

SIOUX FALLS DOWNTOWN DESIGN STANDARDS



ACKNOWLEDGEMENTS

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OVERVIEW: PURPOSE OF DESIGN STANDARDS

Downtown is the heart of Sioux Falls. Encouraging private and public investments, and preserving the central business district as a regional office, retail, hotel, institutional, residential, cultural, and entertainment center of the city, is of primary emphasis.

The citizens of Sioux Falls place a high priority on the quality of design, integrating new uses with existing structures within a vital, supportive retail center in the central business district. In any healthy downtown, the quality of new designs and renovated buildings complement other downtown uses and surrounding neighborhoods. The primary objective of the Sioux Falls

Downtown Design Standards is to ensure new developments and remodeled buildings are compatible with the character of downtown and fit with their surroundings thereby reinforcing the visual quality of the area in a cohesive and attractive manner without seeking uniformity of design and without dictating specific architectural styles. The design of a building must consider the context of the site and vicinity. The design standards are intended to recognize that the overall context of downtown includes variations and is intended to allow both flexibility and creativity in devising compatible design solutions. The standards further intend to encourage new developments, redevelopments, and remodeling of existing building exteriors consistent with the standards outlined in this document.

The purpose of the design standards is to provide an illustrative document to encourage creativity and high-quality design while allowing for flexibility. While downtown accommodates a variety of uses and building types, standards are needed to ensure that the built environment is inviting, attractive, and intuitive for all residents and visitors to use. Design standards will be increasingly important as there is market pressure to construct new buildings that complement and enhance the downtown experience.

Overall, this document intends to:

- Provide clear objectives for design and development projects within the Downtown Planned Unit Development.
- Enhance the character and function of downtown.
- Promote building and site design that complements the context of downtown.
- Promote sustainable design and construction principles.
- Promote design that enhances the downtown.
- Maintain and enhance property values.

1995 DESIGN GUIDELINES

In 1995 Main Street Sioux Falls produced the Downtown Design Guidelines to promote the vitality and economic health of downtown in an effort to enhance its physical appearance. At that time, downtown was struggling as a community retail, office, and financial activity center. The guidelines were developed as a tool to assist property and business owners who were interested in upgrading their buildings to enhance the downtown's visual image as a distinct and inviting place to live, work, shop, and visit.

At the time the 1995 guidelines were developed, vacancies were high and proposed enhancements were intended to encourage improvements and protect quality reinvestment in property as it occurred. The original intent was for good design to result in increased property values, create an appealing atmosphere, to integrate harmony and continuity in building design, foster civic pride and ownership, and provide a renewed sense of place.

As downtown's visual appearance improved, and vacancies decreased, there was demand for new construction and investment. Dramatic improvements to the downtown at the time included the repurposing of Washington High School to the Washington Pavilion of Arts & Science, Falls Park improvements, construction of the Minnehaha County Courthouse and several new bank buildings. The incorporation of the design guidelines served to preserve and enhance many of the unique qualities of downtown.¹

After twenty years of application, planners, preservationists, property owners and other community members have called for analysis, updates, and revisions to the 1995 design guidelines.

With the implementation of the 2014 Shape Places Zoning Ordinance, came the opportunity to update the guidelines for a more specific set of standards. The Design Standards will establish a consistently enforced, high threshold of design standards that will improve property values and help optimize the long-term economic development potential of Downtown.

The standards will be administratively reviewed for conformance with the DTPUD Initial Development Plan and submitted Final Development Plans before a building permit can be approved and prior to construction on any lots in the planned unit development zoning district.

See Design Standards and Shape Places Zoning Ordinance in this document for additional information.

¹ Downtown Design Guidelines for Sioux Falls, South Dakota, 1995

HOW DESIGN STANDARDS APPLY: NEW DEVELOPMENTS

New construction must demonstrate compatibility in massing, size and scale, and provide a sense of “belonging” rather than “intruding.” Overall architectural features of new construction must be sensitive to, yet not directly mimic historic buildings. Architectural elements such as windows, doors, and cornices should be similar in rhythm, pattern, and scale to comparable elements in adjacent, existing buildings. The overall visual appearance of new development should not dominate the surrounding architectural landscape.

With the revitalization of downtown in the late 1990s, development and material choices were often based on economics rather than character or complementary relationship to neighboring historic architecture. Building materials help define the context and preserve the character and value of Downtown Sioux Falls. Well-designed buildings with high-quality materials show community pride and dedication to our long-term vision. Low-quality materials result in lower valuation and buildings that are more likely to deteriorate and depreciate over time, dragging down the values of nearby properties. There are vast differences between materials in terms of performance, lifespan, and needed maintenance. The types of materials outlined in these Design Standards are intended to withstand the test of time without putting the burden of ongoing maintenance on subsequent owners. As Downtown continues to develop, evolve and improve, we have the opportunity to ensure a sustainable future in the same way that many of our historic buildings and their design and material integrity have provided our community with unique character and charm.

New construction and development shall conform to all applicable design standards. See Threshold Levels for more information.

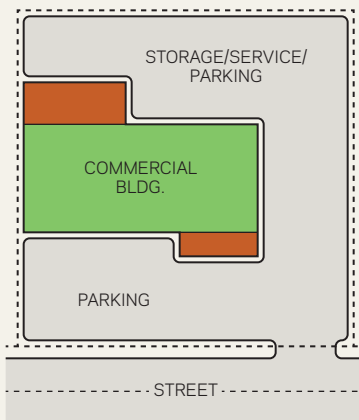
THRESHOLD LEVELS - ADDITIONS TO, AND REMODELING OF EXISTING BUILDINGS

For building additions, remodels, and site improvements, three different thresholds have been established to gauge how the standards are to be applied.

