

Land Development Code 3.2.4

Table 3.2-7

C2 District Dimensional Standards (in feet)	
Feature	Dimension
Building Setback - Principal	
Public Street [1]	10
Interior Side	
Building less than 25' in height	5
Building 25' or greater in height	10
Rear	15
Building Setback – Accessory	
Front	Same as principal building
Interior Side	5
Rear	5
Setback from Highway 3 – Maximum	100
Parking Setback	
Public Street	10
Interior Side [2]	5
Building Height	50
Building Footprint – Maximum [3]	75,000

- 1) For a development site with a property line abutting a Local or Collector public street, the principal building on the site should have a wall located within 25 feet of that property line. The length of that wall should be equal to or greater than 25 percent of the length of that property line.
- 2) May be reduced for shared parking lots and similar public benefits.
- 3) Additional square footage may be allowed by Conditional Use Permit.

Table 3.2-8

C2 District Site and Building Design Guidelines	
Development Intensity	<ol style="list-style-type: none"> 1. Development should be compact; each site should be used efficiently. This means that the size of the each building should be maximized while the amount of off-street parking should be the minimum practical. Vertical or horizontal mixtures of differing types of development such as business and housing may be used to make full use of sites.
Land Uses	<ol style="list-style-type: none"> 1. Retail and service businesses should be the primary uses of land in the C2 District, as listed in Table 2.7-1. Multiple-family housing may be included as part of a mixed use development or may be appropriate as a stand-alone use in certain locations.
Relationship of Buildings to Streets	<ol style="list-style-type: none"> 1. Whenever practical, at least one side of each building should be located in close proximity (without intervening parking) to one or more of the adjacent local or collector public streets such as Jefferson Road, Jefferson Parkway, Heritage Drive or Honeylocust Drive. On corner sites, the building should be located near the corner. The intention of this guideline is to add a sense of enclosure to the street and to help pedestrians walk from the street sidewalk to the building entrance. The rear or service side of the building should not be used for this purpose. 2. The primary entrance of buildings shall be oriented toward a public street or, if in the interior of a development and none of the facades has frontage on a public street, toward a driveway. 3. Site entrances should be located along the local or collector public streets and separated from other driveways or public street intersections according to the access management guidelines of the Transportation Plan chapter of the <i>Northfield Comprehensive Plan</i>.
Pedestrian and Bicyclist Access	<ol style="list-style-type: none"> 1. Site and building design shall include site improvements that create a system of pedestrian and bicycle circulation on site from parking areas to plazas, open space, other pedestrian pathways and to adjoining building. Existing and proposed pedestrian and/or bicycle circulation systems and easements shall be integrated into site design. 2. There should be a concrete sidewalk at least 5 feet wide in the street right-of-way along each public street abutting the site except for the Highway 3 frontage. 3. There shall be an obvious, designated walkway from the public sidewalk along the street to the front door of the building.

