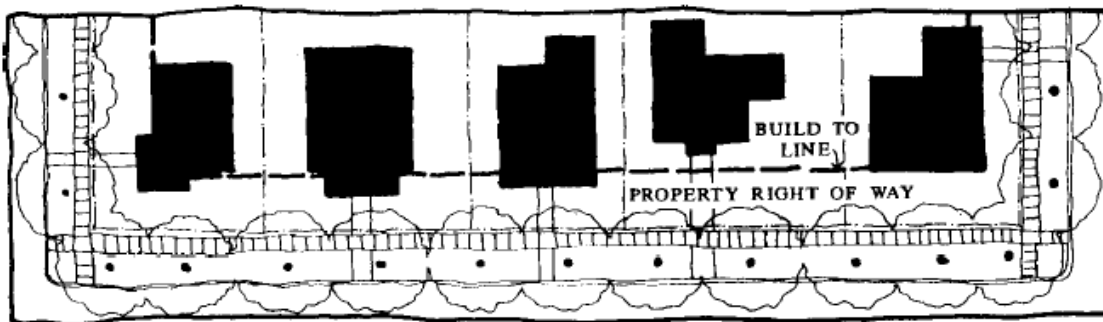
**Guideline 3.2(C5)** Parking lots must be located behind or along the side of buildings. When located along the side of a structure, the parking lot must be screened with landscaping or with streetwalls not to exceed 4 feet in height.



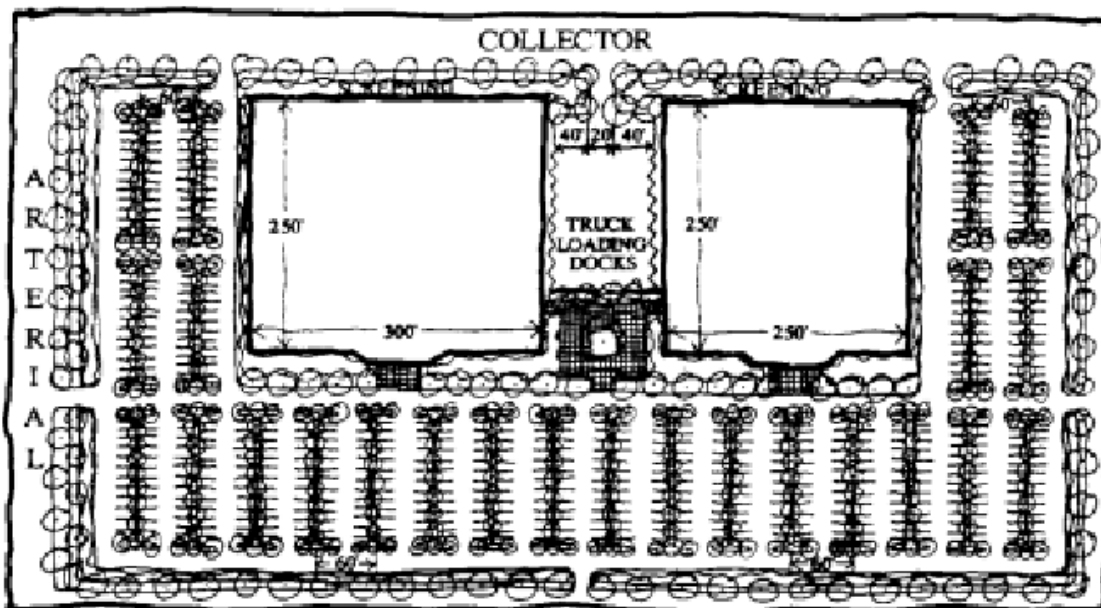
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## Objective 3.2(D) Buildings Related Toward The Street

**Guideline 3.2(D1)** A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and their minor building masses into the building line are encouraged to create an interesting streetscape.

