



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
Town Hall Board Room at 216 S Main St, Davidson, NC 28036**

July 19, 2017

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes 2017 June 21
 - V. CONSENT ITEMS**
 - VI. NEW BUSINESS**
 - (a) Mandolino's
 - VII. OLD BUSINESS**
 - VIII. ADJOURN**



Agenda Title: Minutes 2017June21

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes from June 21	7/11/2017	Backup Material

Meeting Minutes

Design Review Board

Town of Davidson, NC
June 21, 2017

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

Call to Order: 7:01 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bob Lauer, Chair

☐ Bruce Barteldt

☒ Brian Bumann

☒ John Burgess

☒ Tom Goodwin

☒ Mike Kessler

☒ Bob Sipp

Town Staff Present: Chad Hall (Senior Planner)

Others in Attendance: Gary Dickens (Artisan Signs)

Tracy Reid (St. Alban's)

Tim Cohen (ADW Architects), Audy Dover (Sadler Square)

Changes to the Agenda: Discussion of downtown signage, related to Ben & Jerry's.

Review/Approval of the Minutes

A motion was made (BBumann) to approve meeting minutes of May 17, 2017 as drafted. It was seconded (TG) and the motion was approved unanimously.

Consent Item: None

New Business:

1. Famous Toastery - Signage

Located at 101 North Main Street

Proposed projecting sign and window signs

Represented by Gary Dickens (Artisan Signs)

Chad Hall gave a brief introduction of the sign project, stating that the replacement sign met dimensional requirements of the ordinance and would be attached to the existing bracket.

Window signs are also proposed as part of this sign request. The window signs are proposed to be centered upon each window flanking their entrance. The signs meet dimensional requirements.

No lighting is associated with this request.

Staff was asked if the awning sign was still in conformance. It was explained that staff

was not addressing that issue at this time due to a request to study downtown business signage in order to compare the Ordinance requirements to the existing conditions.

A motion was made to approve the design as submitted (BS) and seconded (MK). The motion was approved unanimously.

2. St. Alban's Neighborhood – Mail Kiosks

Located north of Concord Road and east of Grey Road

Proposed mail kiosks dispersed throughout neighborhood

Represented by Tracy Reid (St. Alban's)

Chad Hall gave an overview of the project, explaining that there were fourteen different locations throughout St. Alban's in which mail kiosk would be placed. Some of these locations would have multiple kiosks and may also include a parcel locker.

Multiple locations were shown, and site considerations were discussed, such as pouring concrete pads behind sidewalks, reworking fencing and revegetating disturbed areas. All kiosks and parcel lockers are to be black in color.

Staff mentioned that creating Additional Requirements for Mail Kiosks were on the workload, but this request appeared before the language could be prepared and adopted. Having stated that, staff commended the proposal and stated that it was very much in line with staff's expected language and outcome. Staff also showed an example of a mail kiosk situation that the additional requirements will aim to prevent.

Questions/Comments from the Board:

- Does the applicant have permission to install over easement or on Town land?
 - *TR/CH: Yes, preliminary discussions have indicated that placement will not be a problem; to ensure, the neighborhood has had each site surveyed and an exhibit created for the gas company and town.*

A motion was made to approve the design as submitted (MK) and seconded (BBumann). The motion was approved unanimously.

3. Davidson East – Mail Kiosks

Located at 16809 Setter Point Lane

Proposed mail kiosks at amenity building

Represented by Lisa Carey (Landworks)

Chad Hall gave a brief review of the project. The ten kiosks are to be located on a 19' x 10' concrete pad. This pad is located southwest of a parking area for the amenity building. All kiosks are to be black in color.

Questions/Comments from the Board:

- Do they need sixty inches clear for ADA?
 - *CH: Not sure; we'll look into it during EPM review. We will also add this to our list for Additional Requirements for kiosks, in addition to landscaping around the pad area.*

A motion was made to approve the design as submitted (JB) and seconded (TG). The motion was approved unanimously.

