Coastal Character District Pattern Book

Architectural and Landscape Design Elements for Building an Authentic Coastal Community

October 2017

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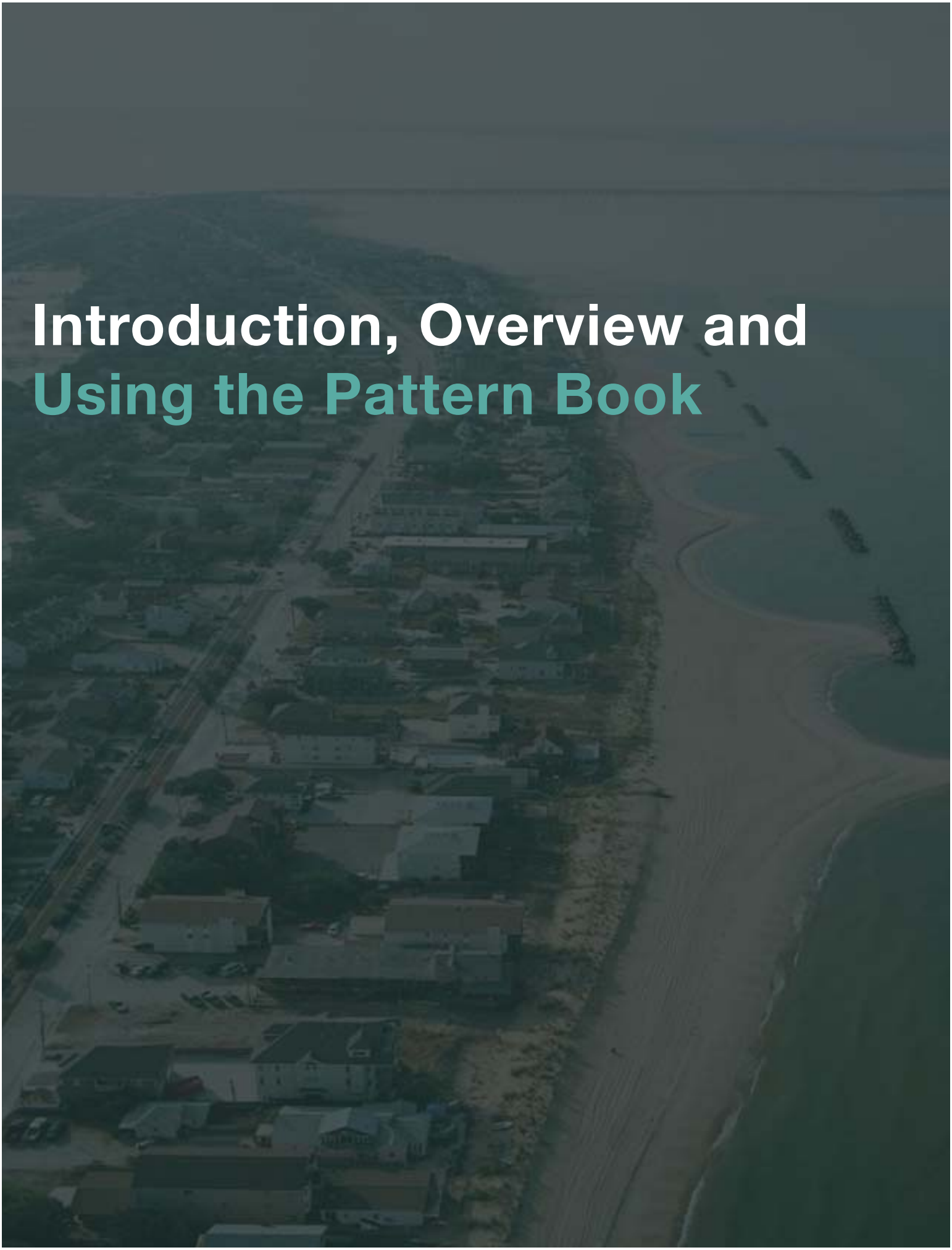


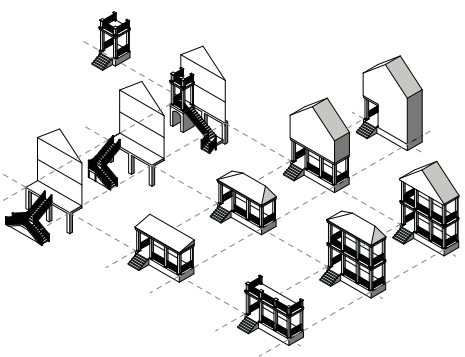
Introduction, Overview and Using the Pattern Book

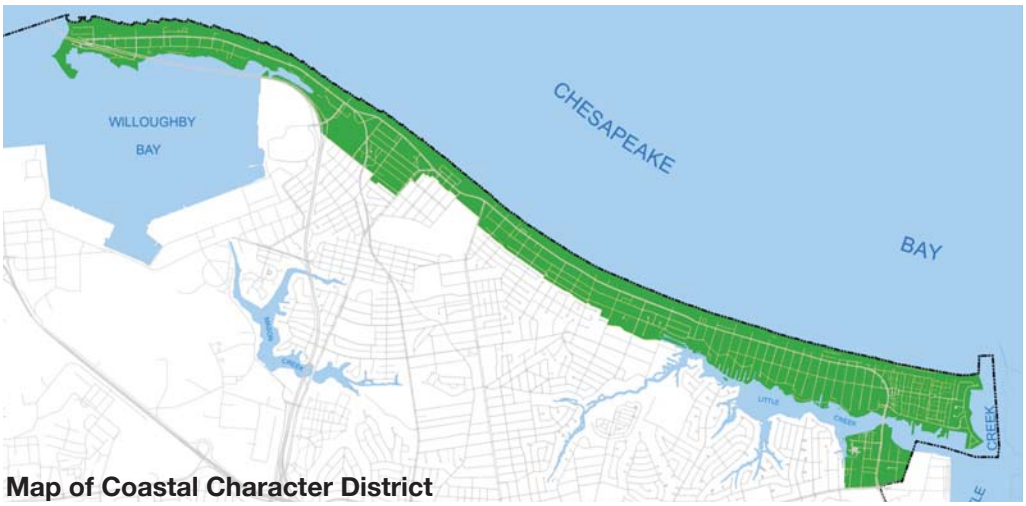
Purpose and Goals

The Coastal Character District is a 7.5 mile-long area on the Chesapeake Bay. It is the City of Norfolk's "North Coast". The bayfront is connected by local street patterns to several communities, hundreds of houses, many apartment buildings and retail buildings. The district's traditional building patterns create a unique environment that is greatly valued by both residents and visitors. There are a number of properties ripe for redevelopment as well as some vacant properties. New construction on these sites could either enhance the character of the community or erode its quality and unique sense of place.

The goal of this pattern book is to provide design guidance and assistance in the process of building new construction and renovation in ways that are consistent with the character that is so valued by the community. It was developed in a process that engaged residents and businesses in the district in order to understand the design elements that are most valued.

The Coastal Character District Pattern Book is designed to supplement the Zoning Ordinance. The Zoning Ordinance provides general criteria for the placing of buildings on sites, their height and parking requirements. The pattern book provides additional criteria that are specific to the district with suggestions for appropriate key architectural and landscape design elements. These include a "kit of parts," architectural elements which exemplify the Coastal Character District.





Map of Coastal Character District

Historic View of Ocean View Avenue

Historic Ocean View Hotel

What is Coastal?

The Coastal Character District Pattern Book has been developed based on input from community meetings held by the Department of City Planning, individual interviews and small group discussions. The qualities most often discussed by participants were:

Community Character:

- Comfortable access to the beach and other waterfront areas
- Parking near beach access ways
- Well marked and visible beach access ways
- Bikeable and walkable communities with lower vehicle speeds
- Sense of community created by the way buildings are open to the street
- A casual atmosphere with indoor spaces opening easily to the outdoors
- Porches and galleries to provide shelter from rain and sun while outdoors
- Outdoor living around the house for sitting and cooking
- Public spaces that encourage social activity and community gathering, protected from traffic
- Small scale and welcoming form for commercial buildings
- View corridors to the water
- Natural vegetation to protect the bay and ocean as well as assist with flooding issues and retaining soil
- Indigenous plant materials different from those in urbanized areas

What is Coastal?

Architectural Character:

- Diversity and individuality of architecture: not a development
- Simplified Classical detailing
- Simple, well proportioned architectural forms
- Large, vertical windows to let in light
- Shutters of different types to secure buildings in storms
- Porches in a wide variety of forms
- Bungalow style houses
- Arts and Crafts style buildings
- Shingle style buildings
- Soft colors
- Raised buildings near the beach
- Consistent image for all building types established by porches and detailing

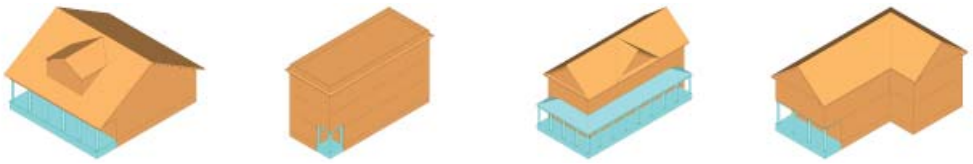
Precedents

The Coastal Character District Pattern Book is based on traditional precedents for each of the building types that are permitted in the Coastal Character District.

- Primary Structure
- Porches, Accessories, Covered Parking

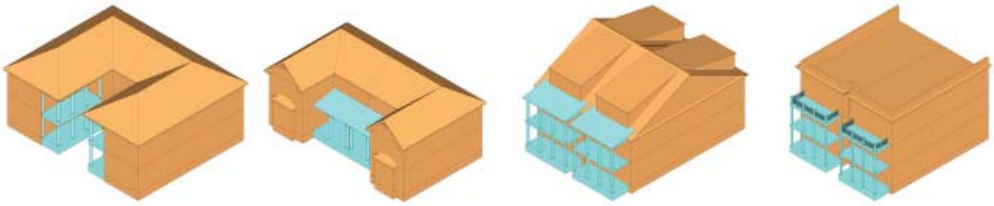
Single Family Houses

- Broad House
- Narrow House
- “L” House



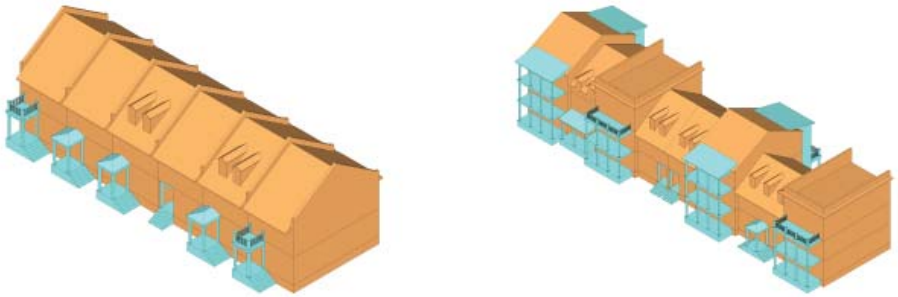
Semi-Detached Houses

- “U” Shaped
- Double House



Town Houses

- Uniform
- Assorted
- Blended



Apartments

- Double House
- Hybrid
- Mansion Style

Large Scale Apartments

- Grand Hotel
- Urban Row

Precedents

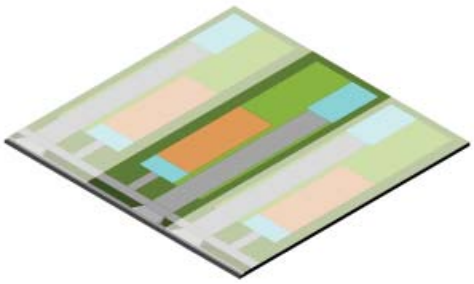
Overview of the Coastal Character District Pattern Book

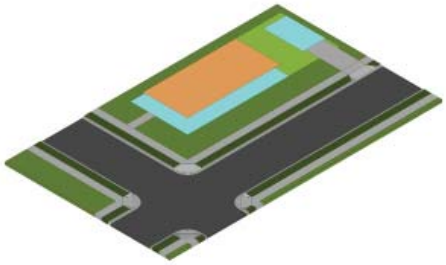
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

Community and Site Patterns

Principles for placing buildings to create Coastal addresses and public spaces:

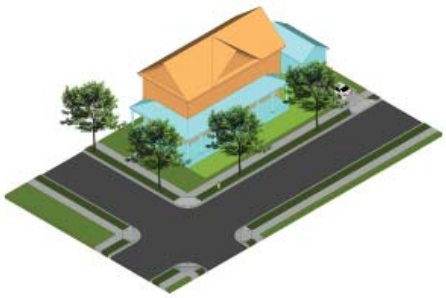
- Ocean View Avenue and Neighborhood Street addresses
- Mid-block and corner properties
- Front and side street façade zones
- Parking location





Building Type and Site Placement

- Massing type
- Vertical and Hortizontal Articulation
- Façade Composition
- Windows and Doors
- Porch Location



Elements of Architectural Style

The pattern book sets the key architectural features of three styles: Classic Tidewater Coastal, Craftsman Coastal and Modern Coastal. For each style there are:

- Eave Details
- Porch Details
- Windows and Doors

Applications

Provides guidance for building coastal houses and compatible buildings:

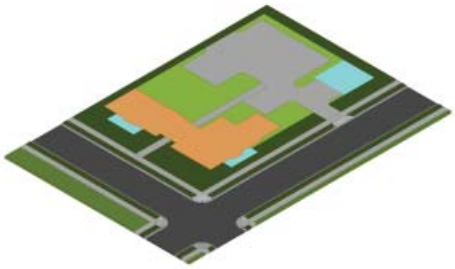
- Prototype for a Resilient Coastal House
- Demonstration of Redevelopment of Deteriorated Properties
- Tool for collaboration among developers, architects, City Officials and the community in the Design Review process

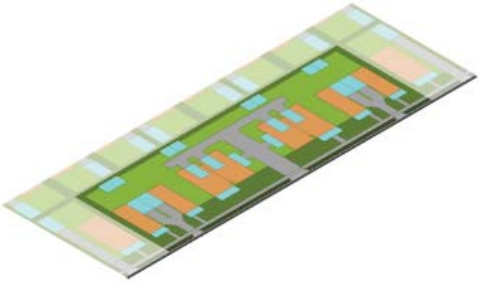
Prototype Resilient Coastal House

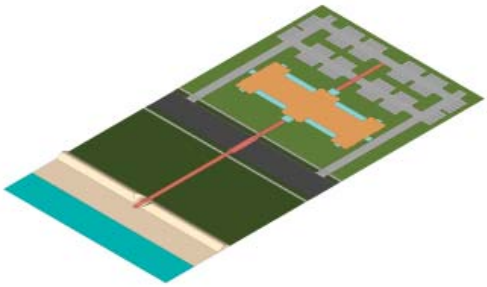
Redevelopment of Existing Single Lot

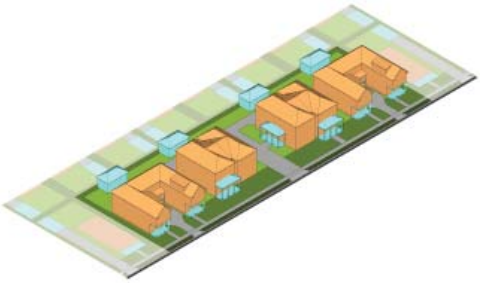
Overview of the Coastal Character District Pattern Book

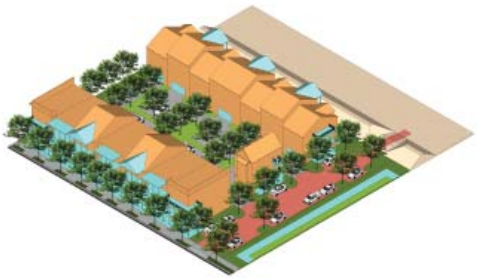
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking











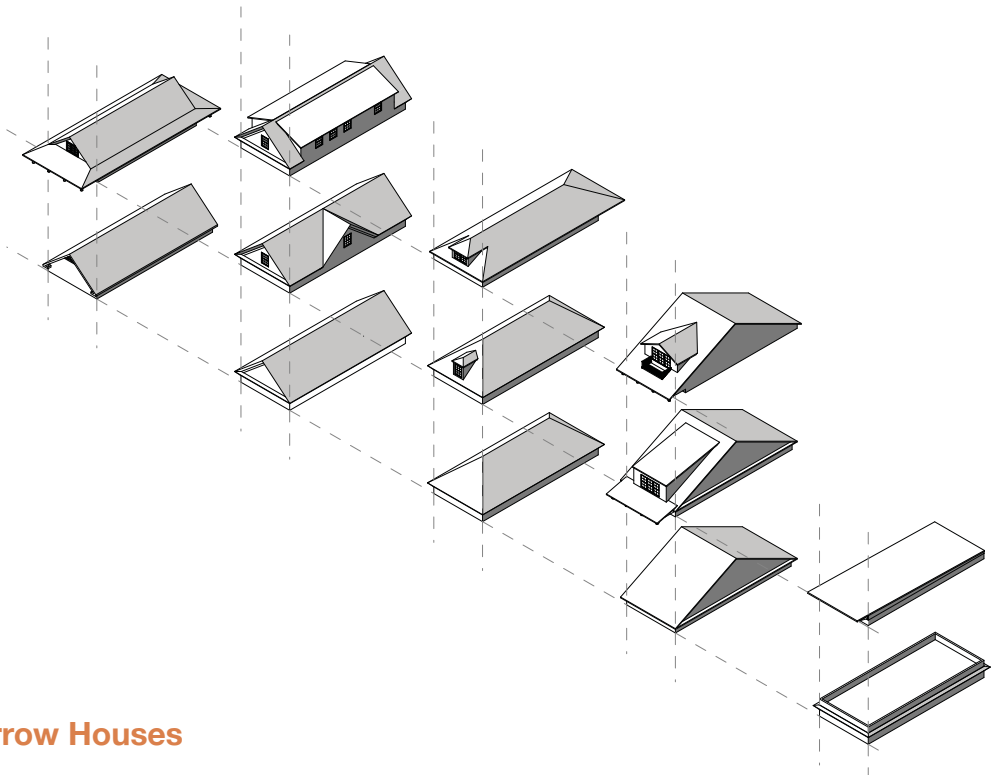
Redevelopment of Large Property

Design Review Study

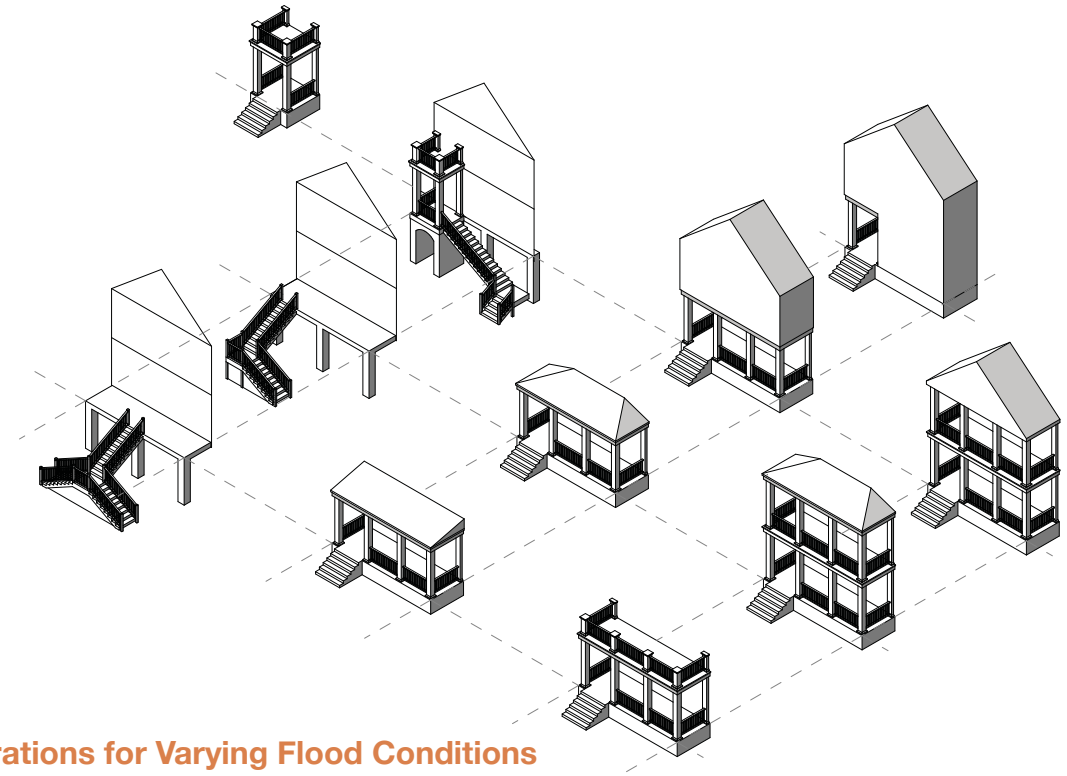
Design Review Study

A Coastal Architectural Assembly Kit

While the below parts may be somewhat interchangeable, the process should not be done haphazardly. Please consult historical and local precedents and/or a design professional in your pursuit of a suitable and fitting design. Porches, roofs, bases, window and door layout, as well as architectural style, must be combined into a harmonious whole.



Roof Variations for Narrow Houses

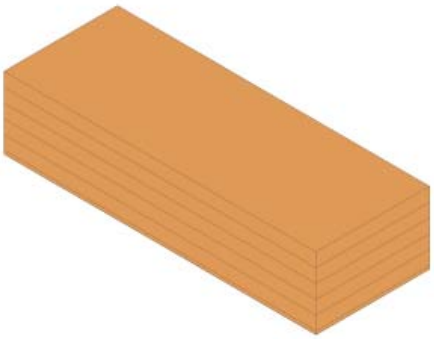


Porch Configurations for Varying Flood Conditions

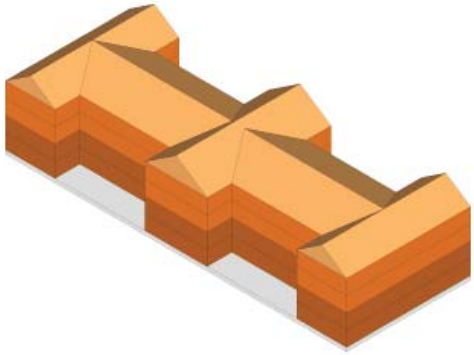
A Coastal Architectural Assembly Kit

Coastal buildings have human scale, relate to each other and share similar elements:

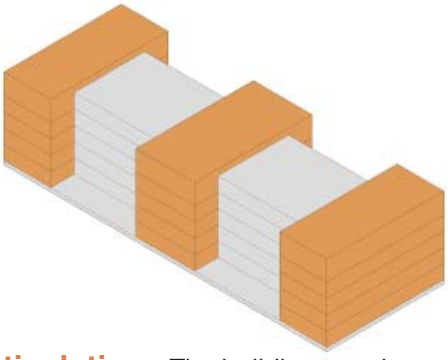
- The basic massing is articulated both vertically and horizontally
- The façade is an orderly composition
- Windows and doors reinforce the composition
- Porches create scale and detail for the composition



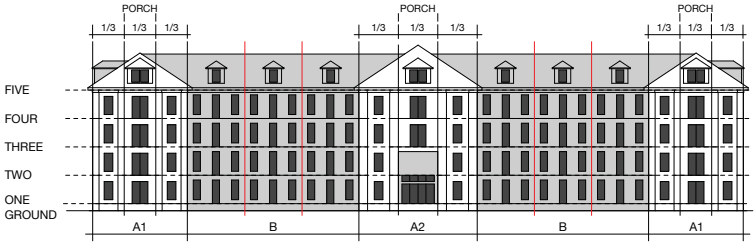
Massing: The form of coastal buildings is usually simple and well proportioned. Most have a gable roof which is then articulated.



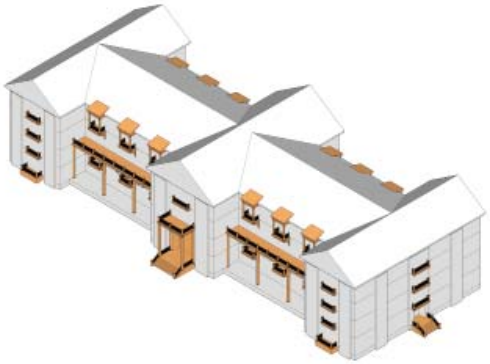
Horizontal Articulation: Every building has a base, middle and top. Bases can be one or two stories. For buildings with ground floor parking, a two story base can help minimize the impact of parking.



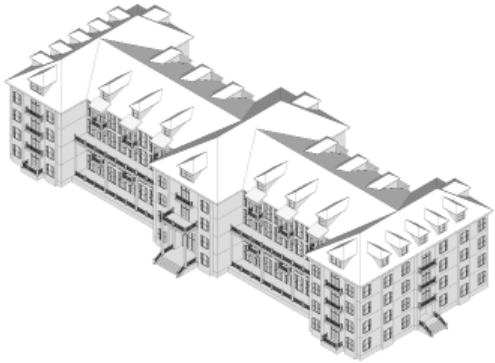
Vertical Articulation: The building consists of “bays” which range from 8’-0” to 12’-0”. In larger buildings, the long mass of the façade should be articulated into elements which range from 2 to 5 bays in width. The architectural treatment of these elements should consistent for the full height of the building.



Façade Composition: Openings are placed within the bays or on center lines of bays and aligned vertically. Head and sill heights align horizontally, 3 and 5 bay compositions are preferred. Space between the windows should be equal or greater than window width to accommodate structure.



Porches and Special Features: Porches should be placed in the front façade zone or side yard façade zone and articulated with the same bay spacing as the building.



Fully Assembled

Using the Coastal Character District Pattern Book

The steps in using the pattern book are illustrated below for single family detached and semi-attached houses. The same sequence of steps should be used on larger buildings.

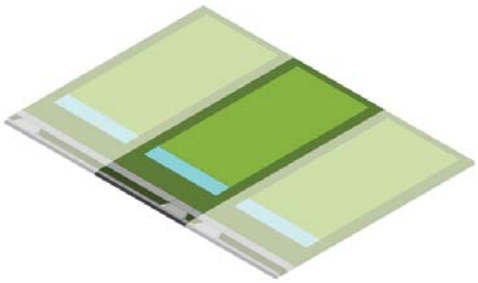
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

1

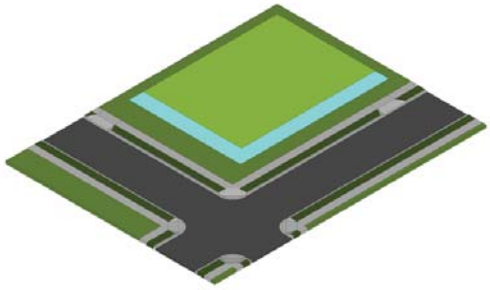
Find your site's type of address in the Community and Site Patterns chapter.

Buildable Area
Front Façade Zone:

- Most finished façade
- Area in which porches are encouraged



Neighborhood Mid-Block

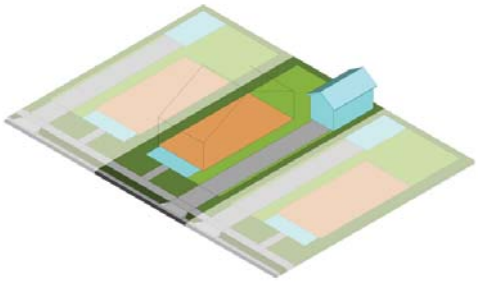


Neighborhood Corner

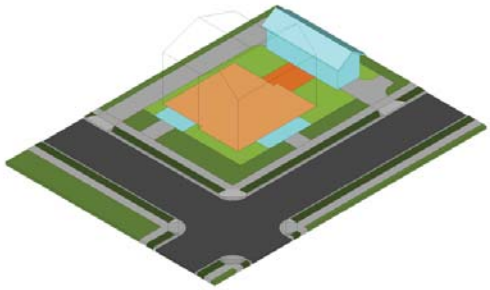
2

Locate Parking.

- Parking must be behind the front facade zone
- Garages facing the street must be 20' behind the front façade on the main street and 20' behind the porch on the side street



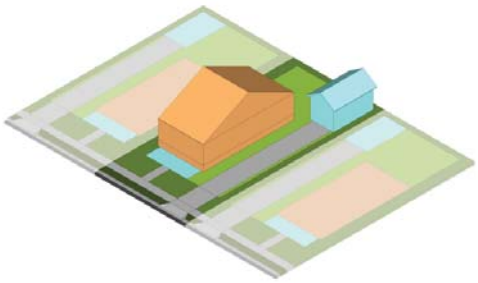
Neighborhood Mid-Block



Neighborhood Corner

3

Use building blocks to place buildings.



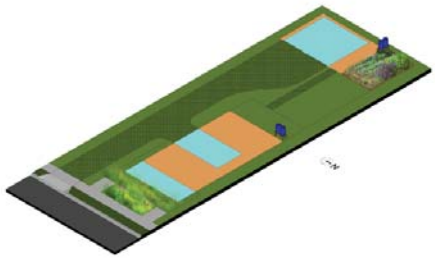
Neighborhood Mid-Block

Neighborhood Corner

Using the Coastal Character District Pattern Book

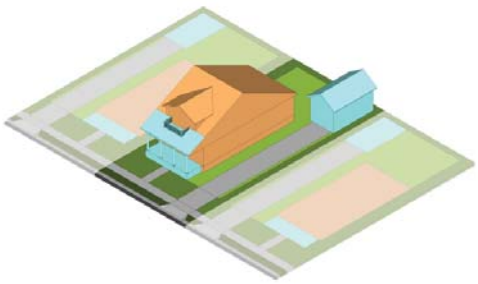
4

Determine landscape and site design for water management. Appropriate landscape design and site treatment for front façade areas to screen parking and provide water management.



5

Place porches and other front façade elements.



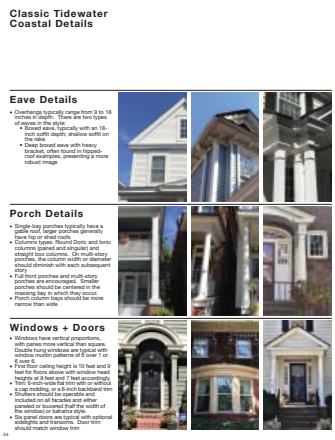
Neighborhood Mid-Block

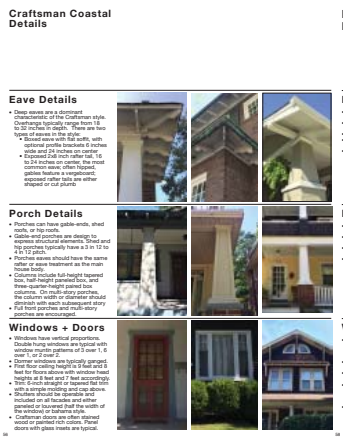
Neighborhood Corner

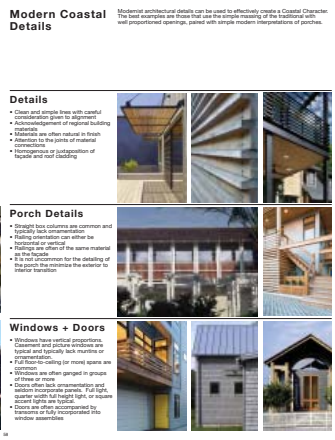
6

Select Architectural Style and follow the Patterns.

- Classic Tidewater Coastal
- Craftsman Coastal
- Modern Coastal







Community and Site Patterns

Community and Site Patterns

Community Patterns

The Coastal Character District has a collection of very attractive addresses. There are three basic types: Ocean View Avenue, Bay Front, Ocean View Avenue South Side and Neighborhood Street addresses.

Site Patterns are provided for both mid-block and corner lots on each of the three types of Address: corner lots are more visible, two of their frontages face streets and they can serve as landmarks in the community. Appropriate building types for each lot type are indicated in the Lot Types diagram.

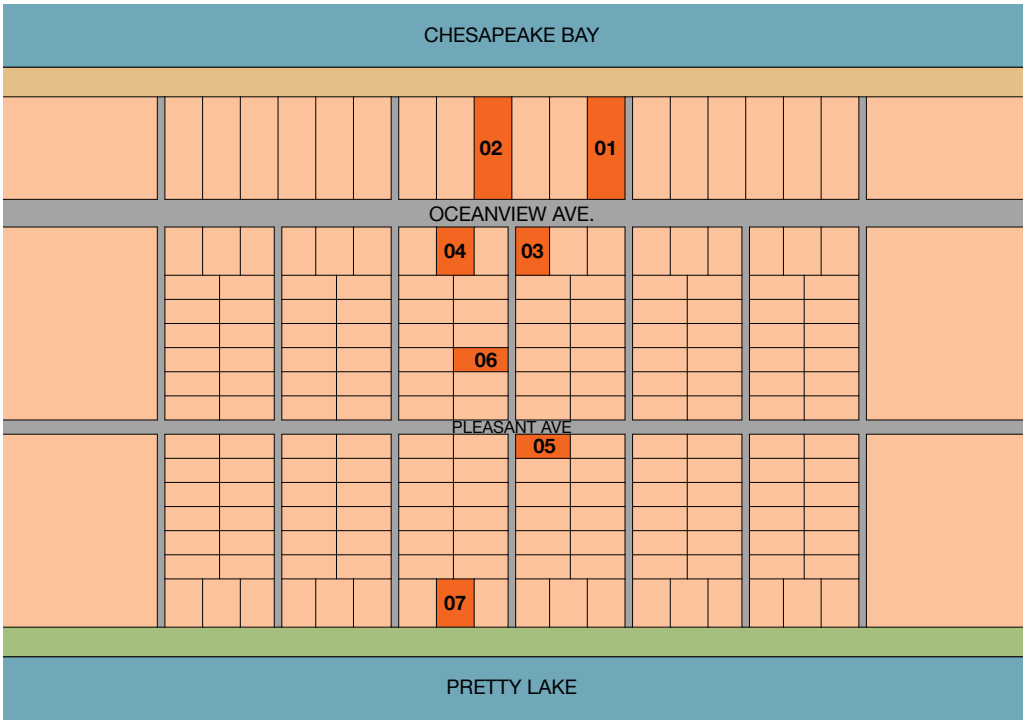
The goal for all types is to create congenial neighborhood streets and avenues, lined with porches and coastal architecture. Since coastal neighborhoods were developed at different times to different standards, there are a number of lot sizes. The size of the lot determines the range of uses and types of houses and buildings to be located on them, as indicated in the Community Pattern Matrix.

Design guidelines for houses and buildings have similar elements: front façades with porches lining the streets, garages to be screened from the street, and indigenous landscaping.

Ocean View Avenue Addresses: Ocean View Avenue is the traditional Main Street for 7.5 miles of neighborhoods. It was originally a small scale road that was later widened to serve a volume of traffic that is no longer present. The road continues to compromise the quality of life in Ocean View. The design of the road is being studied to improve these conditions.

The goal is to re-establish Ocean View Avenue as a human scale and lively address with a mix of residential buildings, mixed use buildings and retail uses on the sites currently zoned commercial.

Lot Types



Community Pattern Matrix

	Single Family Detached	Single Family Semi-Detached	Two Family Detached	Townhouses	Multi-Family Detached	Mansion Style Apartment	Large Scale Apartment	Mixed Use
01 Oceanview Ave Bayfront Corner	■	■	■	■	■	■	■	■
02 Oceanview Ave Bayfront Mid-Block	■	■	■	■	■	■	■	■
03 Oceanview Ave South Corner	■	■	■	■	■	■	■	■
04 Oceanview Ave South Mid-Block	■	■	■	■	■	■	■	■
05 Neighborhood Corner	■	■	■	■	■	■		
06 Neighborhood Mid-Block	■	■	■	■	■	■		
07 Pretty Lake or Willoughby Bay	■	■	■	■	■	■		
Narrow Lot - Less than 50’ wide	■							
Standard Lot - 50’ wide	■	■	■					
Medium Lot - 75’ wide	■	■	■	■	■			
Double Lot - 100’ wide	■	■	■	■	■			
Large Lot - Greater than 100’ wide	■	■	■	■	■	■	■	■

Community and Site Patterns

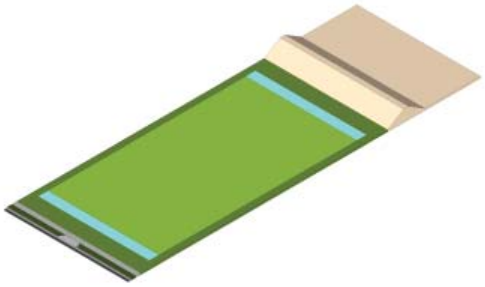
Ocean View Bay Front Addresses: The properties between Ocean View Avenue and the Beach are very deep, ranging from 250-‘300’ and many were combined to create large parcels. The goal is to have attractive front façades that will enhance the pedestrian scale of Ocean View Avenue and the north south streets leading to the beach.

- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

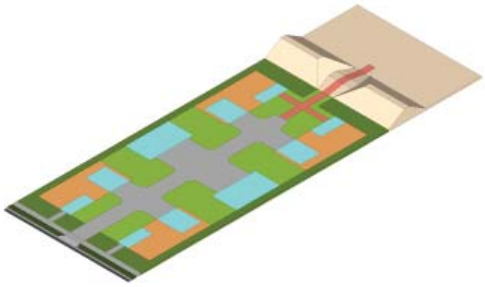
The building type illustrated is only one of many types that is suitable for the site. It demonstrates the basic principles to be used for all building types as referenced in the Community Pattern Matrix on page 17.

Multi-family Detached

Lot example shown at 100’ W x 200’ D



Building and Façade Zones



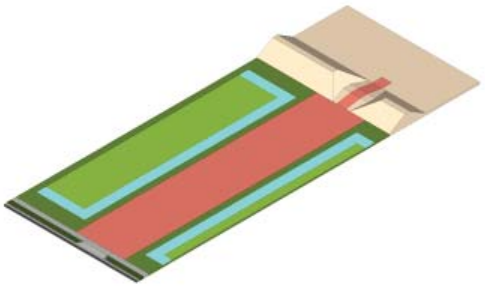
Building and Parking Placement

Building Mass and Porch Placement

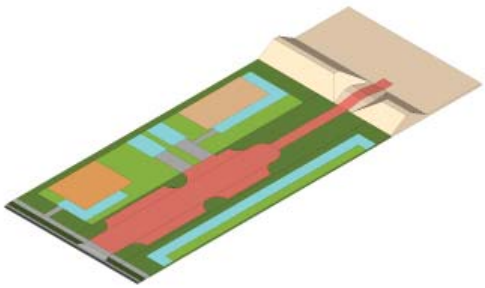
Bay Front Mid-block

Two-family Detached

Lot example shown at 50’ W x 200’ D



Building and Façade Zones



Building and Parking Placement

Building Mass and Porch Placement

Bay Front Corner

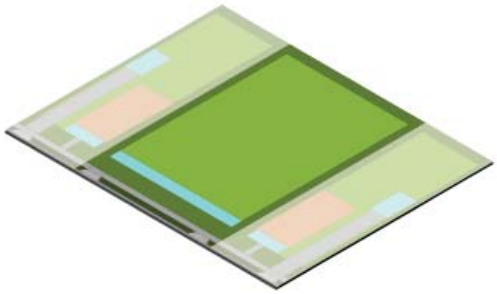
Community and Site Patterns

Ocean View South Side Addresses: Sites along the south side of Ocean View Avenue create the front façade for the neighborhoods to the South. Many have been combined to create larger parcels. The goal is to have attractive front façades along both Ocean View Avenue and the north/south streets.

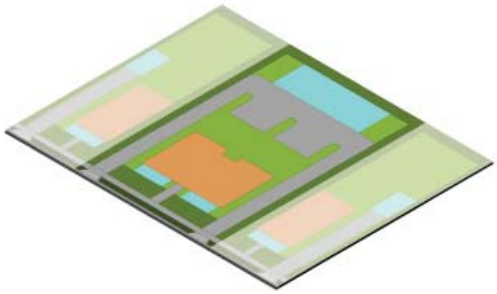
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

Mansion Apartment Building

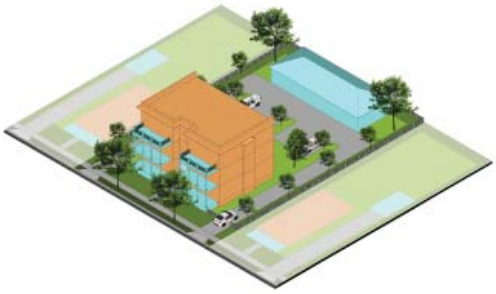
Lot example shown at 100' W x 150' D



Building and Façade Zones



Building and Parking Placement

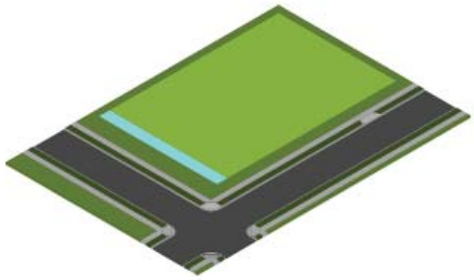


Building Mass and Porch Placement

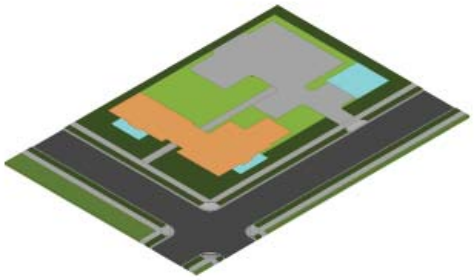
South Side Mid-block

Mansion Apartment Building

Lot example shown at 100' W x 150' D



Building and Façade Zones



Building and Parking Placement

Building Mass and Porch Placement

South Side Corner

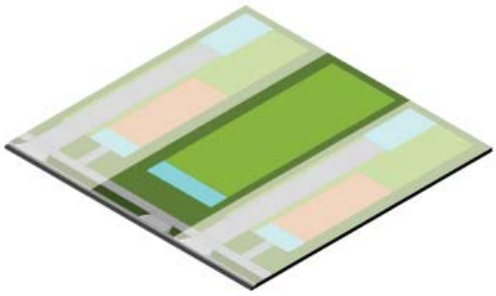
Community and Site Patterns

Neighborhood Street Addresses: Some neighborhood streets run north south and lead to Ocean View Avenue and the beach while others run east west and do not have as direct an access to the water-front.

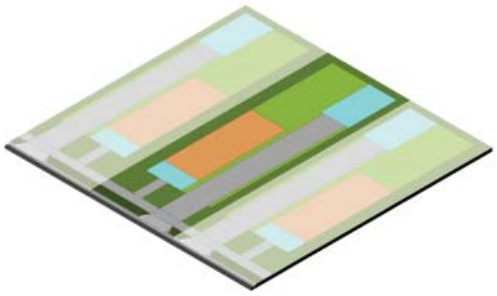
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

Single Family Detached

Lot example shown at 37’-6” W x 100’ D



Building and Façade Zones



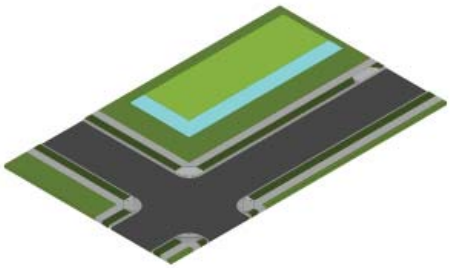
Building and Parking Placement

Building Mass and Porch Placement

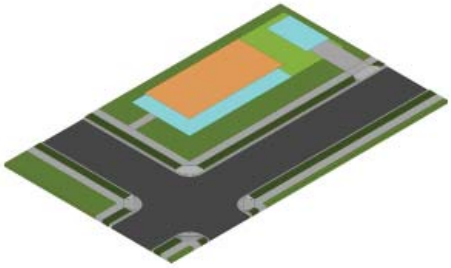
Neighborhood Mid-block

Single Family Detached

Lot example shown at 50’ W x 100’ D



Building and Façade Zones



Building and Parking Placement

Building Mass and Porch Placement

Neighborhood Corner

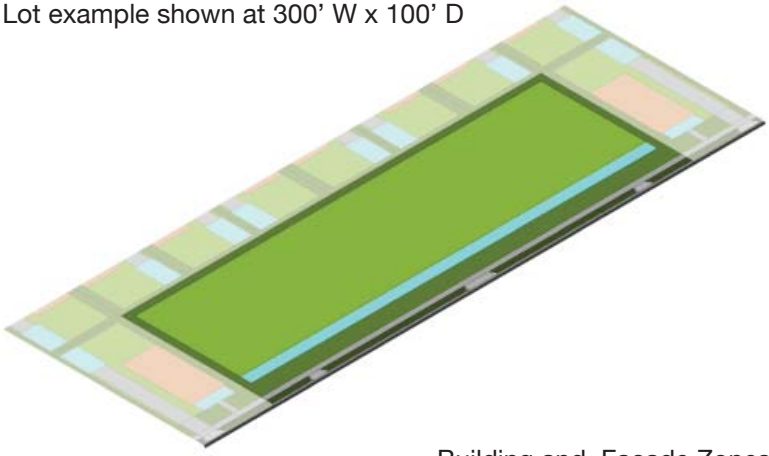
Community and Site Patterns

Large Multi Parcel Lots: Large lots on neighborhood streets can accommodate higher density developments. The Coastal Character District Pattern Book principles yield higher density developments compatible with the scale of existing adjacent houses and the traditional neighborhood.

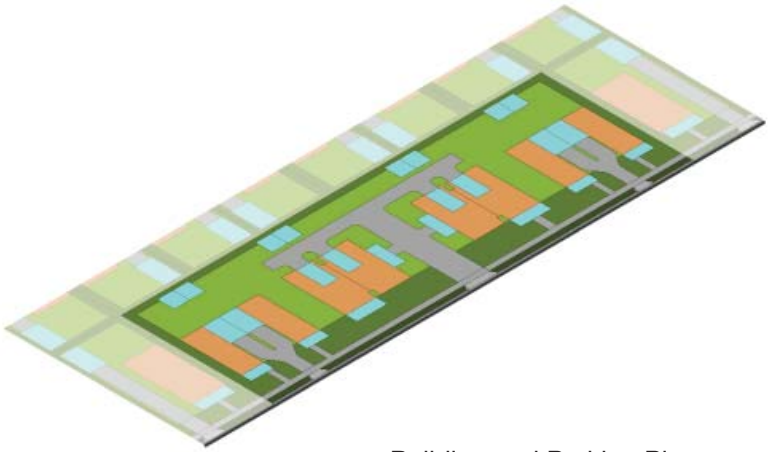
- Site
- Buildable Area
- Private Access
- Public Access
- Primary Structure
- Porches, Accessories, Covered Parking

Multi Parcel Mid-block Semi-Detached

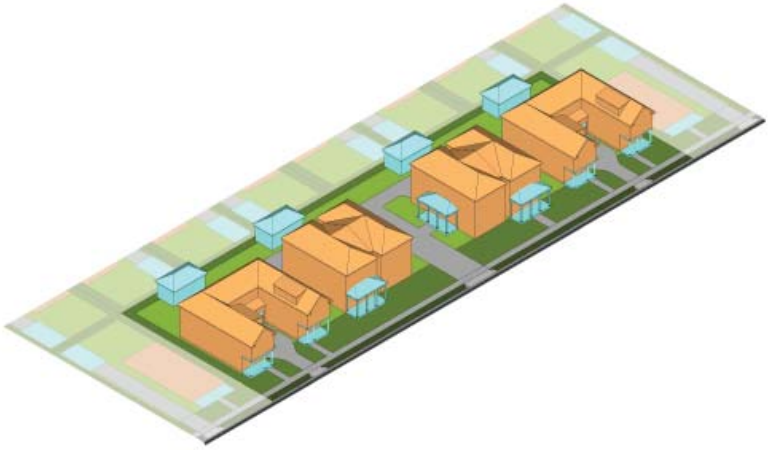
Lot example shown at 300’ W x 100’ D



Building and Façade Zones



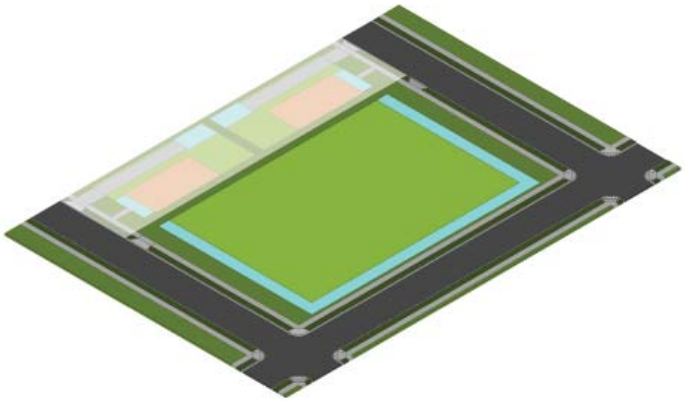
Building and Parking Placement



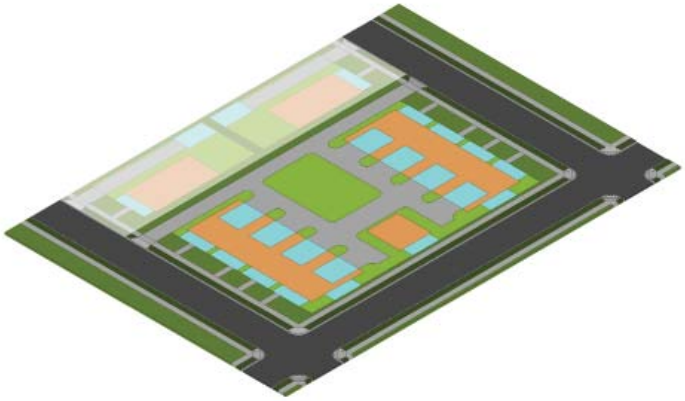
Building Mass and Porch Placement

Multi Parcel Corner Townhouses

Lot example shown at 125’ W x 200’ D



Building and Façade Zones



Building and Parking Placement

Building Mass and Porch Placement

Community and Site Patterns

Parking Areas

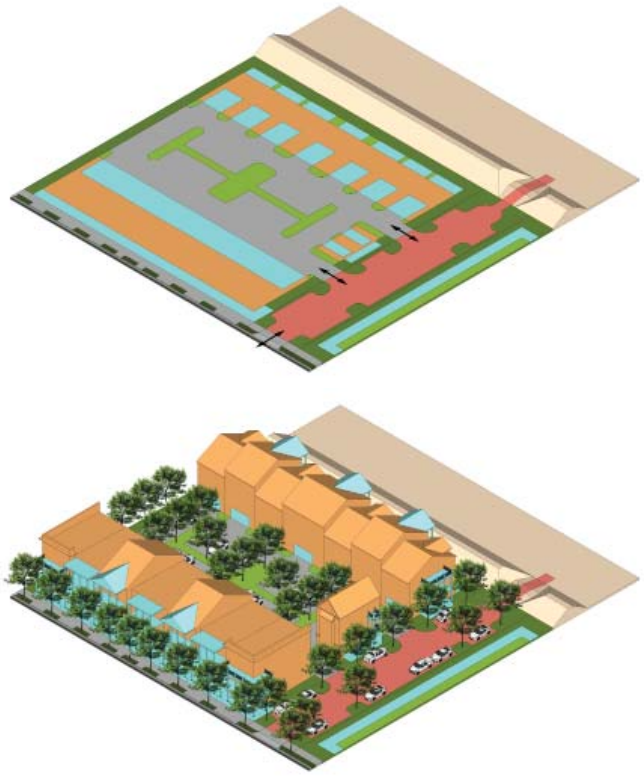
Large open parking areas should be screened from public streets:

- Parking should be located in the center of blocks
- Buildings with active street façades (i.e. retail) should be placed between the parked cars and the streets
- Small carriage house structures or ancillary structures should be used to screen parking and create an active street façade for streets and drives
- Landscape materials can be used to screen parking: trees and hedges at least 42” high
- Low fences and walls to screen parking: for public parking no more than 42” high; for private parking can be 72”

Surface and Covered Parking:

Demonstration Project with mixed use buildings on the street frontage, houses on bay frontage, and a carriage house on beach access way.

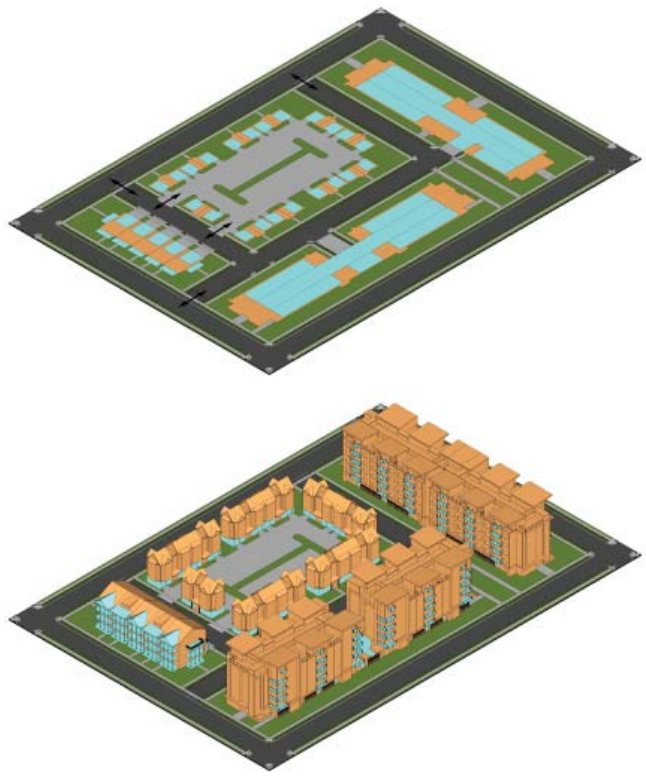
- Open surface parking in center of block
- Covered surface parking under part of the buildings
- Mixed use buildings on the Ocean View Avenue
- Towhouses on the Beach Front
- Carriage house on Beach Access way to screen parking



Surface and Covered Parking:

A large parking area lined by carriage houses to create a human scaled drive and pedestrian route to the Beach Access way.