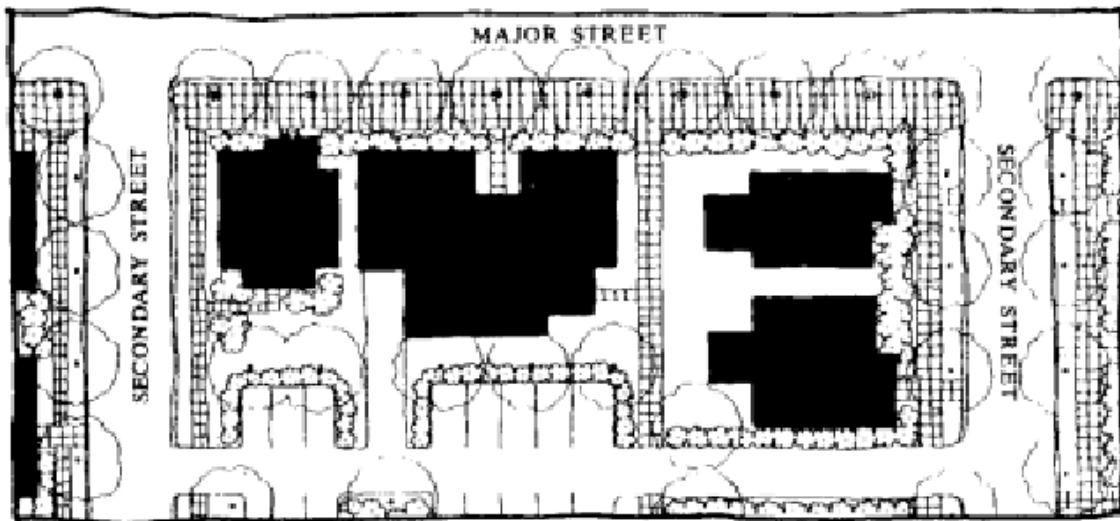
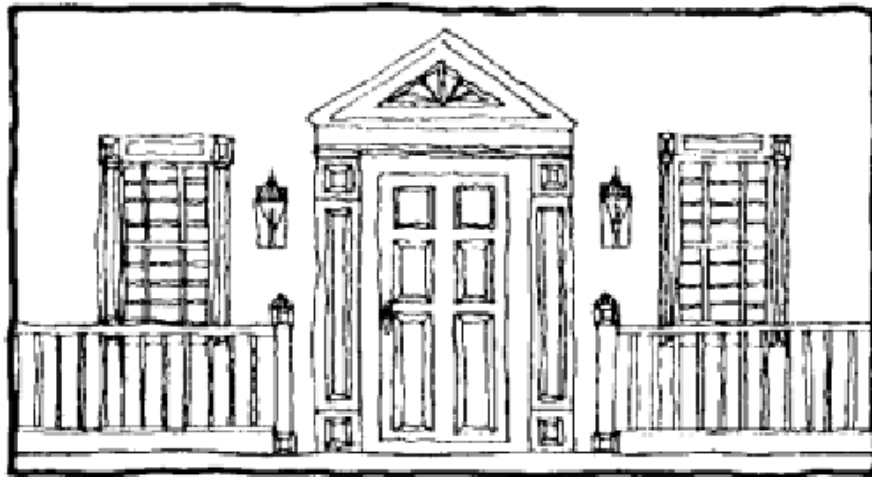


Large setbacks to accommodate parking lots in front of a building are prohibited. The buildings illustrated below do not relate to the street.



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**Guideline 3.2(D2)** Entrances and storefronts must face the street. All entrances to a building must be defined and articulated by architectural elements such as columns, porticoes, porches, overhangs, railings, balustrades, and other similar elements.



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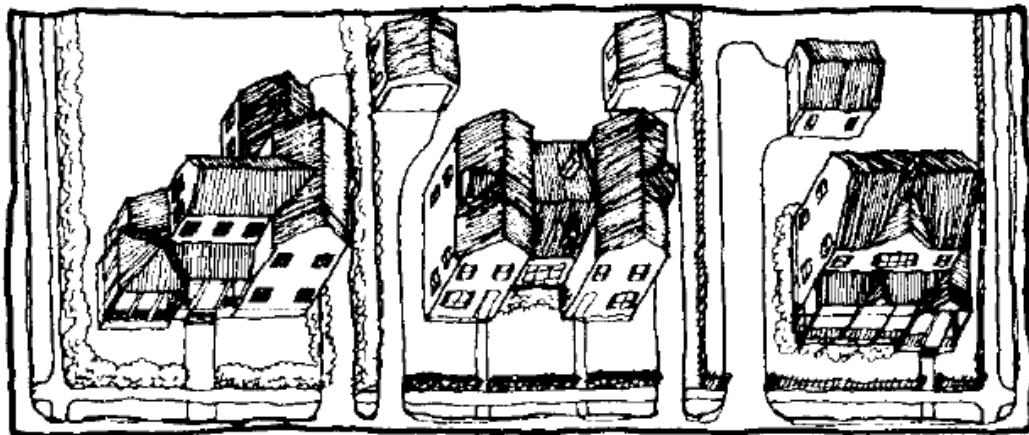
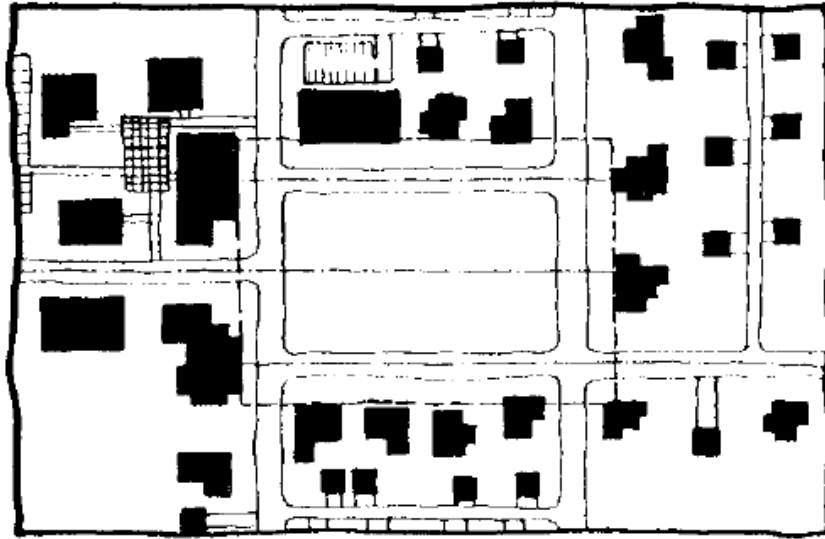
**Guideline 3.2(D3)** Doors, windows, balconies, porches, and roof decks should be oriented toward the street and other public spaces to encourage social interaction.