- A. LEVEL I IMPROVEMENTS** include all exterior remodels, building additions, and/or site improvements that affect the exterior appearance of the building/site and/or increase the building's gross floor area by up to 50 percent. The requirement for such improvements is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building articulation would not be required to conform.
- B. LEVEL II IMPROVEMENTS** include all improvements that increase the building's gross floor area by more than 50 percent, but not greater than 100 percent. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II Improvements. For example, if a property owner of an existing structure wants to convert the retail building to an office, and build an addition equaling 75 percent of the current building's gross floor area, the following elements apply:
1. The location and design of the addition/remodel shall be consistent with the block frontage provisions, except in cases where the existing building is set back too far from the street to physically allow for the addition's conformance. In such cases, the building additions are provided they do not increase any current non-conformity and generally bring the project closer into conformance with the standards.
 2. Comply with applicable site design elements such as pedestrian connections, parking design, open space, site edges, and service area design. The language "all standards that do not involve repositioning the building or reconfigure site development" is intended to allow the City some discretion in how these provisions are implemented depending on the unique conditions and constraints on the site combined with the scope of the project; and
 3. Comply with all building design provisions except architectural scale and material provisions related to the existing portion of the building where no exterior changes are proposed. The entire building shall comply with building elements/details, materials and blank wall treatment standards.
- C. LEVEL III IMPROVEMENTS** include all improvements that increase the building's gross floor area by more than 100 percent. Such developments shall conform to all standards based on the level of improvements to the property.²