- Large property 1 1/2 blocks wide with surface parking in center
- Covered parking occupies the full ground floor of the perimeter buildings
- Mixed use buildings along the edges of main street
- Carriage houses screen parking from pedestrian scale lanes



Community and Site Patterns

Parking lots should include pervious materials:

- Pervious pavers or paving in parking lane (illustration 1)
- Linear planting bed between rows of parking, possible rain garden
- Planting bed every 7 cars

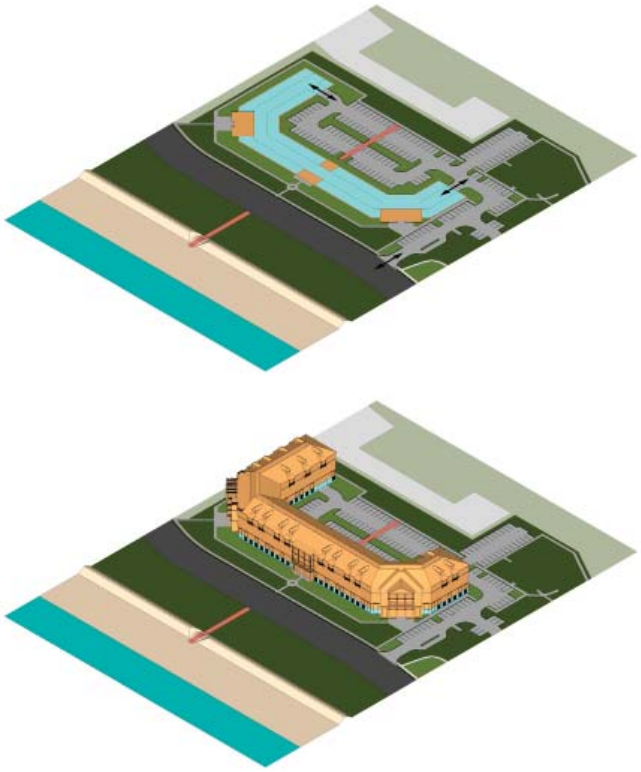
Parking lots should be shaded:

- Planting beds
- Integrated paver system and tree planting system

***Refer to the zoning ordinance for additional parking and access requirements**

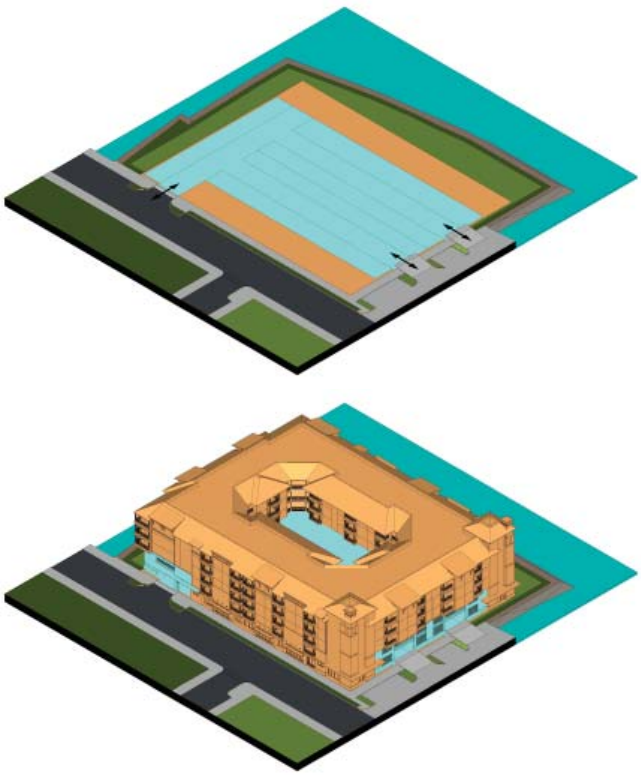
Surface Parking and Covered Parking: U-shaped building in the Grand Hotel style. Parking is on the inside of the U, screened from Ocean View by the building. Ground floor parking level has same architecture as upper residential floors.

- Large property with view of the beach
- Open surface parking behind the main building and next to adjacent properties
- U-shaped building in the Grand Hotel style, screening the parking from all three public sides
- Ground floor parking in the building is screened by the architectural expression of the building



Structured Parking: Urban Block buildings along the street with integral parking structure for first two floors. Marina side lined with units facing the park. Access to the garages from new public space. Garage architecture integrated with building design to minimize its impact on the side elevations.

- The site is between a major street and a water front yielding two façade zones
- Two story parking structure in the center of the complex
- Urban Block buildings along the street with single loaded apartments on lower floors and double loaded above
- Apartments lining the waterfront side of the garage
- Garden deck over the parking structure
- Garage architecture integrated with building design to minimize its impact on the side elevations



Landscape Patterns and Ancillary Structures

- Verge: 8’ - 12’ in Width with Trees
- Primary Yard Area
- Vegetative Screening
- Rain Garden
- Pervious Paving
- Sidewalk - 5’ Minimum Width
- Drive Aisle
- Primary Building Footprint
- Ancillary Structures and Covered Parking
- Public Access

General Principles:

Indigenous coastal plant materials are preferred. The climatic conditions close to the waterfront limit the types of plants that can flourish. The character should be less that of an urban garden with lawn than a seaside area with tall grasses and zero scape. All efforts should be made to preserve any trees on the property, especially live oaks and other slow growing trees. The placement and selection of materials and ancillary structures should reinforce the coastal character of the site and the public space if faces.

1. Contribute to the Streetscape

The yards and façades that face streets are sometimes referred to as a “gift to the street”

- Indigenous plant materials are encouraged, as well as ornamental planting
- Screen the private and backyard areas along the front façade zone with hedges, fencing, ancillary structures, and/or trees

2. Provide Shade

By planting trees on the south side of buildings:

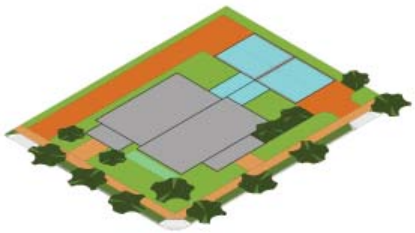
- Provide shelter for trees from northern winds off the Bay
- Provide shade for the house from the southern sun
- Use indigenous trees

3. Water Management

Storing stormwater is essential to manage the flooding that frequently occurs in the Coastal Character District.

- Pervious paving materials
- Planter beds with drainage and storage capacity
- Rain gardens
- Cisterns to store water from the roofs of houses and buildings

A



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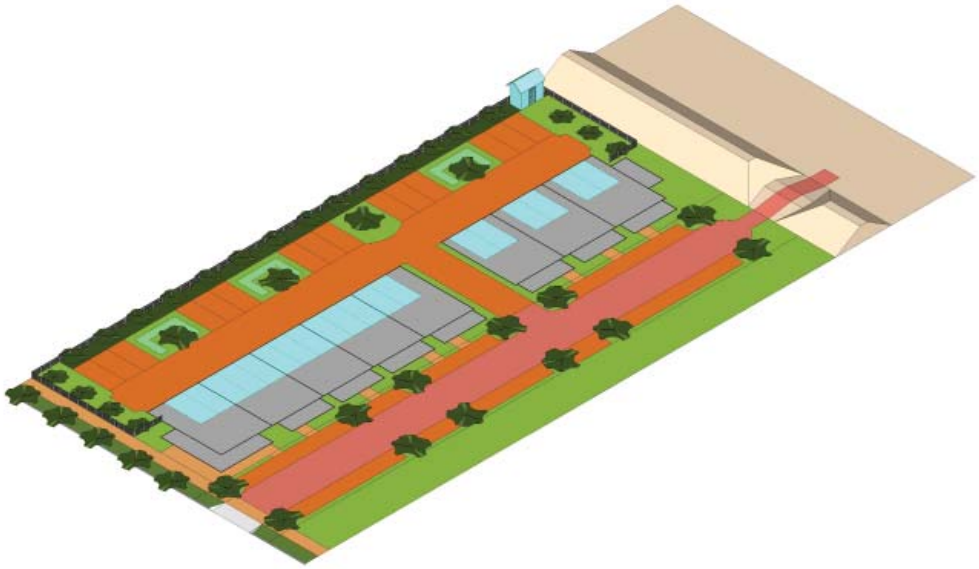


Landscape Patterns and Ancillary Structures

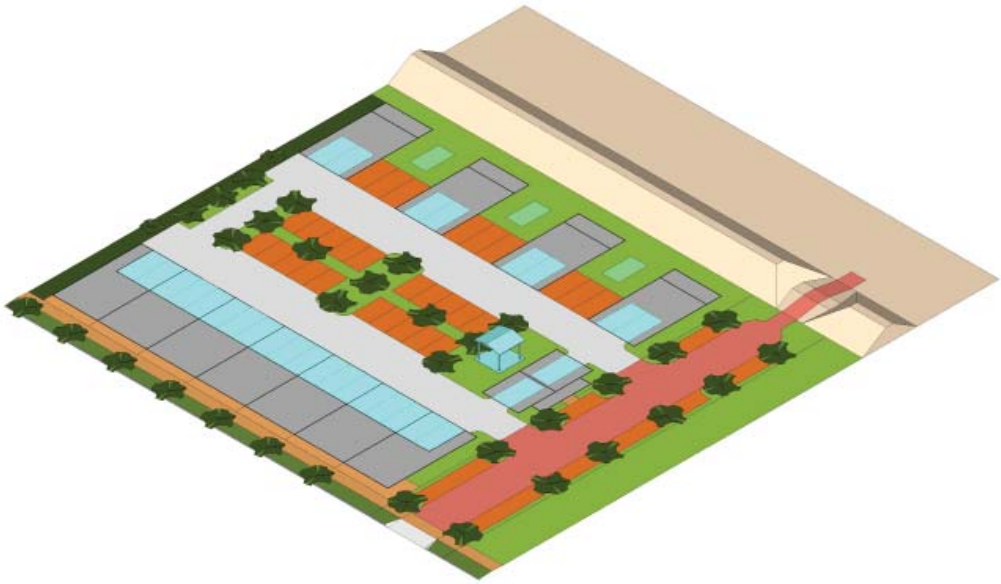
A - Semi Detached Corner Lot
- Pervious pavers at driveway
- Rain garden feature along prominent facade
- Building and vegetation screens private yard from street

B - Mansion Style Apartment Corner Lot
- Drive aisle is impervious, parking spaces are pervious pavers
- Building and vegetation screens parking from street and adjacent properties

C - Townhouses on Beach Access Road
- Pervious pavers as drive aisle and parking spaces
- Beach Access Road with pervious parallel parking
- Rain garden feature as secluded retreat and break in continuous parking spaces

D - Multi-Family Development on Beach Access Road
- Drive aisle is impervious, parking spaces are pervious pavers
- Beach Access Road with pervious parallel parking

D



Ancillary Structures

- Ancillary structures must match style and detailing of main house
- Ancillary structure material and color must match the main house

Typical Ancillary Structure Types:

01 - Two Car Garage
- Must have two seperate doors if visible from street

02 - One Car Garage

03 - Gazebo

04 - Detached Shed

05 - Attached Shed
- Maximum depth of 6'-0", length may vary
- May be used as a screening device

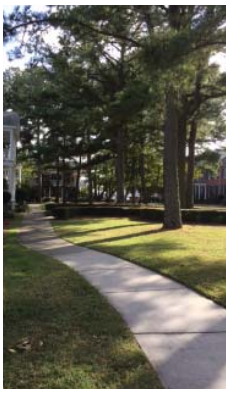
01 02 03

01 02 04

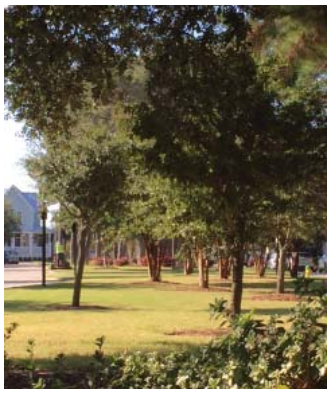
01 02 05

Landscape Patterns

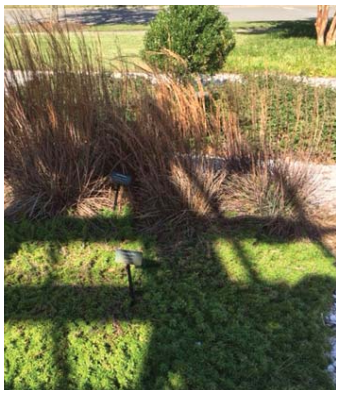
Large Canopy Trees



Small Canopy Trees



Shrubs and Perennials



Grasses and Tidal Marsh

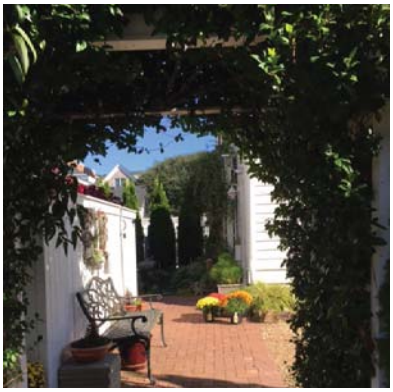
Landscape Patterns

Deciduous Large Canopy Trees
- Hackberry (Celtis occidentalis)
- Sugarberry (Celtis laevigata)
- Sweet gum (Liquidambar styraciflua) – cultivar without seed pods e.g.
- ‘Rotundiloba’ Black Cherry (Prunus serotina)
- Bald Cypress (Taxodium distichum)
- White oak (Quercus alba)
- Swamp white oak (Quercus bicolor)
- Willow oak (Quercus phellos) – cultivar with narrower canopy e.g. ‘Hightower’
- Water oak (Quercus nigra)
- Pin oak (Quercus palustris)
- Persimmon (Diospyros virginiana) – edible fruit
- Black tupelo (Nyssa sylvatica) – cultivar with narrower canopy e.g. ‘Forum’

Evergreen Large Canopy Trees
- Eastern red cedar (Juniperus virginiana)
- Loblolly pine (Pinus taeda)
- American holly (Ilex opaca)
- Live oak (Quercus virginiana) – cultivar with narrower canopy e.g. ‘Highrise’
- Southern magnolia(Magnolia grandiflora)

Small Canopy Trees
- Yaupon holly (Ilex vomitoria) – tree & weeping varieties available
- Little Gem Magnolia (Magnolia grandiflora ‘Little Gem’)
- Sweetbay magnolia (Magnolia virginiana)
- Common serviceberry (Amelanchier arborea)
- Eastern serviceberry (Amelanchier canadensis)

Shrubs
- Red chokeberry (Aronia arbutifolia)
- Sweet pepperbush (Clethra alnifolia)
- Inkberry holly (Ilex glabra)
- Yaupon holly (Ilex vomitoria) – dwarf cultivars available e.g. ‘Nana’ & ‘Stokes Dwarf’
- Waxmyrtle (Morella cerifera)
- Southern bayberry (Morella caroliniensis)
- Northern bayberry (Morella pensylvanica)
- Beach plum (Prunus maritima) – edible fruit
- Smooth sumac (Rhus glabra)
- Elderberry (Sambucus nigra ssp. canadensis) – edible fruit
- Highbush blueberry (Vaccinium corymbosum) – edible fruit
- Arrowwood (Viburnum dentatum)
- Salt bush (Baccharis halmifolia)
- Marsh elder (Iva frutescens)



Perennials
- Hibiscus (Hibiscus moscheutos)
- Marsh mallow (Kosteletzkya virginica)
- Asters (Aster spp.)
- Blanket flower (Gaillardia spp.)
- Goldenrods (Solidago spp.)
- Coneflower (Echinacea spp.)
- Orange coneflower (Rudbeckia fulgida)
- Black-eyed Susan (Rudbeckia hirta)
- Blazing star (Liatris squarrosa)

Grasses
- Switch grass (Panicum virgatum)
- Salt-meadow hay (Spartina patens)

Tidal Marsh (regular salt water flooding)
- Salt marsh cordgrass (Spartina alterniflora)
- Salt-meadow hay (Spartina patens)

Building Access + Flood Zones

Base Options

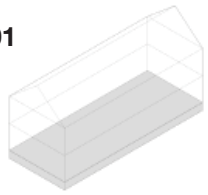
- Consult FEMA flood zones to determine appropriate base configuration

01 - Elevated First Floor
- Code requires a 2 foot base or design flood elevation, whichever is greater

02 - Raised Screen
- A screen to the front façade must be applied to raised base options
- Typically provide for car parking or storage beneath the structure

03 - Occupied Foyer
- Building access no larger than 100 square feet will not contribute to building height calculations

01



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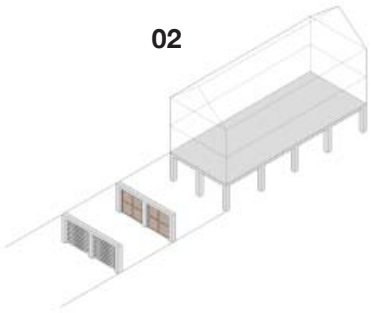

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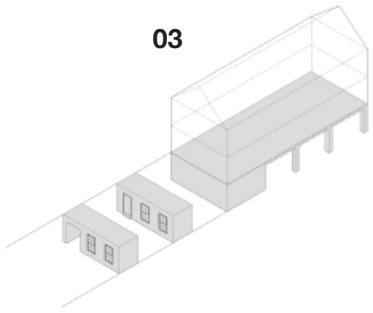


Access

- Porches may be full width or partial width to align with bays, see composition pages per building type
- Stairs should align with front entrance

01 - Minimum Covered Area
- 48 square foot minimum coverage, 6 foot minimum dimension
- Stairs may approach from front or side

02 - Multi-level Porch
- Multi-level porches are highly encouraged to create outdoor living space

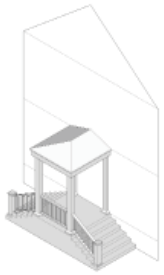
03 - Recessed Porch
- Porch is “subtracted” from main volume of the house
- Allows habitable space to occupy the porch zone defined by the site layout

04 - Formal Raised Access
- Varied porches could and should be applied to the stair configuration
- Stair helps to screen raised base with additional landscaping, minimum

05 - Side Raised Access
- Varied porches could and should be applied to the stair configuration
- Raised base must have additional screening

06 - Multi-Level Access
- Exterior access to ground floor storage as well as exterior access to first floor living

01



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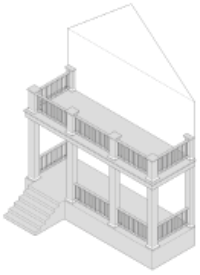

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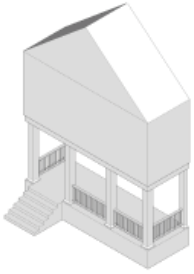

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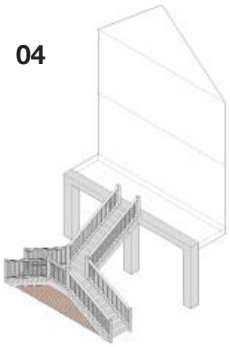
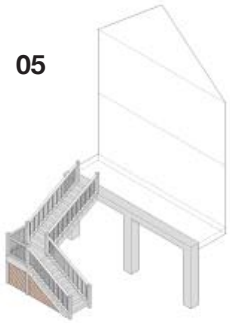