4. Sadler Square - Additions

Located at southeast corner of Griffith Street and Watson Street

Proposed additions

Represented by Tim Cohen (ADW Architects) and Audy Dover (Sadler Square - owner)

Before reviewing this case, a motion was made (MK) and seconded (TG) to recuse Bob Lauer from the Board and that Tom Goodwin should be Chair in the absence of Bruce Barteldt. The motion was approved.

Chad Hall described the project, explaining that there are to be two additions, represented by four phases of development – some of which include interior upfits.

The first addition will be at the far southwest corner of the existing building, for the purpose of adding a theater, new bathrooms and a patio area. A second phase related to this addition is the enlargement of the box office and concession area.

The second addition is located at the southwest corner of the existing building, where two new tenant spaces will be added. Tenants from the northeast corner of the building will be relocated to these spaces, and then additional theater space will be added where those tenants had been, enlarging the theater complex from four screens to six.

Architecture and materials are to match to the closest extent practical.

Staff is requiring one change; the site plan, elevations and perspectives illustrate an extended awning out to the drive aisle in front of the existing dry cleaners. Staff interprets this as a potential drive through service, not unlike the existing nonconforming drive up doors. It has been explained that this is not the design intent; staff explained that the potential for a nonconforming precedent is reason enough to not allow with the current design.

Questions/Comments from the Board:

- Several questions were asked by the Board related to the design, but no additional changes were proposed.

A motion was made to approve the design as submitted (BS) with the shortening of the awning as required by staff and seconded (MK). The motion was approved unanimously.

After reviewing this case, a motion was made (JB) and seconded (MK) to have Bob Lauer rejoin the Board. The motion was approved.

Old Business:

1. Work Lists

The Board provide a few comments related to the Work Lists for the Historic District Design Guidelines. It was determined to have a fuller conversation at a subsequent meeting.

2. LHD

Chad Hall provided information that the Town Board is asking staff for a presentation on the process for expanding the Local Historic District. During July, staff will be attempting to meet with SHPO (Ramona Bartos), the Charlotte Landmarks Commission and other interested parties in advance of the August Town Board work session.

Adjourn: A motion was made to adjourn (BL), seconded (TG), and approved unanimously. The meeting was adjourned at 8:17 pm.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.



Agenda Title: Mandolino's

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Application	7/11/2017	Exhibit
❏ Letter of Intent	7/11/2017	Exhibit
❏ Board 1	7/11/2017	Exhibit
❏ Board 2	7/11/2017	Exhibit
❏ Board 3	7/11/2017	Exhibit
❏ Board 4	7/11/2017	Exhibit
❏ Staff Analysis	7/11/2017	Presentation



Design Review

Mandolino's

(Name of Project)

Development Process

Date Completed	Outline of Steps & Checklist
_____	<input type="checkbox"/> 1. Initial Meeting
_____	<input checked="" type="checkbox"/> 2. Application and Fee
_____	<input checked="" type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
_____	<input checked="" type="checkbox"/> 4. Planning Director Site Schematic Design Review
_____	<input type="checkbox"/> 5. Design Review Board Approval _____
_____	<input type="checkbox"/> 6. Building Construction Documents _____
_____	<input checked="" type="checkbox"/> 7. Site and Landscape Construction Documents
_____	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents) _____
_____	<input type="checkbox"/> 9. Building Permit Approval _____
_____	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents _____ <i>Required within 45 Days of Approval</i>
_____	<input checked="" type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
_____	<input type="checkbox"/> 12. Certificate of Occupancy

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



Design Review

Mandolino's

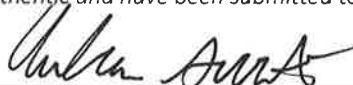
(Name of Project)

Application Requirements

Date Received

- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☐ ~~Master Plan or Conditional Planning Area~~
(Including all documents, plans, maps, and conditions of approval)
- ☐ ~~Environmental Inventory in accordance with Section 14.15.1~~
(Including adjacent properties and buildings)
- ☒ General Description
(Including a description and color photographs to existing / adjacent site)
- ☐ ~~Site Schematic Design in accordance with Section 14.15.7~~
- ☐ ~~Building Schematic Design in accordance with Section 14.15.3~~
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ ~~Landscape Schematic Design in accordance with Section 14.15.5~~
- ☒ Building Perspective
- ☒ Building Materials/Colors
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.