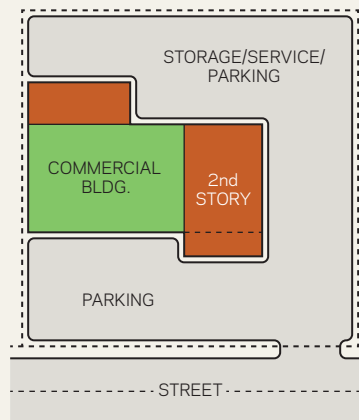
LEVEL I - IMPROVEMENTS

EXPANDED FLOOR AREA
0-50%



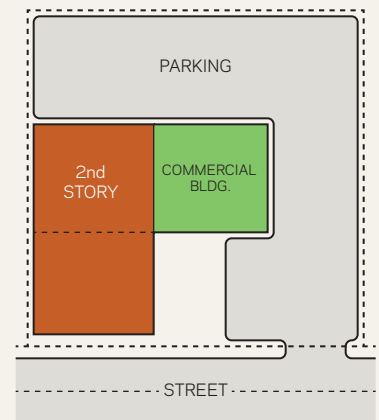
LEVEL II - IMPROVEMENTS

EXPANDED FLOOR AREA
50-100%



LEVEL III - IMPROVEMENTS

EXPANDED FLOOR AREA
> 100%

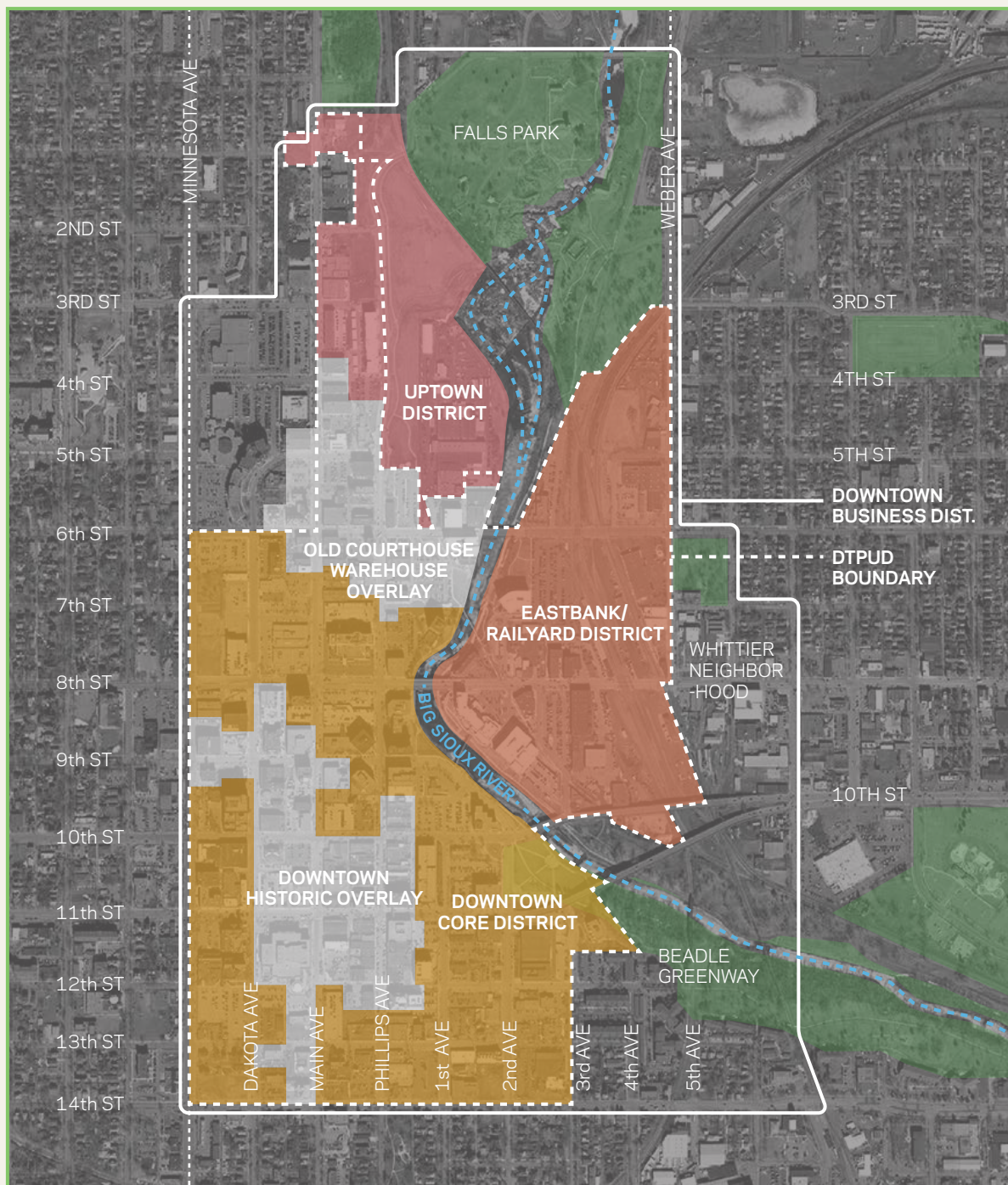


² Boise Downtown Design Standards and Guidelines

DOWNTOWN SIOUX FALLS SUB-DISTRICTS

The downtown is a diverse collection of businesses and land uses. Because the downtown cannot and should not be viewed as a homogenous area of development, it has been divided into three sub-districts, for the purpose of this document. In order to identify particular conditions, concerns, existing uses and potential uses for each different sub-district. In addition, there are two historic overlay districts that will not be reviewed as part of the design standards, but instead will be reviewed by the Board of Historic Preservation. Review of the two historic overlay districts will comply with the 24:52:07:02 Standards for new construction and additions in historic districts. New construction or additions within a historic district must comply with The Secretary of Interior Standards for the Treatment of Historic Properties as incorporated by reference in 24:52:07:02. Rehabilitation within the two historic overlay districts shall also comply with the Secretary of the Interior's Standards for Rehabilitation.

Attached is a map that identifies the two historic overlay districts and three sub-districts in which the downtown design standards shall apply. The map indicates boundaries of each sub-district.



UPTOWN SUB-DISTRICT

In 2003 the Brownfield site of Phillips Avenue from 5th Street to Falls Park Drive was remediated. The redevelopment area was formerly occupied by a recycling and salvage enterprise, a railroad roundhouse, and a commercial building materials business. Redevelopment of the area included converting part of the site into a recreational park, extending Phillips Avenue to Falls Park for expansion, and creating private development to the west of Phillips Avenue. The private development area located north of the existing downtown is identified as Uptown. The community has capitalized on the river greenway improvements, the Levitt at the Falls, a permanent venue for outdoor entertainment amenities, and the underlying demographic trends that are attracting new households to downtown.

Newer construction in Uptown, located just north of the Old Courthouse and Warehouse Historic District, includes loft style residential housing which combines the traditional utilitarian loft aesthetic with additional modern amenities and storage. Loft architecture is traditionally large open spaces with exposed industrial features, such as, bare wood or concrete beams, large windows, concrete or wood flooring, and open floor plans with few walls or segmented rooms. The newer loft style buildings in Uptown have several of these interior features with a mix of exterior materials including brick, cement- board and metal siding, and aluminum balconies.

Contrary to new structures in Uptown, nearby warehouses in the sub-district dating back to the early 1900s have been repurposed to residential, commercial, office, and retail. The rectangular façades of the existing, repurposed buildings are typically brick with narrow, tall, wood windows and flat roofs.

EAST BANK/RAILYARD SUB-DISTRICT

In 2010, the City of Sioux Falls decided to pursue the demolition of a parking ramp in downtown Sioux Falls and redevelop the area. The 50-year old ramp that spanned the river at 8th Street was fully paid for and generated income for the City's public parking system, but it was an eyesore and hindered further development in an area City officials knew had great potential. Since the structure was removed in 2012, this area of downtown has seen incredible growth. This East Bank area of downtown had at one time been neglected but has since been revitalized into a bustling retail community known for unique shopping, restaurants, and loft living.

The East Bank is ideally positioned between Falls Park and the railyard redevelopment area. Historically, manufacturing, wholesaling, and warehouse buildings developed near the rail lines which followed the Big Sioux River's course that has existed since the late 1880s. As of 2017, the Burlington, Northern, Santa Fe (BNSF) Railroad is vacating its downtown switching yard. By the end of 2017 approximately ten acres of prime real estate will be available for development. Although two through lines will remain for rail operation, the newly available land will provide the potential for the East Bank to become an increasingly vital and visually unique area with innovative architecture and green space, with the falls and downtown skyline as a backdrop. It is intended to become an increasingly inviting place with a variety of attractions to entice visitors, business, and residents.

The architecture of the Eastbank is mostly large-scale warehouse and commercial buildings, flat roofed, brick and quartzite structures. Typically three-story, rectangular façades of dark brown pressed brick or Sioux Quartzite. Parapet and cornices are typically decorative or stepped. Interiors are mostly finished as warehouse/industrial space characterized by exposed, rusticated heavy timber columns and beams. Floors are constructed of tongue and groove wood flooring that was considered to be the most resistant flooring available in the pre-World War I building period. Interior walls contain an exposed Sioux Quartzite rubble which have mostly been left exposed with recent remodeling.

Many of the once vacant buildings have been converted into retail on the first floor with office and residential loft space in upper floors.

DOWNTOWN CORE SUB-DISTRICT

Downtown's Central Business District (CBD) remains a regional office center with more than 2.3 million square feet of office space. The CBD dominates the finance, professional service and government sectors and is competing favorably for coveted creative and innovative firms. The majority of downtown's office space is located within the core, roughly bounded by the Big Sioux River, West Sixth Street, Minnesota Avenue and West 12th Street.³

Most of the downtown core is densely lined with buildings constructed right up to the edge of the property line, and share common walls (where frontyard setbacks are 0'). Many blocks are wall-to-wall buildings with a few open spaces scattered throughout the sub-district. Numerous three and four story monumental buildings are topped with ornate cornices, brackets, and turrets or towers, and draw the eye upward, providing a sense of grandeur.