05



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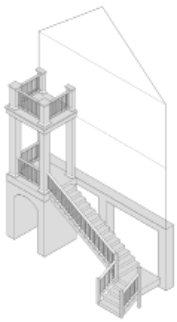
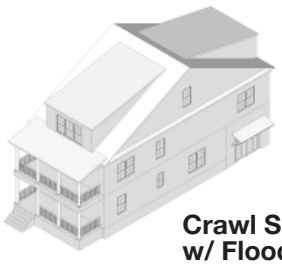
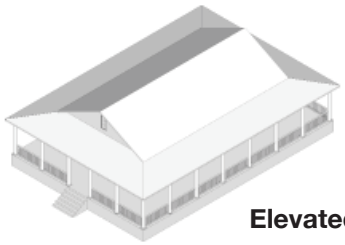


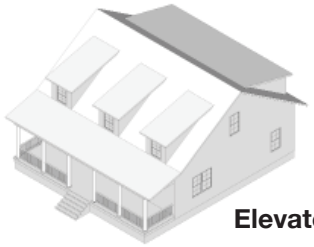
Building Access + Flood Zone



Crawl Space
w/ Flood Vents



Elevated Slab



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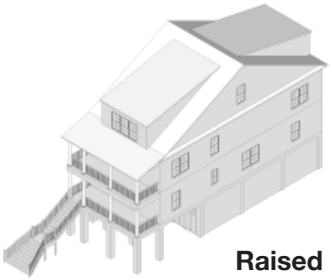

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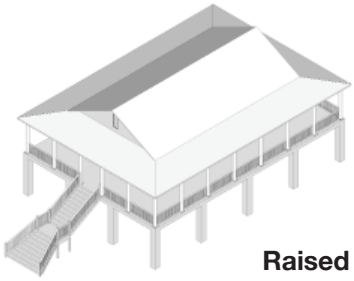

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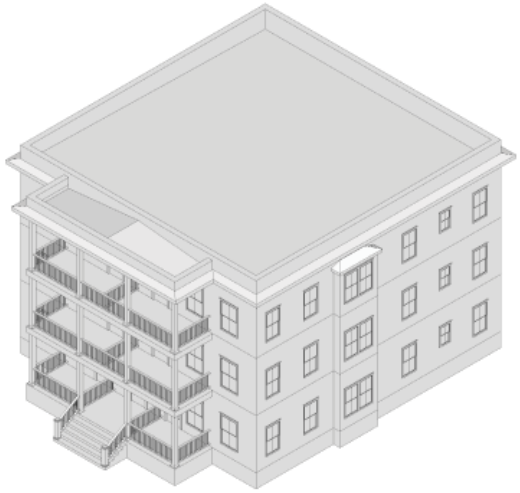
Raised



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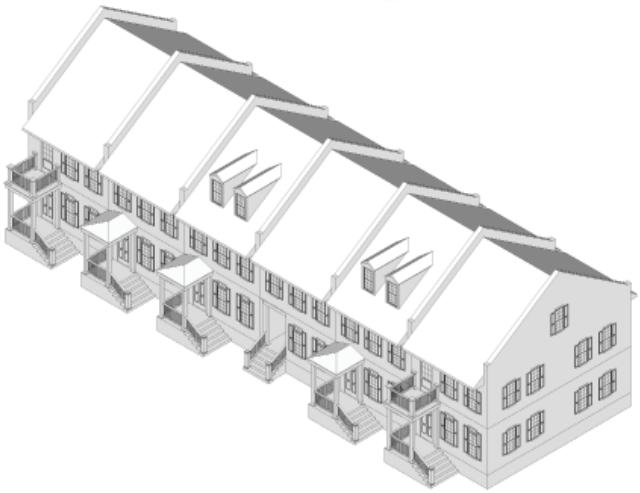
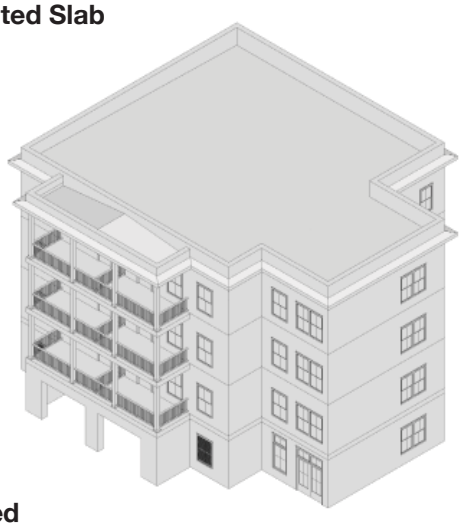


Elevated Slab



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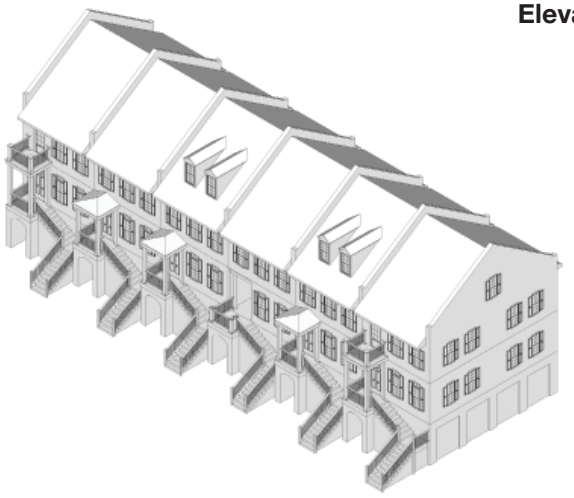

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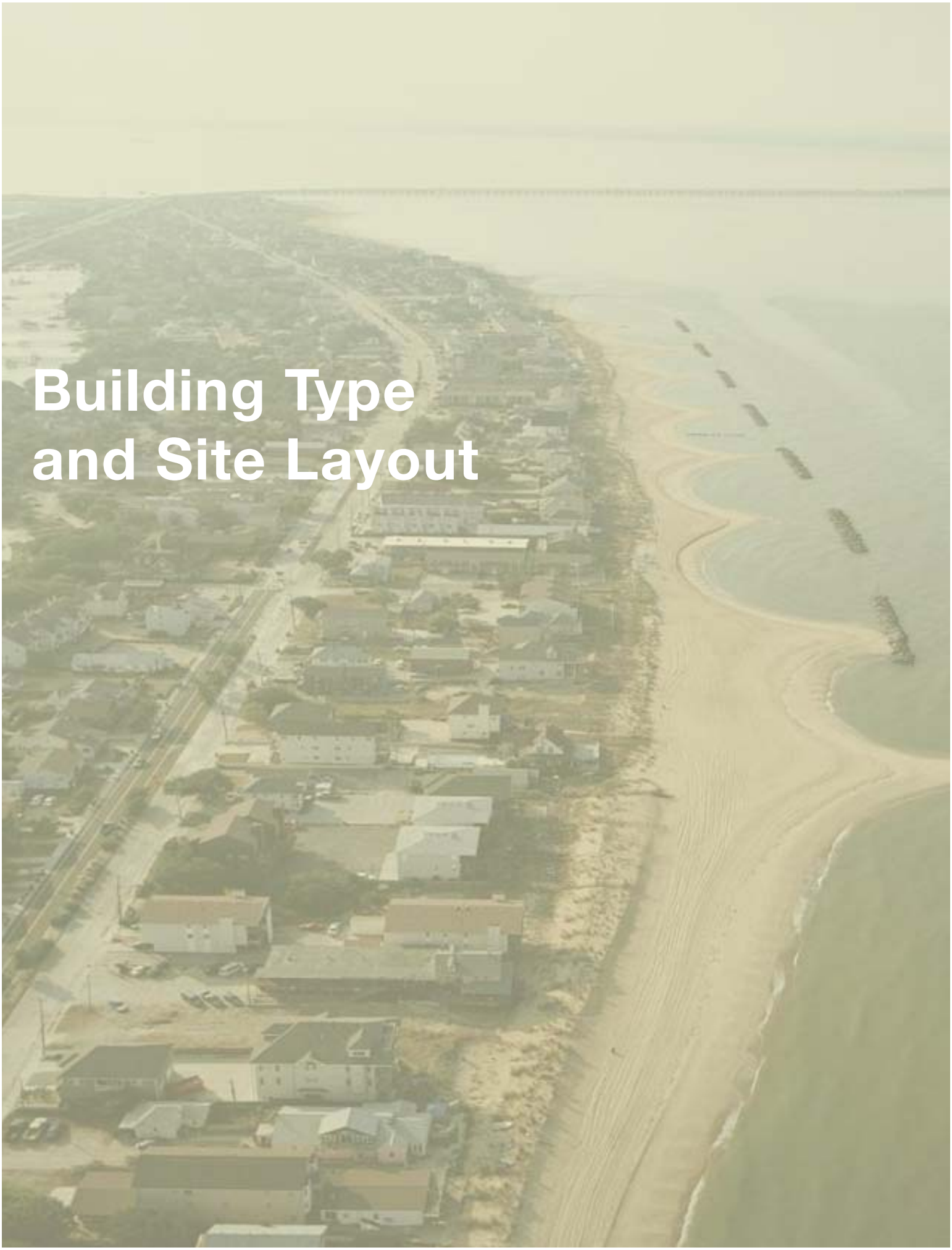


Building Type and Site Layout

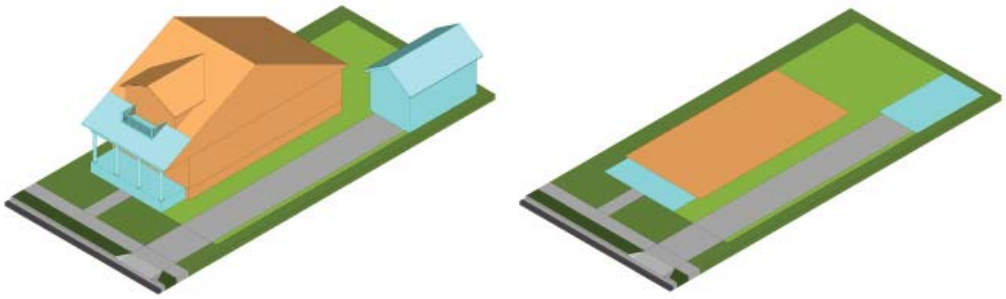
Single Family

- See flood zones and base options when considering your home's site layout.
- Parking/garages located on the ground floor beneath the building shall not be considered a story towards the building height, consult the zoning ordinance.
- Consider lot and house size/width when selecting a massing composition.
- How large of a yard do you prefer?
- Where will you park your car?
- Where will your porches be located?
- Prominent façade of the building should face the principal street.
- Accessory dwelling units should be located at the rear of the site and be partially screened by the main building.

Site Layout

Wide Lot

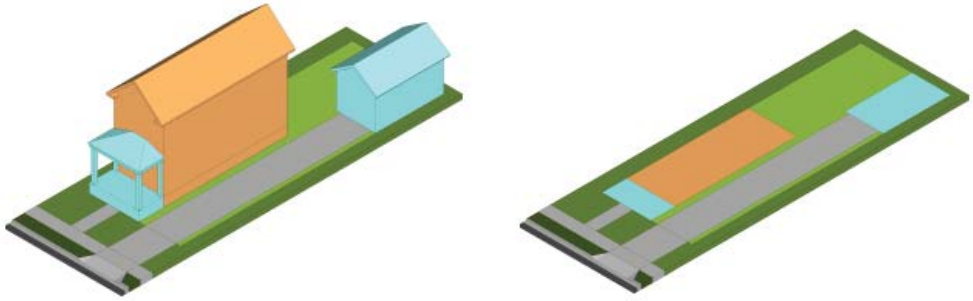
- Minimum lot width is 50'-0"
- Maximum building width varies with size of lot, consult the zoning ordinance for maximum lot coverage percentages



Lot example shown at 50' W x 100' D

Narrow Lot

- Minimum lot width is 37'-6"
- Maximum building width is 21'-6" with a side drive aisle



Lot example shown at 37'-6" W x 100' D

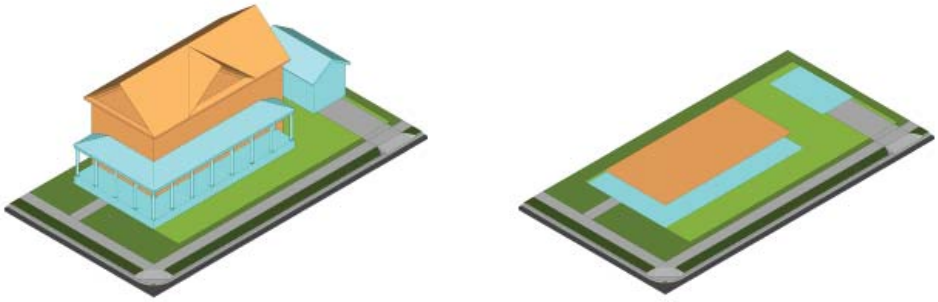
Attached Parking

- Attached garage façade must be setback from front façade a minimum of 20 feet
- Garage may be to the side, to the rear, or parking beneath the house

Lot example shown at 50' W x 100' D

Corner Lot

- Building should be oriented with a prominent façade facing both the principal and side streets
- Parking must be accessed from the side street
- Garage should screened from the principal street by the house and set back 20' from front façade



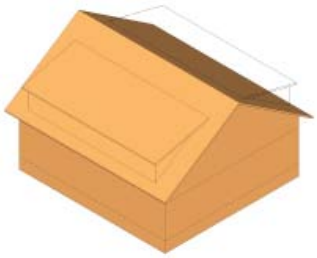
Lot example shown at 50' W x 100' D

Single Family

Broad House

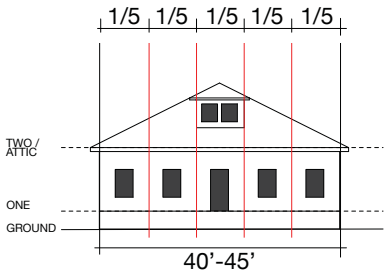
Massing Type

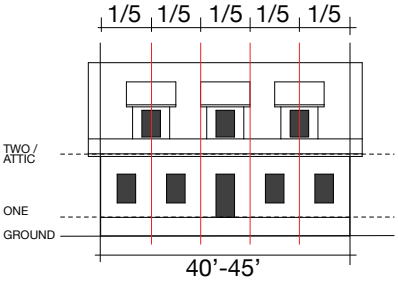
- Simple massing with single gables are very common
- Hipped or gabled roof with pitches ranging from 5 to 8 in 12



Composition

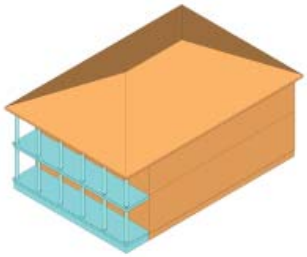
- Widths greater than 40’ should be divided into five bays
- Façade compositions are symmetrical
- Front door location may vary

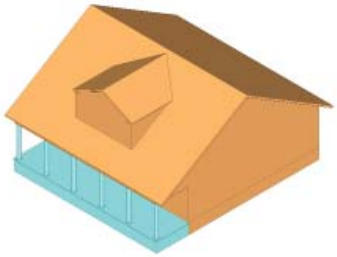


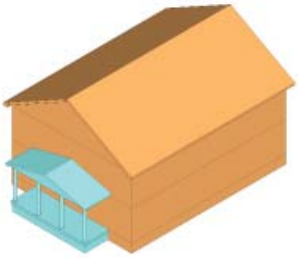


Porch Location

- Full front porches are commonly divided into 5 bays. Porches may also be 1/5 or 3/5 the main body
- Porches may have multiple stories or a single story
- Porch roofs vary widely and must be designed to match the architectural style and massing of the main body







Single Family

Narrow House

Massing Type

- Simple massing with minimal roof pitch variations

01
- Hipped or front gabled roof with pitches ranging from 5 to 8 in 12

02
- Side gabled roof with pitches ranging from 4 to 6 in 12
- Shed or front gable dormers

03
- Flat roofs with minimum pitch to drain
- Raised parapet to screen slope
- Very formal massing

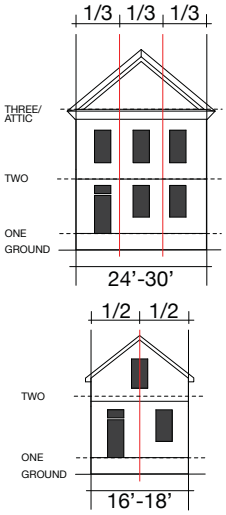
01

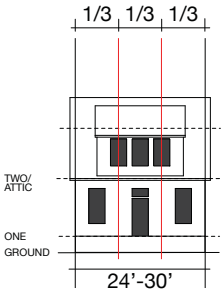
02

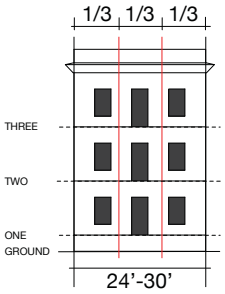
03

Composition

- Houses between 16’-18’ wide should be divided into two bays
- Houses between 24’-30’ wide should be divided into three bays
- Compositions are symmetrical
- Front door location may vary

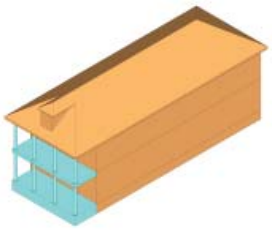


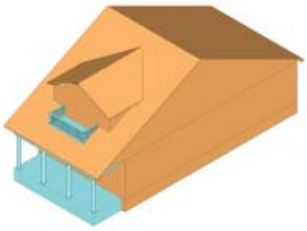




Porch Location

- Full front porches are divided into 3 bays. Porches may also be 1/3 the main body
- Porches may have multiple stories or a single story
- Porch roofs vary widely and must be designed to match the architectural style and massing of the main body



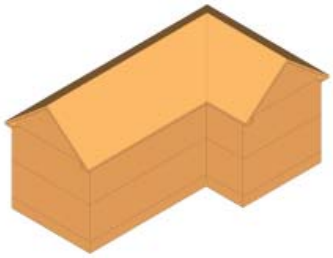


Single Family

“L” House

Massing Type

- Front gable creates the main mass of the “L”
- The pitch of the main roof ranges from 6 to 10 in 12
- Intersecting gables, shed, or hip roofs, create the wings of the “L”