Applicant's Signature

6-28-17

Date



Design Review Mandolino's

(Name of Project)

Contact Information

Applicant's Information

Name: Larry Schaeffer

E-Mail: larrys@adamsassociatesarch.com

Mailing Address: 126 North Main Street
Mooresville, NC 28115

Business Phone: 704-664-1311 Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name: Mike Orlando

E-Mail: mike@tsgresidential.com

Mailing Address: PO Box 1017
Davidson, NC 28036

Business Phone: 704-293-3957 Mobile Phone: _____

Architect's Information

Name of Firm: Adams + Associates Architecture

Architect's Name: Larry Schaeffer

E-Mail: larrys@adamsassociatesarch.com

Mailing Address: 126 North Main Street
Mooresville, NC 28115

Business Phone: 704-664-1311 Mobile Phone: _____



Design Review Mandolino's

(Name of Project)

Project Description

Application Date: 06-28-2017

Project Location: 208 South Main St, Davidson NC 28036

Tax Parcel(s): 00325804

Planning Area: Village Center Planning Area

Overlay District: Local Historic (LH-O) & Retail Frontage (RF-0)

Master or Cond. Plan
(Attach Conditions of Approval)

Gen. Statement of Intent: Design Renovations of buildings front and rear facades

Project Details:

- Project Type: ☒ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area
- ☒ Sign
- Building Type: ☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)
- ☐ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)
- ☐ Workplace ☒ Storefront ☐ Accessory Structure
- Use(s): Restaurant
- Height & Stories: Existing 2 Story +/- 22ft
- Square Footage: Existing 1835 sf
- Building Materials: Painted Brick

Architectural Features: Painted Brick, protruding cornices above storefront windows

Existing Site Conditions:
See 14.12.2.D

208 South Main Street is an existing 2 story painted brick building which is to go undergo exterior design renovations and is located between 206 & 212 South Main Street. 206 South Main is an existing 2 story Barber Shop with painted brick and white trim. 212 South Main is the current location of JJWade & Associates and is 4 story Brick building.



Design Review

Mandolino's

(Name of Project)

Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.

Table 2-1

Table 2-2

Existing

Existing

Existing

Existing

Existing

Existing

N/A

Section 8.3.2.B
Village Center

Existing

- ☒ **Planning Ordinance**
<http://www.townofdavidson.org/1006/Planning-Ordinance>
 (Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)
- ☒ **Section 2 Planning Areas**
- ☒ Permitted Use/Add'l Req. ☐ Not Permitted
- ☒ Permitted Building Type ☐ Not Permitted
- ☐ Meets Setback Criteria ☐ Does Not Meet
- ☐ Meets Open Space Criteria ☐ Does Not Meet
- ☐ Meets Density Criteria ☐ Does Not Meet
- ☒ **Section 4 Design Standards**
- ☐ General Site Design Criteria (4.3)
- ☐ General Building Design Criteria (4.4)
- ☐ Specific Building Type Criteria (4.5)
- ☐ Existing Industrial Campuses Criteria (4.6)
- ☒ Renovation of Existing Structures Criteria (4.7)
- ☐ ~~Section 8 Parking & Driveways~~
- ☐ ~~Section 9 Tree Preservation, Landscaping & Screening~~
- ☒ **Section 10 Lighting**
- ☒ **Section 22 Local Historic District Guidelines**

208 South Main Street, Davidson NC 28036

Contact: Larry Schaffer, AIA
Adams + Associates Architecture
126 North Main Street
Mooresville, NC 28115
704-664-1311
larrys@adamsassociatesarch.com

General Statement of Intent:

The existing building which was previously a Restaurant Bakery will remain the same use and operate as a pizzeria. The building type will remain the Type IIIB and there will not be an increase in square footage. Building heights or structural elements will not be changed and remain as is. Main Design features will remain intact on the exteriors and will undergo topical renovations to the front and rear building. See notes below and attached renderings for all included work to be done.