The smaller, two-story, brick and stone storefronts retain an old-west style with recessed entryways, large display windows topped with transom windows, and a balanced, symmetrical division of the buildings into segments – or bays, thereby creating a repeating rhythm of consistent widths. Second floor windows are generally tall and narrow with decorative sills and ornate moldings. Buildings that are not constructed of quartzite often have a quartzite foundation. The storefronts also have highly stylized cornices to adorn many of the storefronts. Operable, canvas awnings are widely used by the businesses along Phillips Avenue and create a canopy over much of the sidewalk.⁴

HISTORIC DISTRICTS (OVERLAYS)

The Downtown and Old Courthouse & Warehouse Historic Districts shall comply with the Secretary of the Interior Standards. The Board of Historic Preservation shall review for compliance.

DOWNTOWN HISTORIC DISTRICT OVERLAY

The Downtown Sioux Falls Historic District is located in the center of Sioux Falls. It comprises about 36 acres or approximately 10 square blocks and encompasses a large portion of the banking, retail, services, and civic center of downtown Sioux Falls.

The Downtown Sioux Falls Historic District includes 90 buildings, 60 of which have been classified as Contributing. As of 2016, ten of these Contributing buildings have been listed on the National Register as individual properties. The list of contributing buildings includes retail stores, banks, hotels, restaurants, office buildings, automobile dealerships, a funeral home, a theater, fraternal halls, a city hall, a federal building, a public library, a fire station, and four apartment buildings. Most of the buildings are two to four stories tall, although several are taller. Most of the downtown historic buildings are faced with brick, stone, or terra cotta. Six of the buildings were constructed of native Sioux Quartzite which was extensively quarried at various sites in and near Sioux Falls. Many of the buildings are faced in reddish-brown, brown, or gray brick. Nearly all of the builders used decorative brick and stonework to enliven the facades. The buildings in the historic district range in style from 19th century Romanesque Revival to

Art Deco and W.P.A. Moderne of the 1930s. Several of the buildings are Classical Revival in influence. Some of the commercial buildings in the district are amazingly intact. Most of the buildings retain excellent integrity above the first floor, while being somewhat altered at the storefront level. The governmental buildings are largely intact. Most of the structures in the district are in fair to good condition and several have been renovated in recent years.

OLD COURTHOUSE & WAREHOUSE HISTORIC DISTRICT OVERLAY

The Old Courthouse and Warehouse District is a 33-property district located on the northern edge of downtown Sioux Falls. The district contains mostly large-scale, massive buildings designed for a diverse array of purposes ranging from government, commerce, culture to industry, warehousing, and transportation. The buildings range in date from 1885 to 1949 and vary in architectural style from Richardsonian Romanesque to Moderne, with Richardsonian Romanesque and Commercial Style being the predominant architectural styles found within the district. The wide array of architectural styles is attributable to the district's long period of development and the wide range of functions the buildings represent. The district also contains Second Renaissance Revival, and Art Deco structures. The district contains mostly large-scale warehouse and commercial buildings however a county courthouse, a theater, a railroad station, and a large industrial complex are also contained within the boundaries. The buildings range in height from one to six stories, with the majority of the buildings being two or three stories tall. The tallest structure is the Minnehaha County Courthouse whose clock tower rises to a height of 160 feet.

Urban renewal projects of the 1960s and 1970s have had a strong impact on the areas south and west of the district. Many historic buildings were torn down to make room for new construction and parking lots. Although many surrounding structures were lost, those that still stand in the district retain a high degree of integrity. The majority of the alterations made to buildings in the district have been first floor façade renovations and window replacements, which have historically been a very common practice in downtown commercial areas. Most of the "modernization" attempts were made during, or just after 1949, the end of the district's period of significance. Since the district was first listed on the National Register in 1983, many of the properties have undergone rehabilitation and are now in better physical condition than they were in 1983.

³ Downtown Plan 2025, City of Sioux Falls, December 9, 2014, page 16

⁴ Downtown Design Guidelines for Sioux Falls, South Dakota, 1995, page 9

DESIGN STANDARDS AND SHAPE PLACES ZONING ORDINANCE

The design standards herein are intended to supplement the Shape Places Zoning Ordinance. Whereas the zoning ordinance addresses land use, density and certain bulk regulations, the provisions herein largely focus on site and building design issues. Where there is a conflict between the provisions herein, the zoning ordinance shall apply.

THE DOWNTOWN PLANNED UNIT DEVELOPMENT (DTPUD)

This document was authorized by the Planning Department as a significant implementation tool for the City of Sioux Falls Downtown Planned Unit Development (DTPUD). The Downtown Design Standards are intended to be used in conjunction with the City's current zoning ordinance and the RE6 Village Mixed-Use Form.

Before a building permit can be approved, and prior to construction on any lots in the Downtown PUD, a Final Development Plan and Downtown Design Standards shall be reviewed by planning staff based upon conformance of this document and the Initial Development Plan and the standards of the DTPUD within 160.448 through 160.452. On review of the Final Development Plan, planning staff will review for conformance with the Downtown Design Standards for the Uptown, East Bank/Railyard and Downtown sub-districts.



INTENT:

1. Design sites and orient buildings to create a comfortable pedestrian environment.
2. Enhance visual character of streets and pedestrian environments.
3. Ensure viability for active commercial use.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.1.1	Storefront Buildings	See Shape Places Zoning Ordinance RE6 Mixed Use Village and Sioux Falls Steetscape Standards.
	Building Placement	Diagram 1.1.1 (following page)
	-Street facing building facades shall be placed at the property line.	Required for the Downtown District.
	Frontage	
	- A minimum 75% of the property shall be continuous building façade constructed to the property line, taking into account façade variations as defined in Section 1.2.6.	Diagram 1.1.1 Balance of the frontage must be part of an active and publicly accessible, non-parking area. Variations will be considered based on use.
	- For buildings with two frontages, both shall be placed at the property line, takinto into account façade variations.	Required for the Downtown District, consideration will be given to alternatives for the non-primary frontage based on location and circumstances.