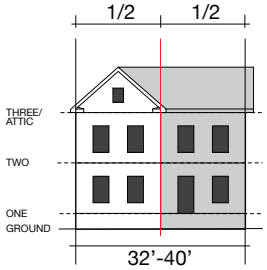
Composition

- Main entrance is typically located on the wing of the “L”

01
- Main body widths between 16’-18’ should be divided into 2 bays
- Wings should be divided into 2 additional bays

02
- Main body widths between 20’-24’ should be divided into 3 bays
- Main body widths between 16’-18’ should be divided into 2 bays
- Wings should be divided into 1 additional bay

01



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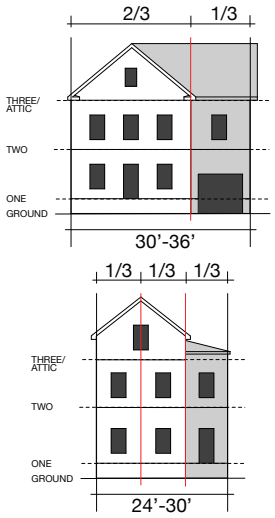
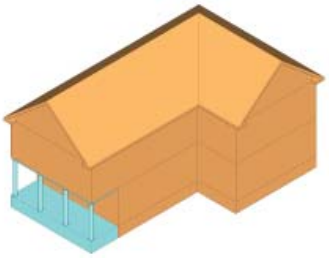
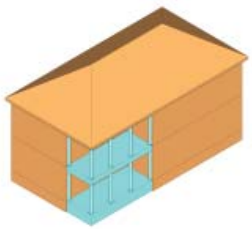
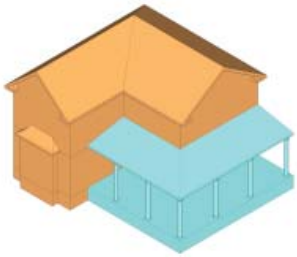


Porch Location

- Side porches can fill the space of the “L”
- Full front porches are divided into 3 bays
- Porches may have multiple stories or a single story
- Porch roofs vary widely and must be designed to match the architectural style and massing of the main body







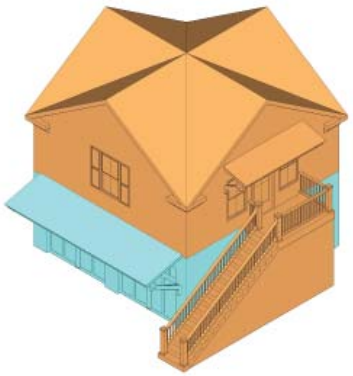
Single Family

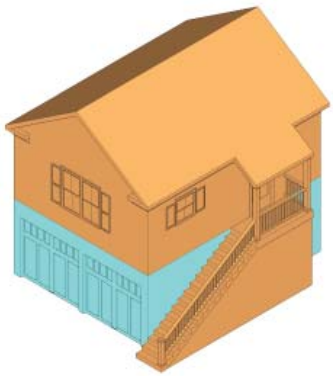
Examples

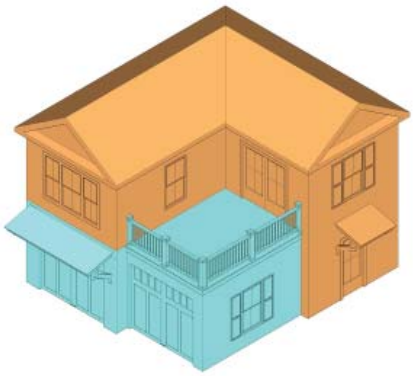
Detached Accessory Dwelling Unit

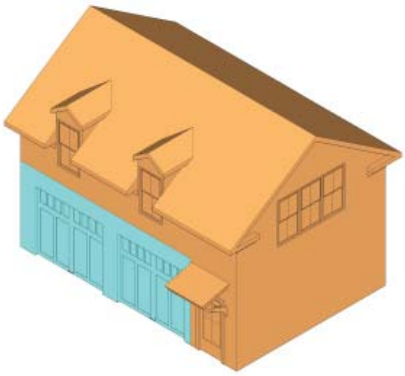
Carriage House

- Maximum of 600 SF
- Parking for the main house is located beneath the Accessory Dwelling Unit
- The staircase to the unit may not be accessed solely from the garage. Both exterior and interior staircases are typical
- There is no typical roof shape, however, the character of the carriage house should match the character of the main house
- Architectural detailing of the Accessory Dwelling Unit must match that of the main house



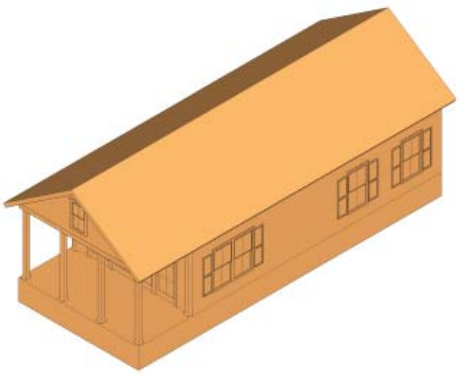






Cottage

- Maximum of 600 SF
- Consult flood zone maps prior to building a Cottage style ADU
- Cottage should be located to the rear of the site and be partially screened by the main building
- Typical gabled or hipped roof
- Architectural detailing of the Accessory Dwelling Unit must match that of the main house



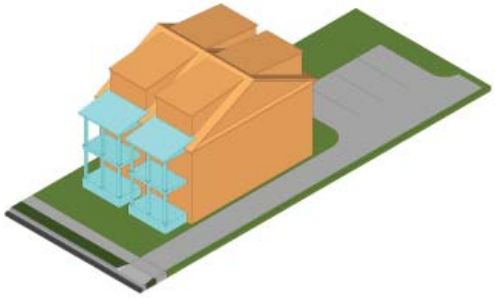
Semi-Detached

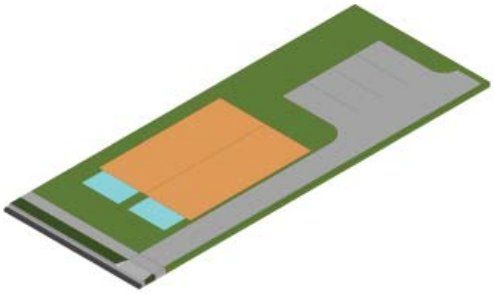
- See flood zones and base options when considering your home's site layout.
- Parking/garages located on the ground floor beneath the building shall not be considered a story towards the building height, consult the zoning ordinance.
- Consider lot and house size/width when selecting a massing composition.
- How large of a yard do you prefer?
- Where will you park your car?
- Where will your porch be located?
- Prominent facade of the building should face the principal street.

Site Layout

Central Living

- Driveways should be located at the outer edges of the lot
- Porches should be oriented toward the street or toward the inner courtyard
- Yards are located on the interior of the lot
- Garages may be detached, to the rear, or parking beneath the building

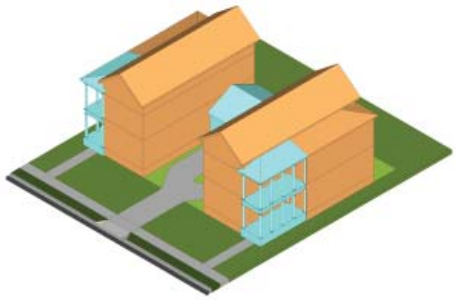


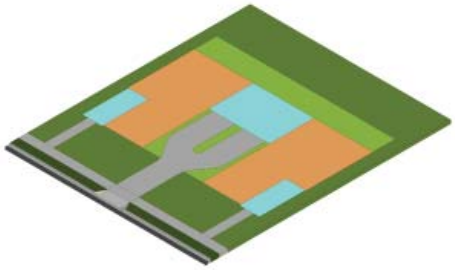


Lot example shown at 50' W x 120' D

Central Parking

- Driveways should be located at the center of the lot and building
- Porches should be oriented toward the street or toward the outer edges of the lot
- Yards are located on the exterior of the lot
- Garages may be attached and located to the interior, or parking beneath the building

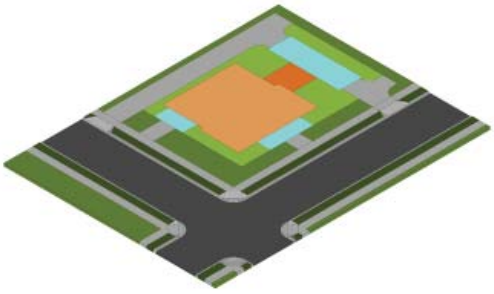




Lot example shown at 90' W x 100' D

Corner Lot

- Building should be oriented with a prominent façade facing both the principal and side streets
- One curb cut may be provided on each street front



Lot example shown at 75' W x 100' D

Semi-Detached

“U” Shaped

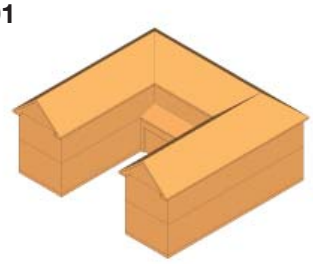
Massing Type

- Symmetrical massing between dwelling units
- Minimal roof pitch variations
- Connection between dwelling units is setback to break up the front façade

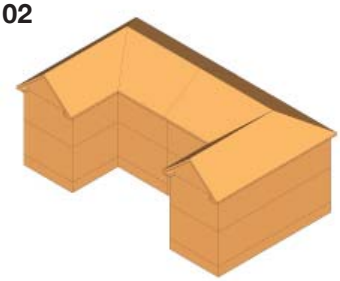
01
- Central parking to screen private drive from adjacent properties

02
- Central entry for a formal massing

01

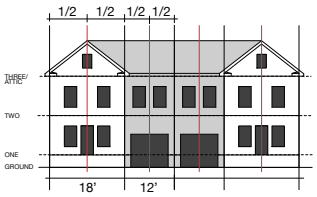


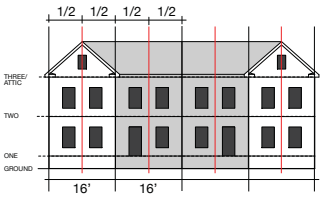
02



Composition

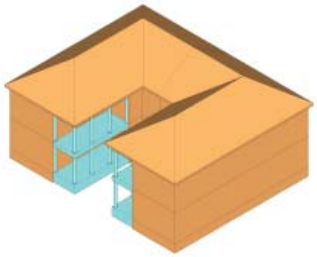
- Symmetrical composition between dwelling units
- Entry is located with access via the porch
- Windows aligned

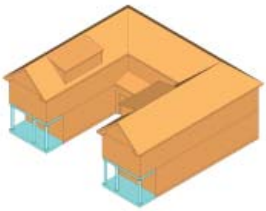


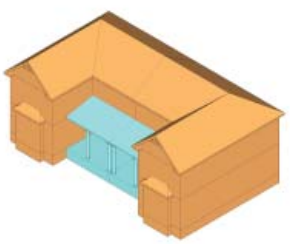


Porch Location

- Symmetrical porch design between dwelling units
- Central entry porch location for a formal setting
- Side and front porch location to break up mass and create an informal setting







Semi-Detached

Double House

Massing Type

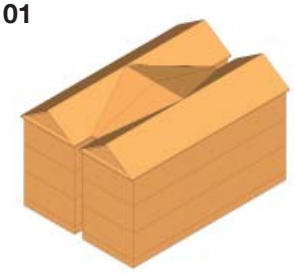
- Symmetrical massing between dwelling units
- Minimal roof pitch variations

01
- Hipped or front gabled roof with pitches ranging from 5 to 8 in 12

02
- Side gabled roof with pitches ranging from 4 to 6 in 12
- Shed or front gable dormers

03
- Typically a low sloping roof to appear flat from the street
- Very formal massing

01



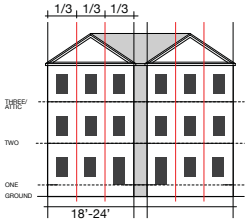
02

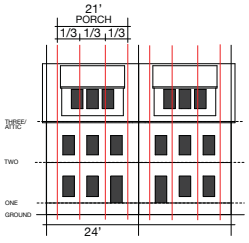
03

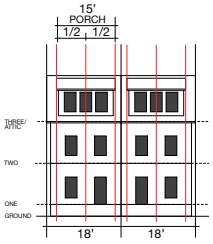
Composition

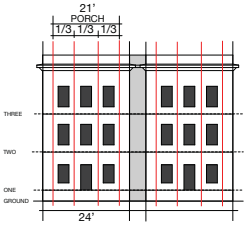
*Compositions are symmetrical. Notes are for “individual” houses mirrored across the centerline

- Widths between 16’-18’ should be divided into two bays
- Widths between 24’-30’ should be divided into three bays
- Front door location may vary
- Windows align horizontally and vertically



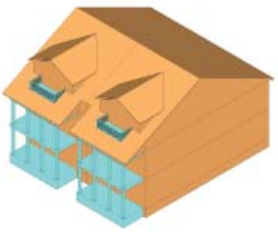


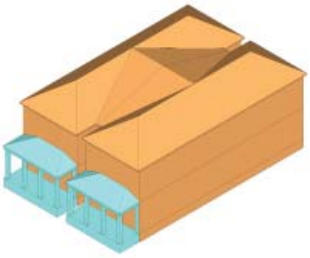


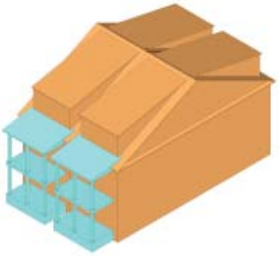


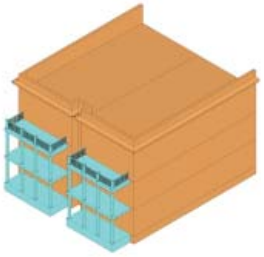
Porch Location

- Symmetrical porch design between dwelling units
- Full front porches are commonly divided into 3 bays. Porches may also be 1/3 the main body
- Porches may have multiple stories or a single story
- Porch roofs vary widely and must be designed to match the architectural style and massing of the main body







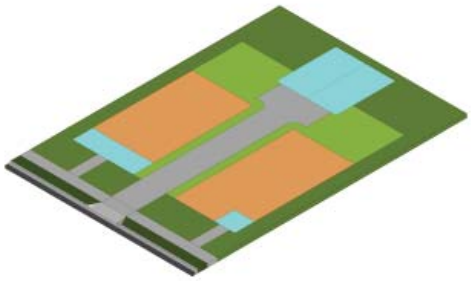


Two Family Detached

Site Layout

Wide Lot

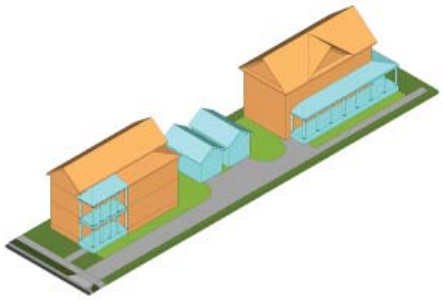
- One curb cut is permitted with shared driveway access
- Parking shall be located in the rear and be partially screened by the buildings

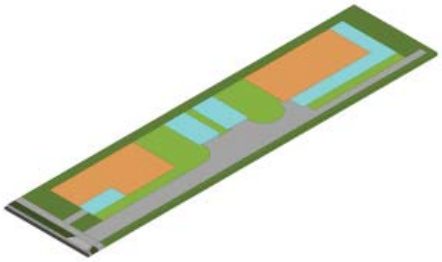


Lot example shown at 75’ W x 100’ D

Narrow Lot

- One curb cut is permitted with shared driveway access
- Encouraged for developments on the bay side of Ocean View Avenue
- One building should be oriented with the prominent façade facing Ocean View Avenue and one with the prominent façade facing the Bay

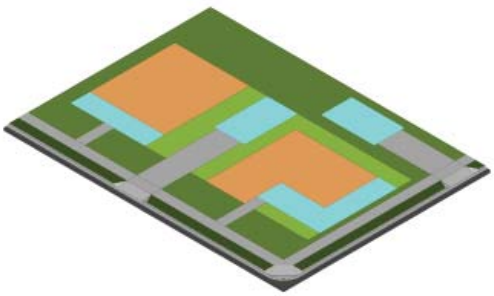




Lot example shown at 50’ W x 200’ D

Corner Lot

- One curb cut may be provided on each street front
- Corner building should be oriented with a prominent façade facing both the principal and side streets, the interior building should be oriented with the prominent façade facing the principal street



Lot example shown at 100’ W x 75’ D

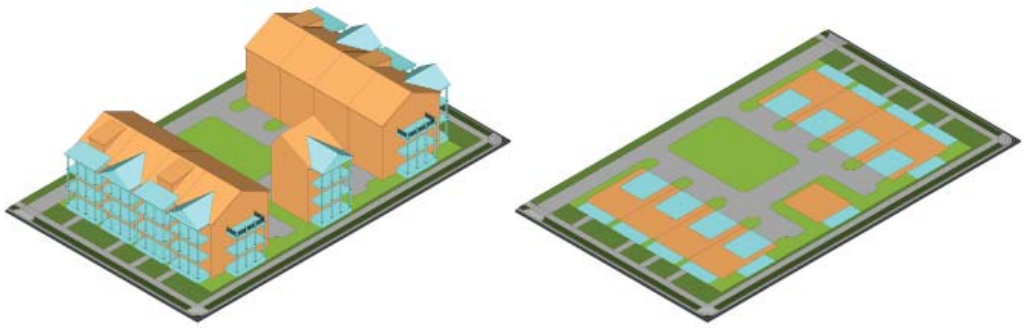
Townhouses

- Parking and parking access should be screened from the street with a carriage house or dwelling unit.
- Parking may be on the surface or covered at the rear of the units.