C2 District Site and Building Design Guidelines, Continued	
Building Primary Materials	<p>Allowable Primary Materials:</p> <ol style="list-style-type: none"> 1. Easily-maintained materials that are durable and have a pattern, texture and detailing that are compatible with those in the Historic District Sub-District. 2. Brick, stone, stucco or colored and textured pre-cast concrete. 3. Metals with matte finish and with neutral or earth tone colors; metals that are used for exterior walls should have visible corner moldings and trim. Metal wall finishes should be secondary to masonry and pre-cast finishes. 4. Transparent glass. 5. Canvas awnings. 6. Wood as an accent material or in elements that are integrated with other desirable materials. <p>Prohibited Primary Materials:</p> <ol style="list-style-type: none"> 1. Non-durable siding materials such as plywood, corrugated metal, fiberglass, asphalt or fiberboard siding, or other materials that decay rapidly when exposed to the elements. 2. Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces. 3. Vinyl. 4. Mirrored glass. 5. Materials that represent corporate colors, patterns or trademarks (except for signs). 6. Brightly colored metal roofing or canopies. 7. Concrete that is not enhanced as indicated under "Allowable Materials," especially pre-cast, tilt-up walls.
Building Facades and Massing	<ol style="list-style-type: none"> 1. Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway should have a similar appearance in terms of materials and general design. 2. Building design should help create an environment conducive to walking and viewing by using generously-sized first-floor windows, doors, materials, articulation, canopies, awnings or other architectural elements. 3. Buildings shall be divided into increments by articulating the façade. This can be achieved through a combination of the following techniques and others that may meet the objective: <ol style="list-style-type: none"> (a) Stepping back or extending forward a portion of the façade. (b) Vertical divisions using different textures or materials (c) Division into storefronts with separate display windows and entrances (d) Variation in roof lines by alternating dormers, stepped roofs, gables or other roof elements to reinforce the modulation or articulation interval (e) Variations in color (e) Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval (f) Providing a lighting fixture, trellis or similar landscape feature with each articulation interval. 4. Walls that face a public street shall have one or more windows or glass doors. The primary façade of each building should consist of a base, a body and a cap. The cap should consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, or eaves. The base and cap should be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. Building facades visible from a public street should use materials and design features similar to those of the front façade. 5. Buildings over 100 feet in length should be at least 1-1/2 stories in height for at least 30 percent of their length. 6. When flat roofs are used, parapet walls with three-dimensional cornice treatments should conceal them.
Windows	<ol style="list-style-type: none"> 1. The primary street level façade of large retail or office establishments (over 25,000 square feet) that face a public street or walkway shall be transparent between the height of 3 and 8 feet above sidewalk grade for at least 40 percent of the horizontal length of the building façade. 2. The primary street level façade of smaller retail or office establishments (25,000 square feet or less) shall be transparent for at least 50 percent of the horizontal length of the building façade, between the height of 3 and 8 feet above sidewalk grade, at minimum.

C2 District Site and Building Design Guidelines, Continued	
Customer Entrance Design	<ol style="list-style-type: none"> 1. Buildings should have clearly-defined, easily visible customer entrances that include at least three of the following features: <ol style="list-style-type: none"> (a) Canopies or porticos above the entrance; (b) Roof overhangs above the entrance; (c) Entry recesses or projections; (d) Arcades that are physically integrated with the entrance; (e) Raised corniced parapets above the entrance; (f) Gabled roof forms or arches above the entrance; (g) Outdoor plaza adjacent to the entrance having seating and a minimum depth of 15 feet; (h) Display windows that are directly adjacent to the entrance; (i) Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above and/or directly adjacent to the entrance; or (j) Integral planters or wing walls that incorporate landscaped areas or seating areas. A wing wall is a wall secondary in scale projecting from a primary wall and not having a roof.
Landscaping	<ol style="list-style-type: none"> 3. Areas not used for buildings or parking should be generously and intensively landscaped consistent with the standards of Section 3.5. 4. The following shall apply to interior landscaping in the C2 district: <ol style="list-style-type: none"> a. Landscape islands shall be located at the end of each parking row with a minimum size of 135 square feet for single loaded parking rows, and a minimum size of 270 square feet for double loaded rows (Figure 3-10). b. No more than 15 spaces shall be located in a continuous row without being interrupted by a landscaped island, unless the island is used for surface water infiltration. Such landscape islands shall be of the minimum size established in (a) above (Figure 3-10). c. Landscape medians with a minimum width of ten feet shall be located as to separate every four parallel rows of cars and shall run the full length of the parking row (Figure 3-10). d. Each individual landscaped island shall include a minimum of one tree and two shrubs. e. The landscaped medians required in paragraph (c) above shall be planted with one deciduous tree every 20 lineal feet.
Properties near the Cannon River	<ol style="list-style-type: none"> 1. If property is adjacent to a city-owned park or trail land along the Cannon River, landscaping shall be incorporated along the perimeter of the property in accordance with Table 3.5-3 of this LDC, if it does not already exist, to screen parking lots, outdoor storage, and loading spaces from view of park or trail users.