DIAGRAM 1.1.1

1.1.2	Buildings with Landscaped Setback	
	Building Placement	Diagram 1.1.2
	-Front setback may be a maximum of 20'.	East Bank/Railyard and Uptown Districts may use either Storefront or Landscaped Setback provisions. Consideration will be given for alternative setbacks.
	-The area between the sidewalk and building shall be landscaped and pedestrian-oriented.	Design Treatments may include a stoop, patio or deck, low fence, retaining wall, hedge or other similar elements.
	Frontage	
	-A minimum 70% of the property frontage shall be continuous building façade.	Diagram 1.1.2 Balance of the frontage must be part of an active and publicly accessible, non-parking area. Variations will be considered based on use.
	- Buildings with two frontages may use either Storefront or Landscaped Setback provisions or both at corner lots.	Consideration must be given to adjacent buildings and context.

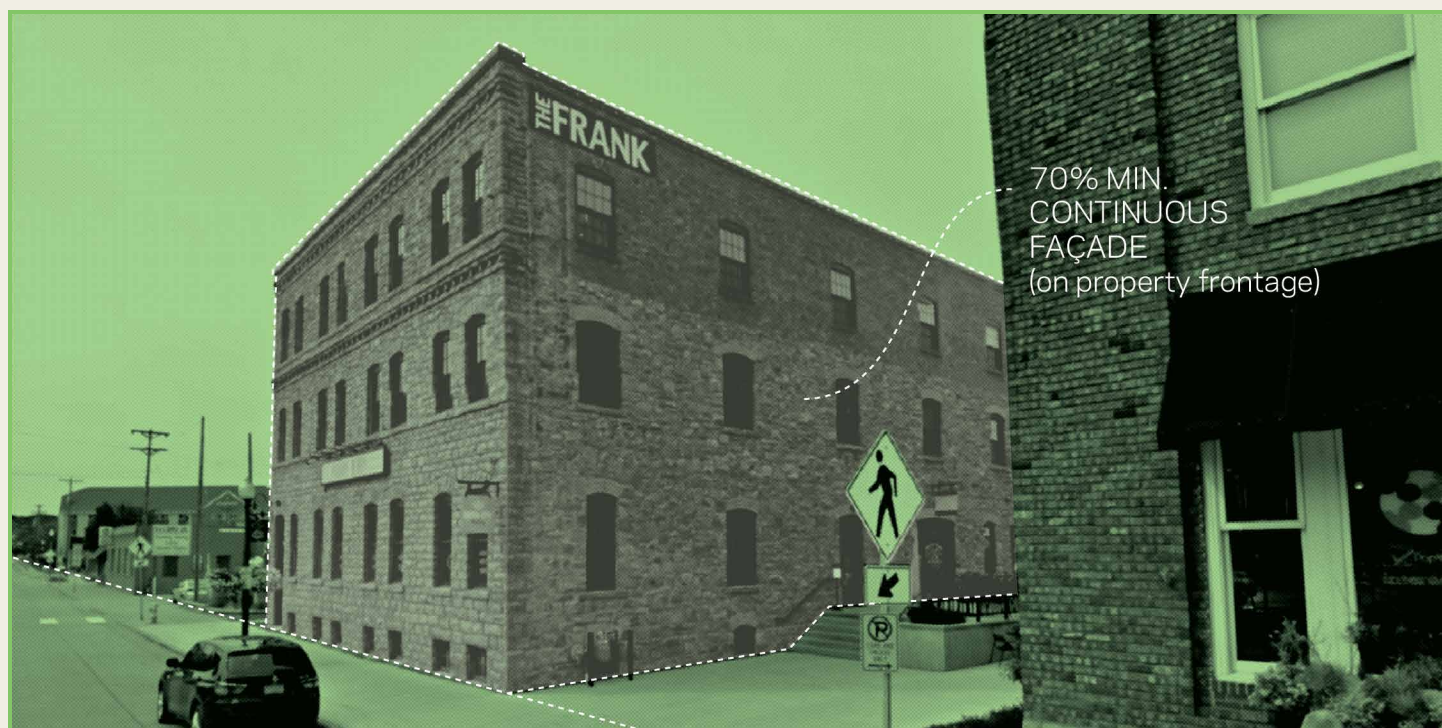


DIAGRAM 1.1.2

INTENT:

1. Create buildings of character that express the identity and authenticity of the Sub-District.
2. Respect existing urban fabric and context through scale, proportion, detail, and texture.
3. Design buildings that provide visual interest from a variety of vantage points while addressing the street to create pedestrian-friendly environments.
4. Incorporate universal design requirements and amenities.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.1	Ground Floor	Locate active spaces along the street facade to enhance the building's relationship to the public realm, including lobbies, dining rooms, seating areas, offices, retail spaces, and community or institutional uses.
	-Ground Floor uses shall be non-residential.	Residential support spaces are allowed, such as residential building lobbies.
	-Provide a minimum of 70% facade transparency (glazing) between 30" and 10'.	Windows and doors contribute to transparency within a façade. Use the unit size to calculate percentage area (glass and frame). Diagram 1.1.1
	-Character of the glazing must be transparent - opaque, tinted or obscure glazing is prohibited at ground floor. Transom windows may consist of decorative glass such as leaded or molded glass, or small scale glass block (4" or less).	This provision applies to facades facing streets. Transparent glass within this standard is defined as 60% Visual Transmittance or higher.
	-Upper floor window proportion and detailing should further define the building's architectural character.	See the International Residential Code for bedroom window requirements.
	-Minimum floor to ceiling height is 12'.	First floor spaces with higher than 12' ceilings are encouraged.
	-Minimum retail space depth is 30' for new buildings.	Reduced depths will be considered where unique site constraints are present and design is demonstrated to be viable for a variety of retail uses.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.2	Entrances	
	-Entrances are encouraged to be recessed.	Recesses create variety, weather protection and increased opportunity for storefront area.
	-A building's principal entry may occur on the corner with the angled face measuring no more than 10'.	Diagram 1.2.2
	-Corner entry doors must have glass and at least one sidelight.	Corner entries are considered an independent façade. Materials, transparency and other façade related provisions apply.
1.2.2 CONTINUED ON NEXT PAGE		