Site Layout

Full Block (Corner)

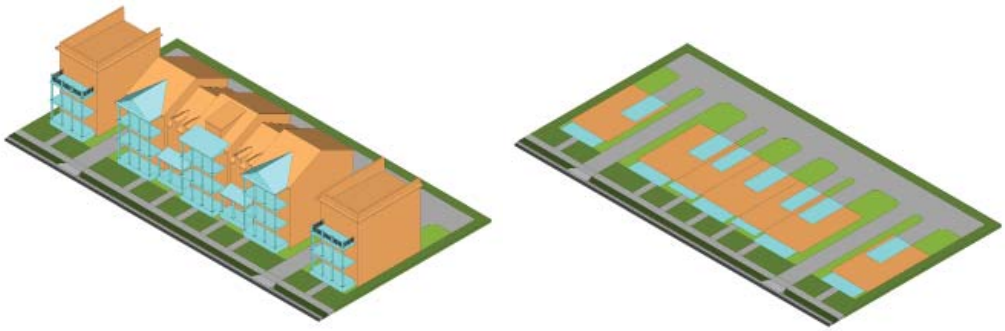
- Front façade and porch should face the street
- Corner units should have a prominent façade facing both the principal and side streets
- Shared parking access with common area in center of block



Lot example shown at 125’ W x 200’ D

Half Block (Mid)

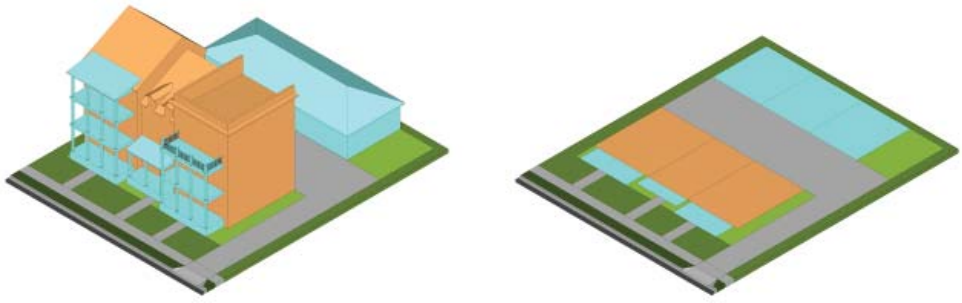
- Buildings should be oriented with the prominent façade facing the principal street
- Single lane curb cuts should be provided and may not be directly adjacent



Lot example shown at 200’ W x 100’ D

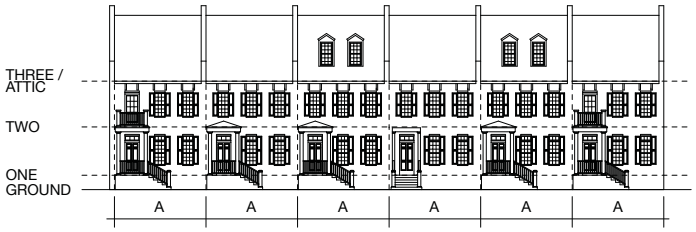
Small Lot

- Buildings should be oriented with the prominent façade facing the principal street
- A one lane curb cut should be provided to the rear of the building
- If the site permits, separate parking structures may be provided to the rear of the site



Lot example shown at 87’-6” W x 100’ D

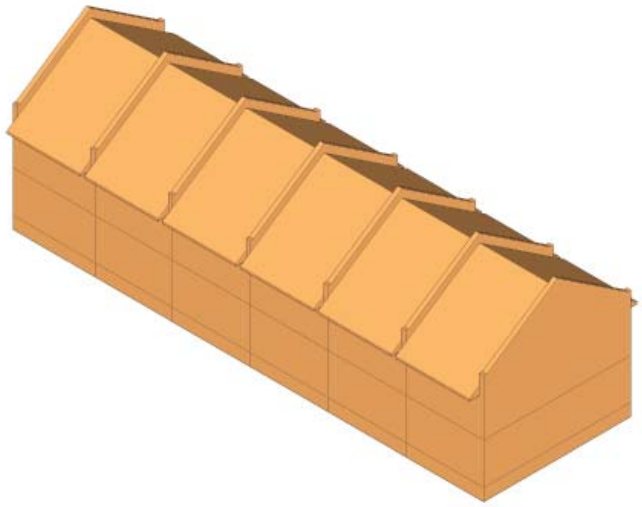
Townhouses



Uniform

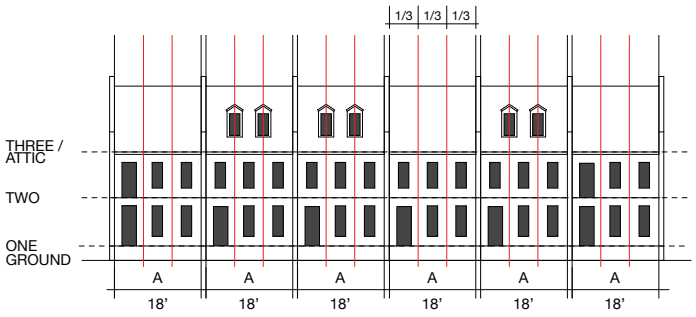
Massing Type

- Basic building shape is repeated along the width of the site
- Side gable extrusion is typical
- Encouraged for developments in the neighborhood streets



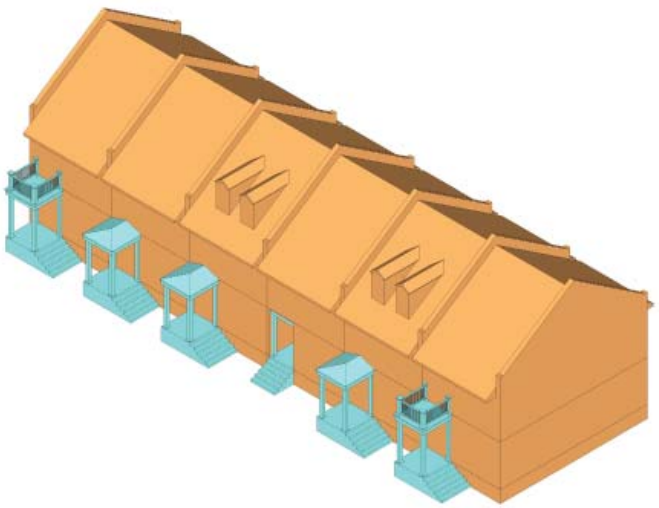
Composition

- Unit width should remain consistent along the width of the development
- Minimal roof pitch variations along the prominent street façade
- Architectural detailing should not vary between units



Porch Location

- Porches provide the articulation to break up the mass of the development
- A minimum of three porch variations is encourage to provide for façade movement
- Additive and subtractive porches, as well as single or multi-story porches are encouraged

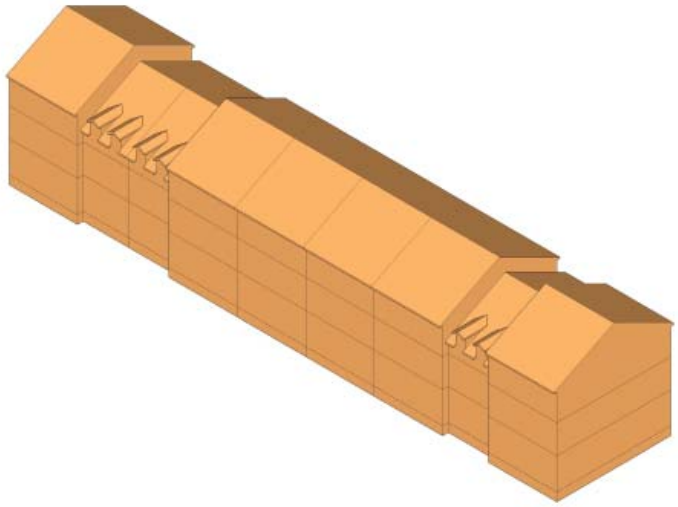


Townhouses

Assorted

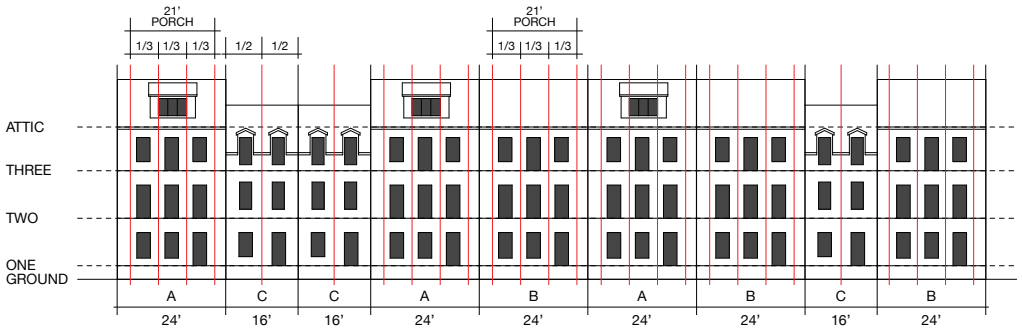
Massing Type

- Two to three basic unit shapes repeated along the width of the site with some variation
- Side gable extrusion is typical
- Encouraged for developments throughout the district, especially on Ocean View Avenue
- Lends itself well to mixed-use developments with retail along the bottom floor, see commercial (retail)



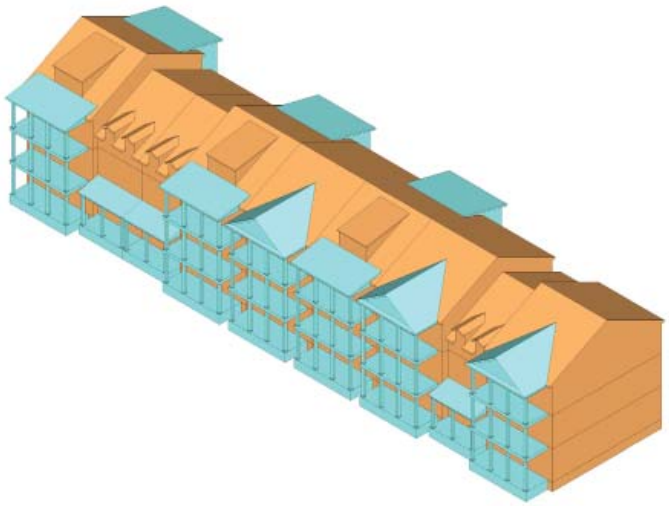
Composition

- Unit width may vary slightly to create a more organic composition
- Façades must be offset at regular or semi-regular intervals, consult zoning ordinance
- Eave conditions vary to break up the vertical mass along the street
- Architectural detailing should not vary between units



Porch Location

- Multi-story porches are encouraged, while single story porches are also permitted
- Porches should be offset from full width of front façade to provide for façade movement
- Front gable and shed roofs are typical

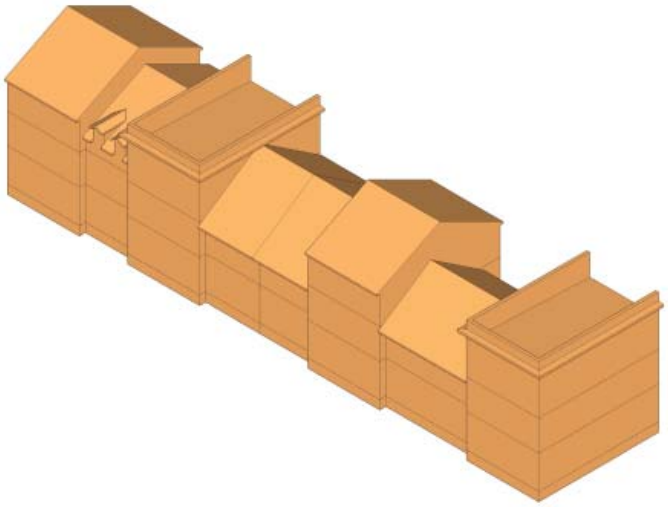


Townhouses

Blended

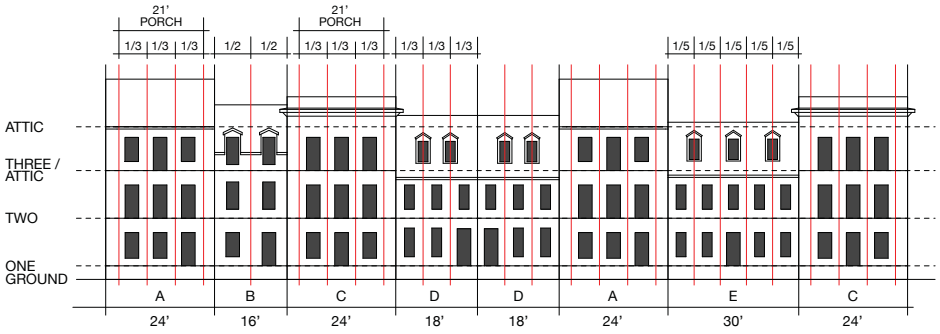
Massing Type

- Three or more basic unit shapes repeated along the width of the site with frequent variation
- Encouraged for developments along Ocean View Avenue
- Lends itself well to mixed-use developments with retail along the bottom floor, see commercial (retail)



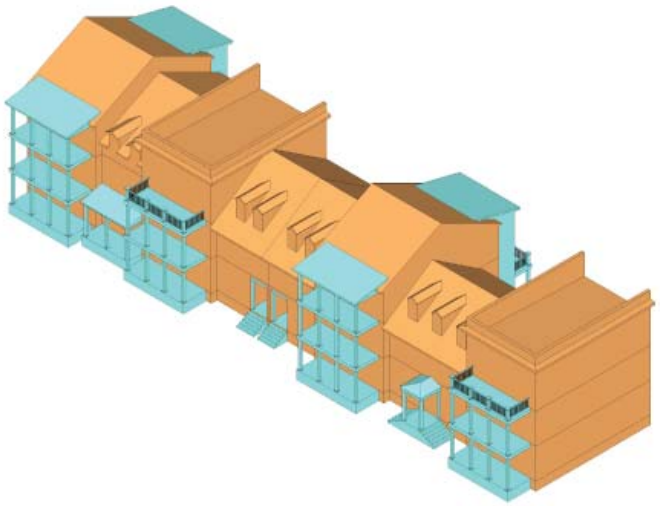
Composition

- Unit width varies to create an organic composition
- Façades must be offset, no more than two unit façades may align consecutively
- Eaves conditions vary
- Architectural detailing may vary slightly



Porch Location

- Multi and single story porches, both additive and subtractive, are encouraged
- Front Gable, shed, hip, and occupied porch roofs are typical

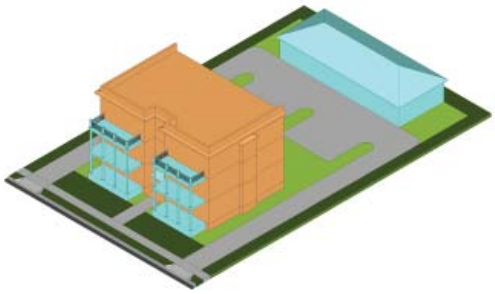


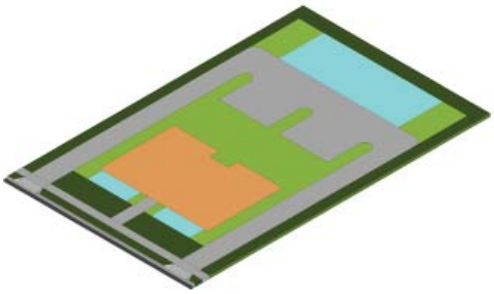
Mansion Style Apartment

Site Layout

Wide Lot

- 100’ or greater in width
- Buildings shall be oriented with the prominent façade facing the principal street
- Two curb cuts are permitted with one lane driveway access
- Parking shall be located in the rear and screened by the buildings
- Option to provide for partial covered parking
- Encouraged for developments on the south side of Ocean View Avenue and neighborhood streets where the scale is appropriate

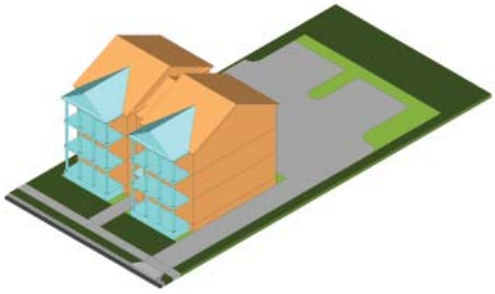


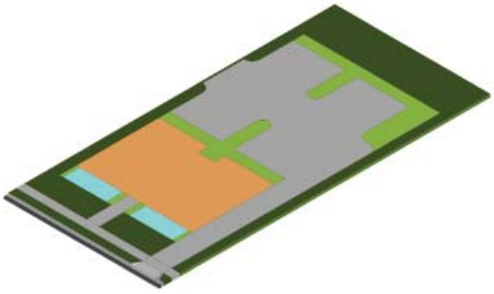


Lot example shown at 100’ W x 150’ D

Narrow Lot

- 75’ width
- Buildings shall be oriented with the prominent façade facing the principal street
- One lane curb cut is permitted with shared driveway access
- Parking shall be located in the rear, screened by the buildings, and allowances made for turning around
- Encouraged for developments on the south side of Ocean View Avenue and neighborhood streets where the scale is appropriate

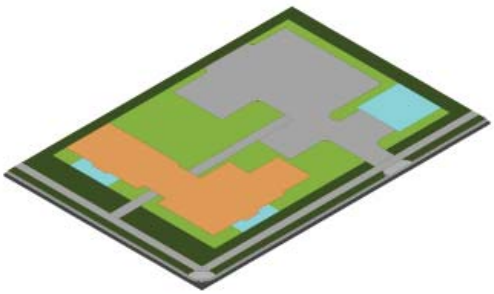




Lot example shown at 75’ W x 150’ D

Corner Lot

- Buildings shall be oriented with the prominent façade facing the principal street
- Buildings shall address the secondary street with massing, composition, and porches that are appropriate for the prominent façade
- Parking shall be located in the rear, accessed via the secondary street, screened by the buildings, and allowances made for turning around
- Encouraged for developments on the south side of Ocean View Avenue and neighborhood streets where the scale is appropriate



Lot example shown at 100’ W x 150’ D

Mansion Style Apartment

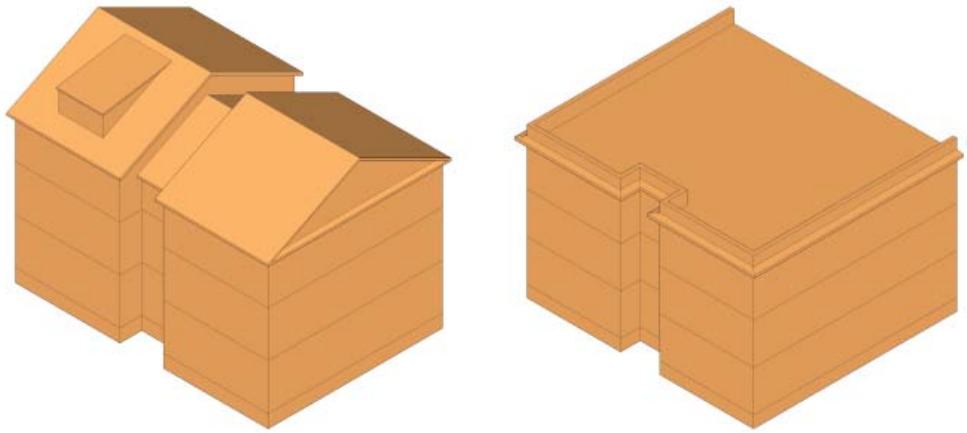
Mansion Style apartment buildings are designed to be compatible within the context of a single and two family neighborhood by resembling a larger home. There are two basic types:

- A Large Mansion with a central front entrance
- A Double House each with a width similar to adjacent single family homes, connected with a recessed entry stair

There are several variations between the Double House and the Large Mansion, displayed below.