1. Existing Painted Brick to be repainted at front and rear.
2. Existing window trim to be repainted at front and rear.
3. New exterior lighting to replace existing.
4. New rear light fixtures to be installed
5. New signage
 - i. New Blade sign
 - ii. New Window sign
 - iii. New Door sign

General Discription:

208 South Main Street is an existing 2 story painted brick building which is to go undergo exterior design renovations and is located between 206 & 212 South Main Street. 206 South Main is an existing 2 story Barber Shop with painted brick and white trim. 212 South Main is the current location of JJWade & Associates and is 4 story Brick building. (See attached Renderings)

Statement of compliance:

To our knowledge we will be complying with the Davidson Planning Ordinance Section-2 "Planning Areas" with regards to our location in the Local Historic Overlay District (LH-O) and will also comply with the associated Section-4 "Design Standards" & Section-22 "Local Historic District Guidelines.



PROPOSED DESIGN UPDATES:

REVISED COLOR SCHEME

OPTION FOR FULL BUILDING
OR NEW ACCENT COLORS ONLY.

NEW SCENCE LIGHTING

NEW SIGNAGE - VERTICAL MAIN SIGN, 2 WINDOW DECALS
AND BUILDING PAINTED SIGN AT BACK PATIO AREA

NEW FURNISHING + PLANTINGS

CUSTOM MANDOLIN DOOR PULL AT ENTRY

COLOR INSPIRATION



SW 6307
Fine Wine
Interior / Exterior
Locator Number: 111-C7

SW 6131
Chamois
Interior / Exterior
Locator Number: 140-C6

SW 6133
Muslin
Interior / Exterior
Locator Number: 263-C5

SW 7690
Townhall Tan
Interior / Exterior
Locator Number: 292-C5

SW 6134
Netsuke
Interior / Exterior
Locator Number: 208-C1

SW 6146
Umber
Interior / Exterior
Locator Number: 206-C7

SW 6370
Saucy Gold
Interior / Exterior
Locator Number: 128-C6

FIELD

ACCENT



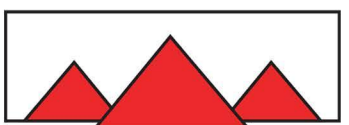
MANDOLINO'S
ARTISAN PIZZA

208 SOUTH MAIN STREET, DAVIDSON, NC

CONCEPT DESIGN 1- BOARD 1 - ENTRY + COLOR PALETTE

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6.28.2017 ADAMS + ASSOCIATES
ARCHITECTURE



ENTRY
FROM
PARK



PATIO
VIEW



VIEW IN
CONTEXT



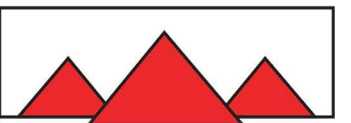
MANDOLINO'S
ARTISAN PIZZA

208 SOUTH MAIN STREET, DAVIDSON, NC

CONCEPT DESIGN 1- BOARD 2 - PARK ENTRY, PATIO, + VIEW IN CONTEXT

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6.28.2017 ADAMS + ASSOCIATES
ARCHITECTURE





PATIO PROPOSED DESIGN UPDATES:

ADDED ACCENT COLOR

ADDED LIGHTING - STRING LIGHTS & WALL SCONCE

NEW SIGNAGE - PAINTED ON BRICK

NEW FURNISHINGS + PLANTINGS

EXISTING
GENERATOR

EXISTING
SEATING AREA

MANDOLINO'S
ARTISAN PIZZA

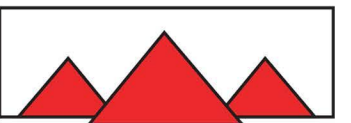
208 SOUTH MAIN STREET, DAVIDSON, NC

CONCEPT DESIGN 1- BOARD 3 - BIRDS EYE VIEW OF PATIO SEATING AREA

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6.28.2017

ADAMS + ASSOCIATES
ARCHITECTURE





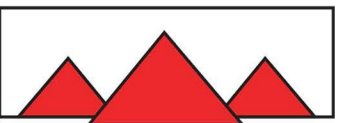
MANDOLINO'S
ARTISAN PIZZA

208 SOUTH MAIN STREET, DAVIDSON, NC

CONCEPT DESIGN 1- BOARD 4 - STOREFRONT + ENTRY VIEW

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6.28.2017 ADAMS + ASSOCIATES
ARCHITECTURE



Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: S. Chad Hall
July 19, 2017

Project: Mandolino's – Façade changes
Location: 208 South Main Street
Applicant: Larry Schaeffer (Adams + Associates Architecture)
Planning Area: Village Center, Local Historic District: Contributing Resource

A project is proposed at 208 South Main Street for changes to the facades on the exterior for Mandolino's (formerly Millstone) restaurant. The applicant proposes to change façade colors and lighting in addition to proposed signage. Café seating tables and planters will also be added. There are no proposed changes to fenestration.

There are multiple color changes to the facades, but the primary colors will be muted earth tones with highlights in wine, umber and gold.

Two current sconce lights and a gooseneck light are proposed to be replaced with three sconce lights, symmetrically spaced along the front façade and beside of the rear door leading to the rear patio.

Projecting signage is proposed as a vertical blade type sign (front facade). Two window signs are also proposed on the front facade. At the rear, a vertical wall sign is proposed to be painted to the facade. All signs meet dimensional requirements of the Davidson Planning Ordinance.

The primary door will be outfitted with a custom mandolin door pull, working off of the naming.

The building is located within the Village Center Planning Area. This building is considered to be a storefront building. The building is a contributing structure in the Local Historic District. As such, the Historic Preservation Commission (HPC) may use its Design Guidelines to ensure that facades and their features meet the spirit and intent of the Davidson Planning Ordinance, even if all aspects do not necessarily meet the requirements for façades.

HISTORIC DISTRICT DESIGN GUIDELINES:

Storefronts

- 1. Retain and preserve storefronts that contribute to the overall historic character and form of commercial buildings including display windows, transoms, mid-cornices, recessed entries, bulkhead panels, and other functional or decorative features.*
- 2. Retain and preserve storefront materials that contribute to the overall historic character of a building.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of storefronts using repair techniques appropriate to the specific storefront material.*

Paint and Exterior Color

3. *When repainting, select colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.*
4. *It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.*
7. *It is not appropriate to remove paint films before repainting through destructive methods such as sandblasting, waterblasting, power washing, or the use of propane or butane torches.*

Exterior Lighting

1. *Retain and preserve exterior lighting fixtures that contribute to the overall historic character of the historic district.*
2. *Retain and preserve historic exterior lighting fixtures that contribute to the historic character of a building.*
5. *If needed, introduce exterior lighting fixtures sensitively so that the overall character of the historic building, site, or district is not diminished. Select and install new fixtures so that the location, orientation, height, brightness, design, and material are compatible with the human scale and character of the historic district.*
8. *It is not appropriate to create a false historical appearance by introducing period lighting fixtures from an era that predates the building or district.*

Signs

5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

Plantings and Site Features

7. *Introduce new site features, such as compost piles, rain barrels, and plantings if needed in locations that do not diminish or compromise the overall character of the building, site, or district. Maintain the site's overall sense of openness or enclosure.*

Public Rights-of-Way

1. *Retain and preserve public right-of-way features that contribute to the overall historic character of a district property or the district as a whole.*
2. *Retain and preserve the historic right-of-way plantings and features that relate it to district settings—including streets, alleys, sidewalks, planting strips, streetlights, street and traffic signs, retaining walls, and street tree canopies.*