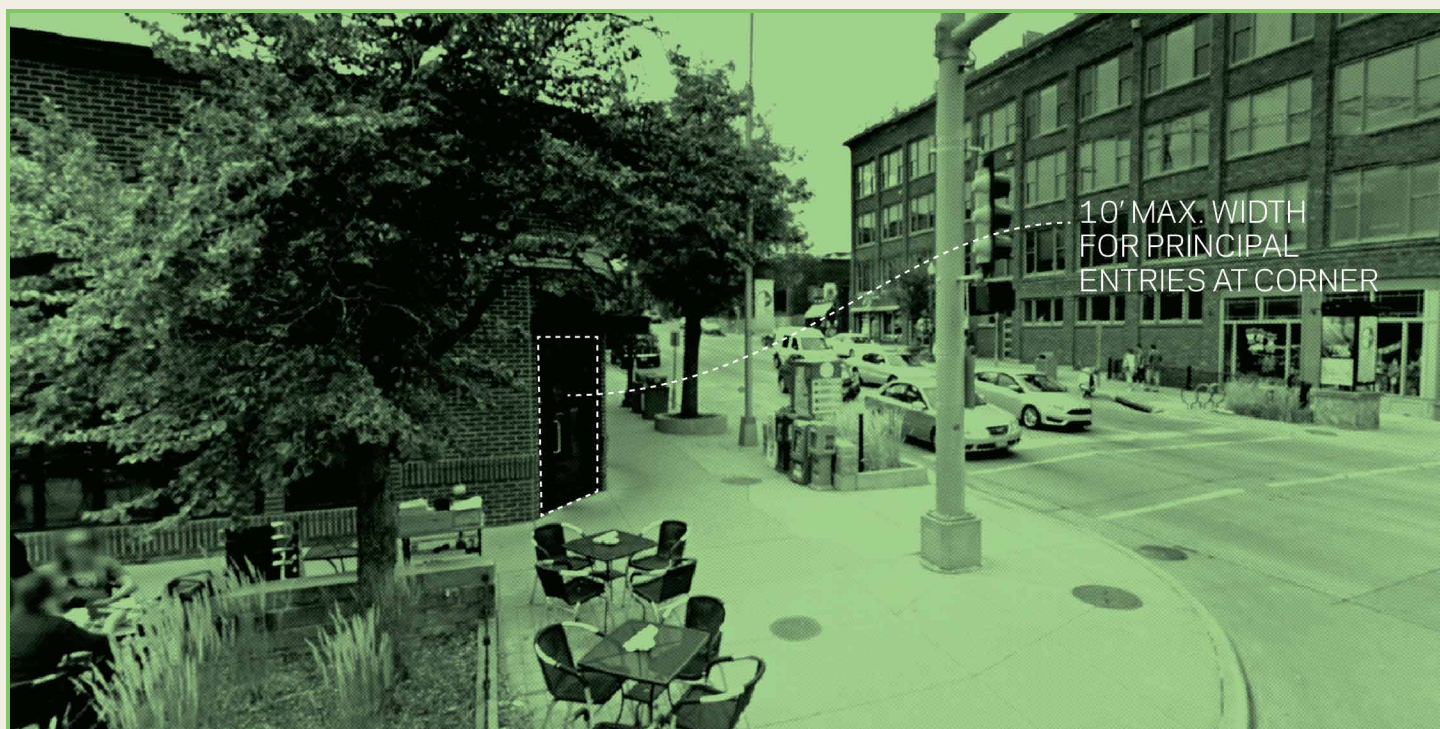


DIAGRAM 1.2.2

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.2	-Entrances shall be clearly articulated by using a minimum of three of the following distinguishing elements.	
	-Recess the entry area.	
	-Provide awnings and canopies where protection from the sun is important (South and West-facing windows).	
	-Use glass in the door and decorative hardware.	Photo of Zandbroz entry Photo 1.2.2
	-Provide storefront windows adjacent to the entrance.	
	-For buildings with two frontages, entries on both streets are encouraged, but the primary street takes precedence.	



PHOTO 1.2.2

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.3	Scale	Scale is perceived size and is affected by mass, height and proportion. Differentiate building massing and proportion to reinforce the, 'street wall,' with well-scaled elements and articulations.
	Reduce the scale of large building façades and floor plates into appropriately scaled modules through façade articulation such that no building segment is more than 100' in length.	See 1.2.5 and 1.2.6 Building Elements and Façade Articulation and Details. Diagram 1.2.3
	-Passageways may be provided, but shall be at minimum the same width as alleyways within the same Sub-District and accommodate pedestrian traffic, permitted vehicular traffic, drop-offs or approved similar use.	
	Façade articulations may also be provided above the ground floor to further break up a building's mass and scale.	Diagram 1.2.6



DIAGRAM 1.2.3

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.4	Height	
	Buildings must be a minimum of two stories.	One story buildings will be considered in Uptown and Eastbank & Railyard Sub-Districts. The Downtown PUD says, "all should be at least two stories."
	Number of allowable stories may vary by two stories based on the average number of stories on both sides of the street for 200' each way.	The intent is to ensure compatability with the surrounding area while encouraging density.
	Development nodes (developments of a block or more of street frontage) may increase height by 50% over the calculation for allowable stories.	

1.2.5	Building Elements	
	Windows	
	-Provide recessed windows where pane is at least 2" from the façade face to create depth and visual interest. Projected windows also meet the intent of the requirement.	
	-Ground floor window sills may not be more than 30" above the ground floor level.	
	-Depending on scale, location and building type, dividing windows into multiple panes with mullions or other conventions is encouraged. Mullions inside double pane glass, or on the interior face are not allowed.	
	-Vinyl windows are not allowed.	
	Awnings and canopies are encouraged on South and West facing windows.	These elements provide protection from strong sunlight as well as depth and visual interest. Various materials and styles are encouraged including cloth, steel, glass, retractable and fixed.
	Balconies	Balconies enliven building façades and provide urban dwellings with private outdoor space. Balconies can also be a means of protecting larger openings such as french doors, i.e; New Orleans Princess Balconies.
	-Balconies over public rights-of-way are allowed by code.	Reference relevant section of IBC.

