



Historic King Drive New Construction Standards

BUILDING PLACEMENT

1. The building shall be built close to or at the edge of the sidewalk and should extend along the entire street frontage as far as is practical.
2. The facade shall be oriented to King Drive with the primary entrances and storefronts facing that street.
3. There shall be no porch or covered open area between the front building wall and the sidewalk.
4. Parking shall be located off the rear alley unless otherwise waived in whole or in part by the Authority to achieve better site utilization and building design.

SCALE AND MASSING

1. The building shall be a minimum of two full stories with minimum floor-to-floor heights of ten feet on the first story and nine feet on the upper stories.
2. The facade design and fenestral patterns shall reflect and be compatible with that of the existing buildings. The design emphasis shall be vertical rather than horizontal.
3. Entrances shall be recessed within the facade.
4. The required windows on the upper story facade shall be double-hung, tall and narrow in proportion, and evenly spaced.
5. The first floor facade facing the street shall be designed as a traditional storefront with large areas of glass, wood paneled bulkheads, fully glazed entrance doors and other traditional features.
6. Signage, if installed, shall be located above the storefront and be mounted parallel to the face of the building. If illuminated, it shall be externally lit.
7. The roof shall be flat or gabled with the gable facing the street.
8. The roofline shall be defined by a gable, parapet or projecting cornice.
9. The materials used on elevations visible from the street shall be clad in clapboards or brick of a size, type and color similar to that used on other buildings on King Drive.
10. The color schemes of exterior building surfaces shall be harmonious with one another and with adjacent structures.

PARKING/FENCING AND LANDSCAPING

1. Off-Street parking areas shall be at the rear or to the side and screened from public view.
2. Front and side street frontages shall be acceptably landscaped with trees, shrubs and ground cover and be secured with ornamental fencing.