6. *Protect significant site features and plantings in public rights-of-way from damage during or as the result of construction activities and site work.*
7. *Limit signage in public rights-of-way to signs necessary for pedestrian and traffic safety. Install signs in locations that minimize their impact on the historic character of the district.*
9. *Introduce new benches, mailboxes, newspaper racks, trash receptacles and other right-of-way elements in locations that minimize their impact on the historic character of the district. Select street furniture and streetlights that are compatible with the historic district in terms of design, material, and scale.*

DAVIDSON PLANNING ORDINANCE:

SITE AND BUILDING DESIGN STANDARDS

Section 4.2.1 – Historic District Regulations

All changes or improvements made to structures within the Local Historic District must comply with the Historic District Regulations as described in Section 22.

Section 4.4.1.E.1 – General Building Design Standards - Materials

Materials shall be selected for suitability to the type of building and design for which they are used.

Section 4.4.1.E.4a-b – General Building Design Standards - Materials

Building materials and colors shall be complimentary to materials already being used in the general area. If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.

SUBDIVISION AND INFRASTRUCTURE STANDARDS

6.8.1 Sidewalk Standards

B. Minimum Width:

The minimum width for sidewalks shall be as specified by the applicable street type in Section 6.8.3, except that sidewalks in front of Storefront building types, as specified in Section 2, shall be a minimum of 12 feet. Where cafe seating is provided, a minimum of six feet of horizontal clearance for pedestrians is required.

SIGNS

Section 11.2.2.B Required Permits

All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design & Historic Review Board to determine that the signage meets the provisions of this section and any additional historic district requirements.

Section 11.3.1.2 Single-Tenant Buildings

One sign from the following list are allowed on each façade: wall, projecting, hanging, freestanding, and two additional from the following: sidewalk, awning, canopy, window, and door.

Section 11.4.1.7 Projecting Sign

A sign directly attached and not parallel to a building facade or dependent upon a building for its support.

1. Permitted Location

- *Building facades that front a right-of-way, pedestrian passageway, and/or parking associated with the establishment.*

2. Area & Dimensions

- *12 square feet maximum, per side*
- *Three feet maximum width*
- *Four feet maximum projection from building*

3. Height

- *18 feet maximum*
- *A minimum of seven feet of clearance must be maintained between the bottom of the sign and the grade.*

4. Additional Requirements

- *Must be perpendicular to the building facade. Internally illuminated signs are not permitted. Any external illumination may not be attached to the sign.*

Section 11.4.1.2 Wall Sign

A sign directly attached and parallel to a building façade or dependent upon a building for its support. Wall signs may consist of sign board, metal, or channel letters mounted directly on wall or via raceway, neon, or paint directly on brick.

1. Permitted Location

- *Building facades that face the right of way, pedestrian passageways, and/or parking associated with the establishment.*

2. Area & Dimensions

- *Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet.*
- *For multi-bay, multi-tenant buildings, the facade area shall include only that portion of the facade designed for a specific tenant.*

3. Height

- *The top of a wall sign shall not exceed 18 feet above grade.*

4. Additional Requirements

- *Internally illuminated signs, including LED signs, are not permitted.*
- *Signs must either be a minimum of 1.5 inches thick or include a 1.5 to 2 inch border.*

Section 11.4.1.3 Window Sign

A sign affixed to the surface of a window or displayed within one foot of the window and visible from a street or park.

1. Permitted Location

- *Windows on ground-level facades and upper level arcades only.*

2. Area & Dimensions

- *Maximum size is 25 percent of the window area.*
- *Neon signs mounted on the interior of storefront windows shall not exceed 10 square feet in area, and shall be counted as part of the total window sign area.*

3. Height

- *No maximum, but signs are limited to windows on ground-level facades and upper level arcades only.*

4. Additional Requirements

- *Internally illuminated signs, including LED and neon, are not permitted, except for interior mounted neon signs not exceeding 10 square feet in area.*
- *To ensure that visibility both in and out of the window is not obscured, such signs may be silk-screened, vinyl, etched, or hand-painted.*

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