1.2.5 CONTINUED ON NEXT PAGE

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.5	Building-mounted light fixtures	
	-Integrate energy efficient lighting that features distinctive building elements.	Examples include building entries, signage, canopies, cornices or other decorative elements.
	-Storefront lighting should add illumination to the adjacent sidewalk.	
	-Minimize light pollution and glare by providing appropriate baffles and shields.	Direct uplighting toward the building and not into the sky.
	-Lights with strong coloration are prohibited.	Examples include blue LED or orange sodium.
	-Seasonal lighting is encouraged and may be colored.	
	-Conduit and electrical sources should be hidden from view.	
	Signage	See Shape Places Zoning Ordinance - 160.572 Allowed and Unauthorized Sign Types in Each District (6) RE6 Form.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.6	Façade Articulation and Details	
	-Differentiate ground floor from upper floors through the use of color and/or material changes, reveals, fenestration (windows) or other design conventions.	Diagram 1.2.6
	-Where appropriate to the style, add details such as window sills, banding, piers and reveals.	
	-Ground floor shall include articulation features every 30' maximum and shall incorporate at least three of the following:	Residential buildings should include articulation features related to individual units within the building. Other approaches for non-residential meeting the intent of the standard will be considered for review.
	-Windows or entries	
	-Weather protection features such as awnings or canopies.	
	-Vertical piers or columns.	
1.2.6 CONTINUED ON NEXT PAGE		



DIAGRAM 1.2.6

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.6	-Change in building material or wall modulation of at least 12 inches in depth if corresponding to a roofline change, or vertical change in building material.	(proposed diagram)
	-Vertical elements such as trellis with plantings, a green wall or art element.	
	Blank Walls and Portions of Walls	Walls lacking windows or doors which are 10' high and 20' in length apply.
	- Walls lacking windows or doors which are 8' high and 20' in length apply. At least two of the following treatments must be applied to blank walls.	(proposed photo of MB Haskett's back seating area)
	-Planting bed(s) or trellis with climbing vines or plants.	Size of planting bed must be sufficient for healthy plant growth. Moveable containers are not planting beds.
	-Artwork or special building detailing.	
	-Building mounted lighting.	
	-Integrated display windows with 18" minimum depth.	

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
1.2.7	Building Materials	
	-Select materials suitable to a pedestrian urban environment.	
	-Value-added materials at the ground floor such as stone, brick, precast concrete and glass are encouraged.	

TABLE 1.2.7

	Material Percentage Allowed in Each Elevation		
Material	Front/Corner Elevation	Side Elevation	Rear Elevation
Brick*	100%	100%	100%
Precast Concrete*	100%	100%	100%
Stone & hand-laid masonry	100%	100%	100%
Burnished & Splitface CMU	30%	30%	30%
Fiber Cement Panels & Siding	30%	30%	30%
Metal Panel	30%	30%	30%
Tile	75%	75%	75%
Wood	75%	75%	75%
Glass	100%	100%	100%

-Percentages are calculated as a segment of the non-transparent building elevation.

-Buildings may include up to 3 different exterior materials, excluding windows, doors and foundation materials.

-Brick tile in precast concrete may be used provided tiles do not create continuous seams at corners.

-Materials that produce an oil-canning effect are prohibited.

-Prohibited materials include faux brick/stone, EIFS and stucco, and residential style vinyl or steel siding. Other materials for use as accents will be considered.

INTENT:

1. Create a convenient and efficient network for vehicular circulation and parking.
2. Mitigate the impact of parking facilities on the streetscape and pedestrian environment.
3. Integrate parking facilities into the design of developments where possible.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
2.1.1	Parking Structures	
	Where integrated into a mixed use development:	
	-Retail or other use at the frontage side of parking structures shall be designed to meet applicable building provisions within this standard.	See 1.2 Building Design.
	-When parking is placed behind retail or other occupied spaces, frontage restrictions shall not apply.	
	Where exposed to the street:	
	-Parking structures shall be designed to meet applicable building design provisions.	
	-If not fronted by small retail or other occupiable space, the visual impact of parking structures shall be minimized by adding architectural detail such as screening.	See Boise Examples
	-Provide an adjacent but separate pedestrian entry from vehicle entries.	
	-Where possible, locate vehicle entries away from the primary street and at the side or rear of the building structure.	Alley entry/exitways are preferred. Take into account existing traffic patterns.

2.1.2	Surface Parking	
	-Parking lots shall be placed behind or to the side of buildings.	(proposed diagram)
	-Maximum street frontage is 60' not including sidewalk and landscaping.	(proposed diagram) Refer to Shape Places X for setback, landscaping and buffer requirements.
	-Parking may occupy no more than 50% of the development frontage of that street face.	

2.1.2 CONTINUED ON NEXT PAGE

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
2.1.2	-Direction of the main access ways shall be oriented such that pedestrian walkways lead to the building being served or a public sidewalk serving developments with interior circulation.	
	-Provide pedestrian walkways at 200' maximum.	(proposed diagram)
	-Delineate parking from street sidewalks with landscaped islands, low walls or other decorative linear elements not exceeding 4' in height.	Chainlink fencing is not allowed. See Zoning Ordinance 160.480 Deco. Metal Fencing

2.1.3	Drive Through Lanes	
	-Drive through lanes shall be placed behind or to the side of buildings.	Drive through lanes contribute to the allowable parking frontage. Curb cuts more than 24' wide are not allowed.
	-Walkways must be separated by a planting strip of at least 3 feet.	(proposed diagram)
	-Where walkways cross drive through lanes, a crosswalk of a distinguishing character must be utilized to enhance safety and visual appearance.	Specific designs will be considered on a case by case basis.
	-Other adjacent vehicular routes must be separated by a planting strip of at least 3 feet.	