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**Guideline 3.2(D4)** Rear vehicular access from an alley is permitted and preferred. However, if a garage is oriented toward the street, it must be located a minimum of 20 feet behind the front facade of the principal structure. Mixed Residential Areas (MRA) must include a variety of garage orientations, setbacks, etc., such as a mixture of rear and side loaded garages, detached garages, carports, and porte cocheres. Freestanding garages and carport structures for multiple dwelling unit buildings must be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls.



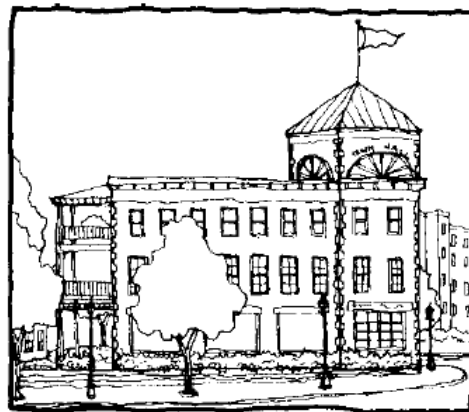
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## Objective 3.2(E) NCA, Neighborhood Center Area

**Guideline 3.2(E1)** Buildings on corner lots, at the intersection of major streets, or at the entrance to the Neighborhood Center Area (NCA) shall be considered significant structures. Such buildings should incorporate special architectural embellishments, such as corner towers, clock towers, cupolas, spires, or other similar features to emphasize their location and importance.



**Guideline 3.2(E2)** All building structures located around a Neighborhood Square are required to be a minimum of 2 stories in height.



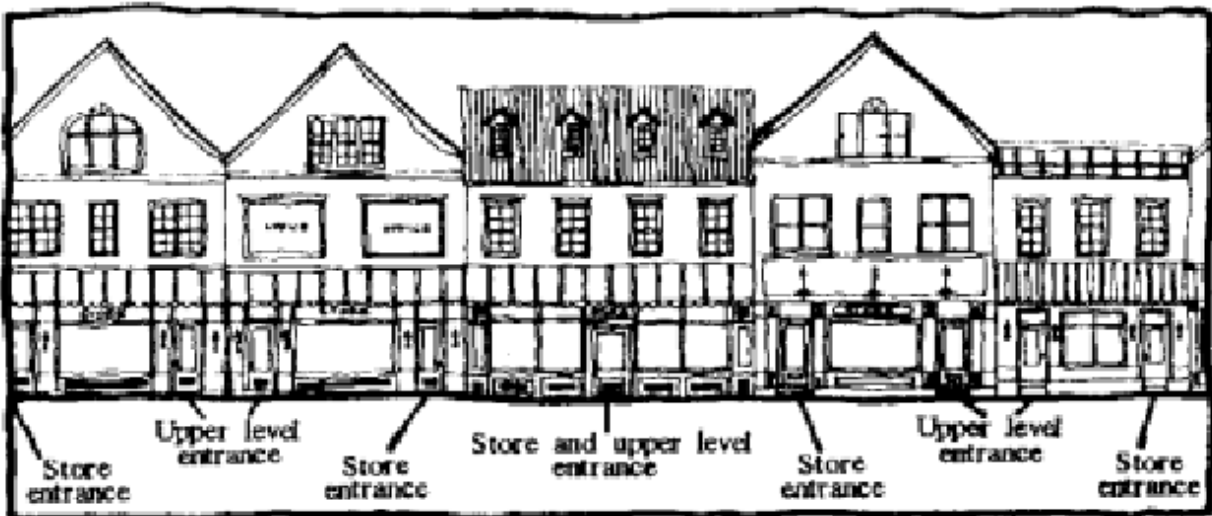
**Guideline 3.2(E3)** A building located on the perimeter of a Neighborhood Center Area (NCA) should not exceed twice the height and massing of adjacent structures in a Mixed Residential Area (MRA).

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**Guideline 3.2(E4)** In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses must be reflected by differences in facade treatment. Storefronts and other ground floor entrances should be accentuated through cornice lines.

**Guideline 3.2(E5)** Storefronts should be integrally designed as part of the entire facade. Buildings with multiple storefronts should be unified through the use of architecturally compatible materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred.

**Guideline 3.2(E6)** Fixed or retractable awnings are permitted at ground level and on upper levels where appropriate. Awnings should complement the architectural style, materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred.







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