2.1.4	Service Areas	
	-Locate service elements such as trash enclosures to minimize negative impacts such as noise, odor and appearance to the street, adjacent sites or pedestrian areas.	
	-Service area shall be paved with concrete.	
	-Appropriate trash enclosures are required.	Alleys are exempt. See Shape Places Zoning Ordinance Section 160.485.D.6.c Landscape and Buffer Yard Standards.
	-Service areas visible from a public right-of-way, except alleys, shall be enclosed with a 6 foot fence or wall using materials and detailing consistent with the primary structures.	

2.1.4 CONTINUED ON NEXT PAGE

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
2.1.4	-Collection points shall be located such that the enclosure gate swing does not obstruct pedestrian or vehicular traffic, or require the hauling truck to temporarily project into any public right-of-way, except alleys.	Pedestrian or vehicular traffic refers to sidewalks, drive through lanes or internal roadways.
	-Trash enclosures may be integrated into the building subject to building-related provisions and those previously stated.	
	-Efforts to consolidate trash collection block by block are encouraged.	
	-Utility meters and other similar equipment shall be located to minimize visual impact to the public and are prohibited from street frontage locations.	Post-Indicator valves are exempt. Contact service providers to coordinate locations early in the design process.
	-If elements are visible by the public, screening with architectural features or vegetation is required.	Included are street or internal roadways such as drive through lanes, pedestrian pathway or common open space.
	-Rooftop mechanical equipment shall be screened from view and not visible within 200' from a public right-of-way except an alley.	Utilize similar or complementary building materials and forms to blend with the building.
	-Minimize the use of rooftop equipment.	
2.1.5	Internal Site Circulation and Connections	
	-All developments with internal vehicular circulation shall provide a safe and convenient network connecting to the surrounding road/access network, integrate non-vehicular transportation elements (bike paths and sidewalks) and provide opportunities for connections to future developments if appropriate.	Planning will determine if future connections are desired.
2.1.6	Site Furnishings and Dining Areas	Sidewalk-use permit is required through Community Development.
	-Permanent elements shall not be located in the pedestrian way.	(proposed diagram)
	-A clear path of at least 5' shall be maintained when utilizing site furnishings.	Included are sign boards, benches, café furnishings, bike racks, trash containers or other moveable objects.
2.1.6 CONTINUED ON NEXT PAGE		

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
2.1.6	-Furnishings shall be made of durable materials and be visually compatible with existing furnishings along the block.	
	-Molded plastic tables and chairs are not allowed.	
	-Advertising on furniture is prohibited.	
	-Provide cutsheets of site furnishings with Final Development Plan.	

INTENT:

1. Provide safe and attractive pedestrian access in commercial and mixed-use developments that promotes walking and enhances the character of the development.
2. Create connections from established routes to new developments that can be expanded over time.
3. Link existing bicycle access and provide for bicycle parking.

	STANDARDS	GUIDELINE EXAMPLES / REFERENCES
3.1.1	Pedestrian Pathways and Connections	
	Building Fronts	
	-All internal walkways along pedestrian oriented retail and mixed-use buildings 100' or more in length (measured along the façade) that are not located adjacent to a street, must be at least 12' wide, with 8' minimum unobstructed width.	(proposed diagram) The additional width over 8 feet is allotted to provide landscaping and amenities such as trees, benches, planters, bicycle racks, trash and recycling containers.
	Building Sides and Between Buildings	
	-Other internal pedestrian walkways shall have at least a 5' unobstructed width (6' when adjacent to parking) and be separated from structures by 3' of landscaping.	(proposed diagram) Pedestrian scale variations of the landscaping requirement will be considered. Examples of this could include planted trellises, a seat wall with planter bed, ...Subject to review, secondary walkways at the rear of the building are not required to have landscaping.
	-Connect the entries of multiple commercial buildings within the same development.	
	-Continue sidewalk width, material and pattern across driveways.	
	Connections to Public Rights-of-Way	
	-Provide clear pedestrian access from entrances to a public sidewalk at intervals of no more than 200'.	
3.1.2	Bicycle Connections	
	-Create connections to existing bike pathways.	See the 2015 Sioux Falls Bike Plan
	-Provide racks for at least 2 bicycles per business within the vicinity of its main entrance.	Multiple businesses may share bicycle parking areas, maximum distance between racks is 200'. See the 2015 Sioux Falls Bike Plan.

GLOSSARY

Awnings and Canopies:

Projections giving protection from the weather, or merely decoration.

Balcony and Princess Balcony:

Platform projection from the wall of a building, supported by columns or console brackets, and enclosed with a balustrade, usually above the ground floor.

Blank Wall:

A wall devoid of material or architectural articulation.

Downtown Sub-District:

A smaller division of the Downtown.

Façade Articulation:

Breaking up of large, otherwise featureless spaces, masses, or volumes.

Pedestrian:

Someone who travels by foot, or relating to walking.

Primary Entrance:

The place of ingress and egress to a building, parcel, or development used most frequently by the public.

Public Right-of-Way:

A right to make a way over a piece of land, usually to and from another piece of land. Easement granted or reserved over the land for transportation purposes; this can be for a highway, public footpath, electrical transmission lines, or oil and gas pipelines. A right-of-way can be reserved for the purposes of maintenance or expansion of existing services with the right-of-way.

Scale:

Building elements and details as they proportionally relate to each other and to humans.

Storefront:

Façade or entryway of a retail store located on the ground floor or street level of a commercial building, typically including one or more display windows.

Transom Window:

A window set above the transom of a door or larger window.

Trellis:

A framework of light wooden or metal bars, chiefly used as a support for trees or climbing plants.

Visual Transmittance:

Light transmitted through a glazing material.