Massing Type

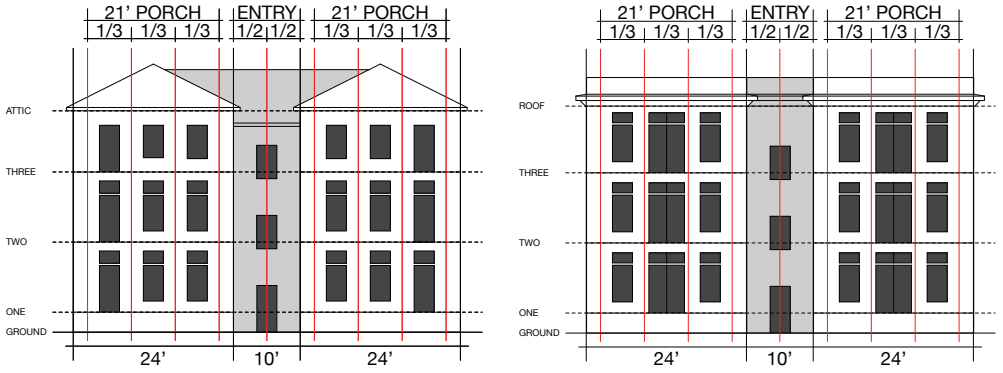
- Symmetrical massing between dwelling units
- Minimal roof pitch variations



Composition

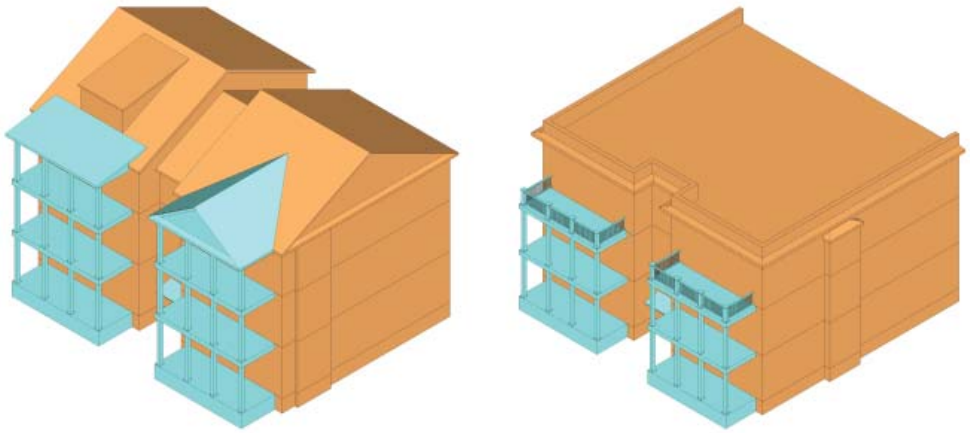
*Composition notes are for individual massing symmetrical about a center line

- Widths between 16'-18' should be divided into two bays
- Widths between 24'-30' should be divided into three bays
- Compositions are typically symmetrical, the location of the front entrance may vary

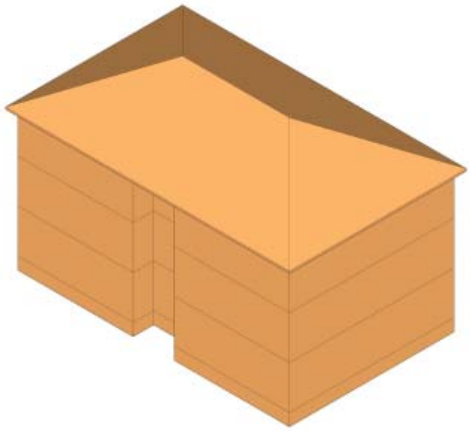


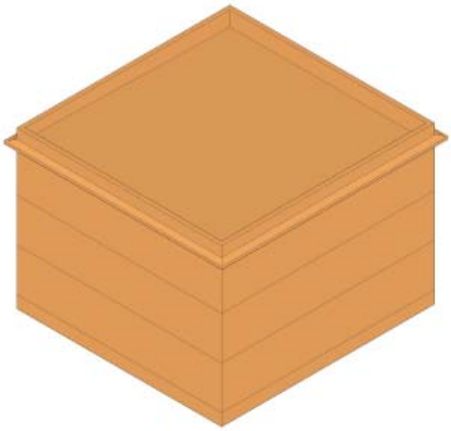
Porch Location

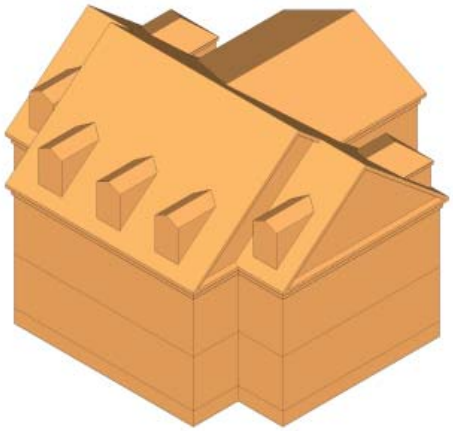
- Symmetrical porch design between dwelling units
- Full front porches are commonly divided into 3 bays
- Porches may also be 1/3 the main body
- Porches may have multiple stories or a single story
- Porch roofs vary widely and must be designed to match the detailing and massing of the main body

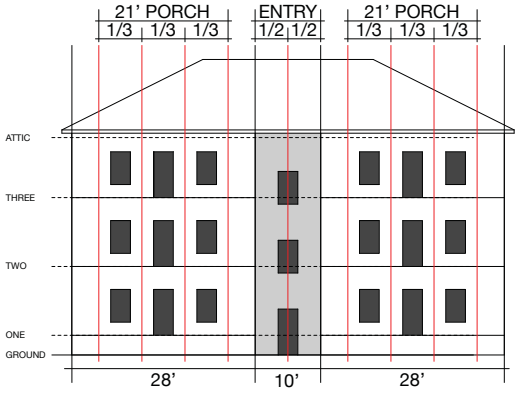


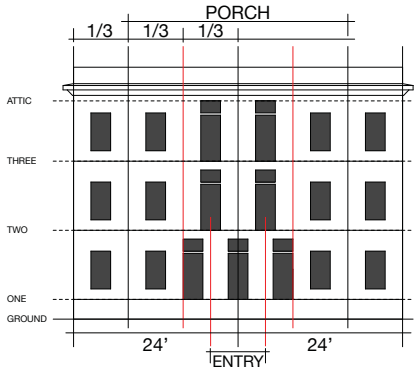
Mansion Style Apartment

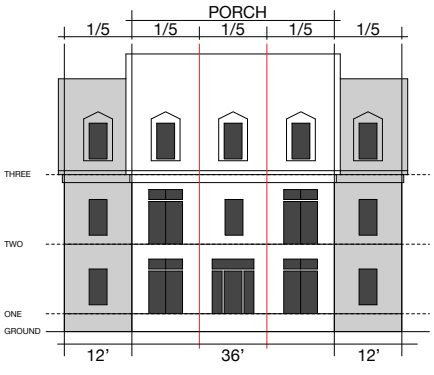


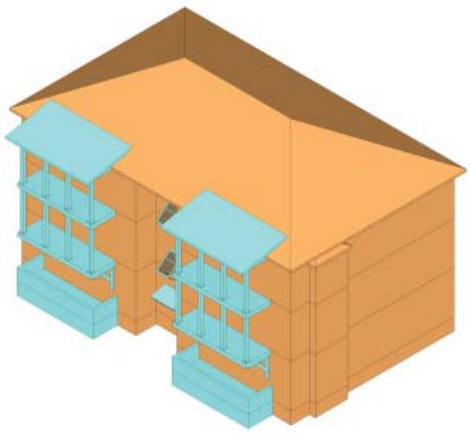


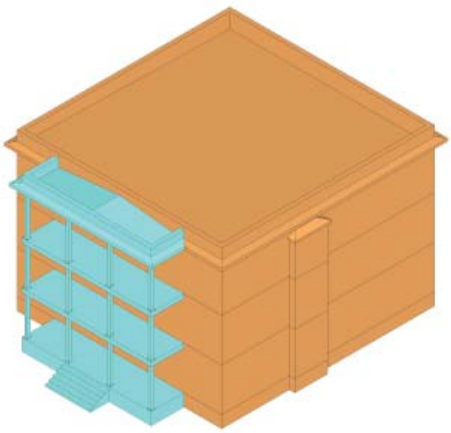


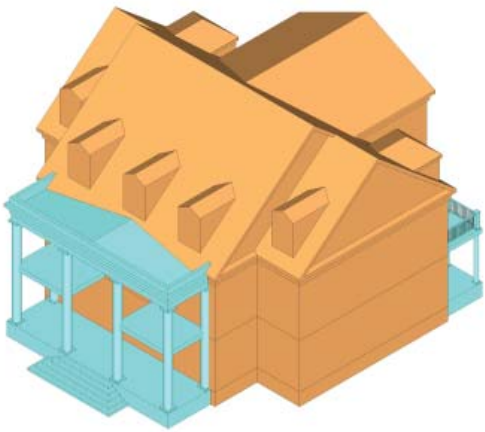










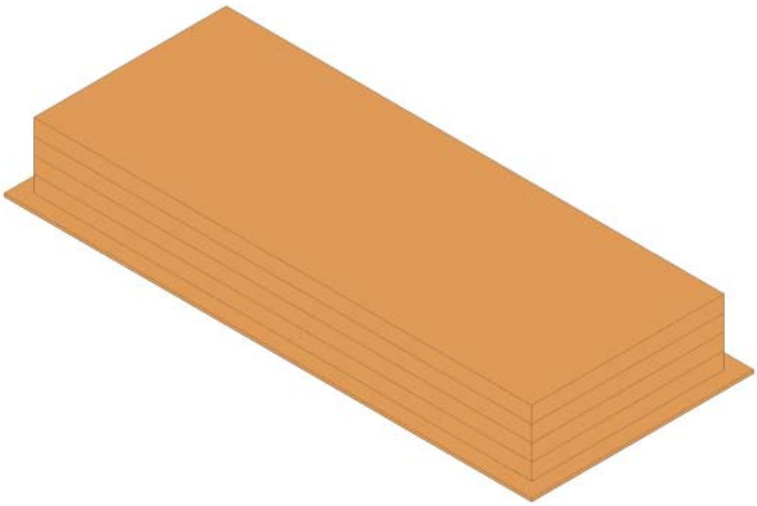


Large Scale Apartment

Urban Row Style

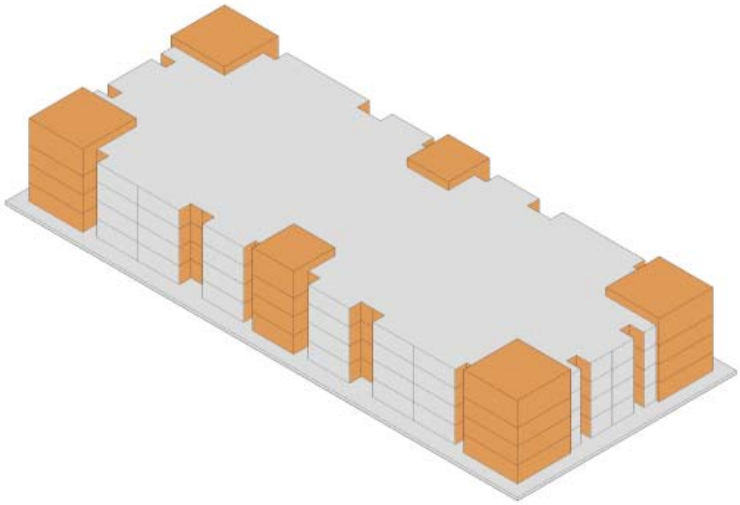
Block Mass

- The form of coastal buildings is usually simple and well proportioned. Most have gable roofs for storm protection.



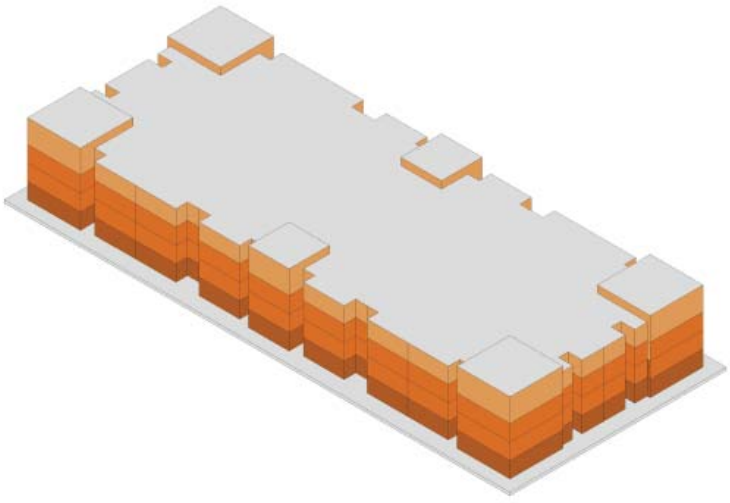
Vertical

- The building consists of “bays” which range from 8’-0” to 12’-0”. In larger buildings, the long mass of the façade should be articulated into elements which range from 2 to 5 bays in width. The architectural treatment of these elements should be consistent for the full height of the building.



Horizontal

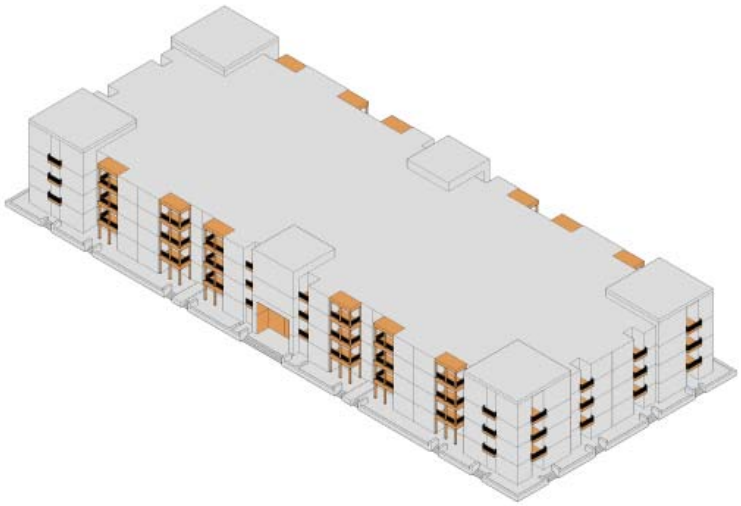
- Every building has a base, middle and top.



Large Scale Apartment

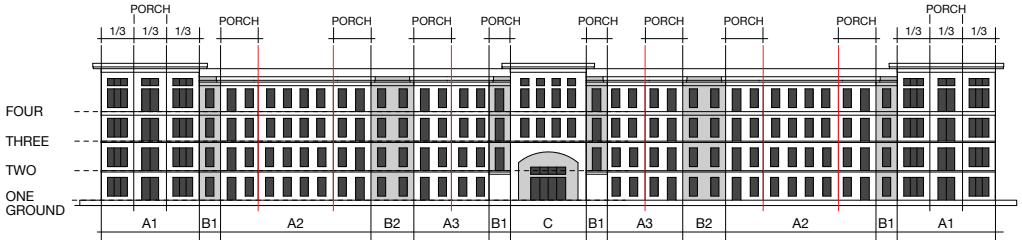
Porches

- Porches and special elements should be placed in the front façade zone or side yard façade zone and articulated with the same bay spacing as the building.

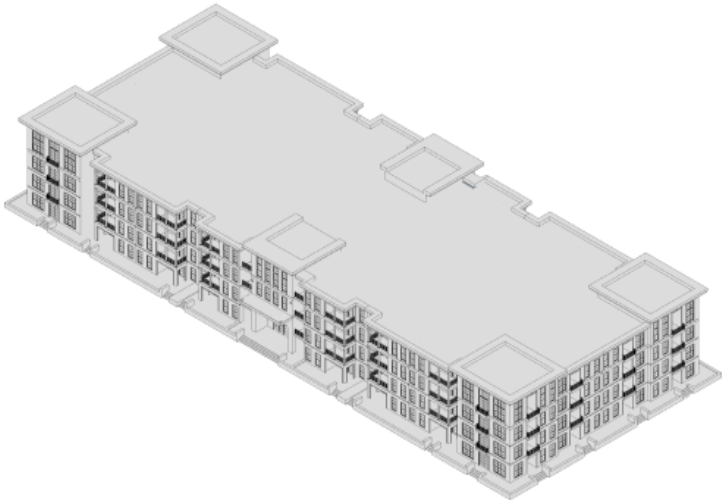


Composition

- Windows and doors, as well as other elements, should be placed in the center of bays.
- Appropriate proportions vertically for Windows: 6:7.5, 4:6, 5:8



Full Assembly



Large Scale Apartment

Grand Hotel Style

Block Mass

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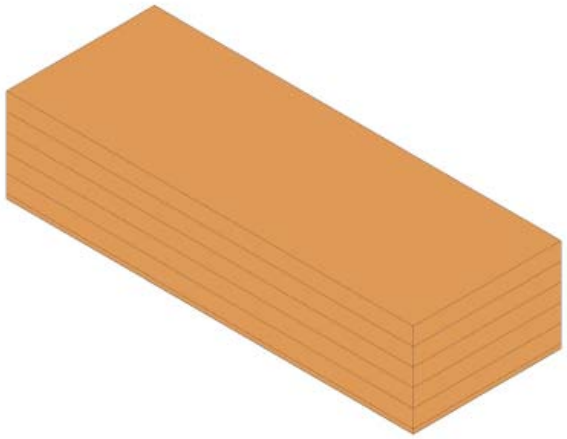

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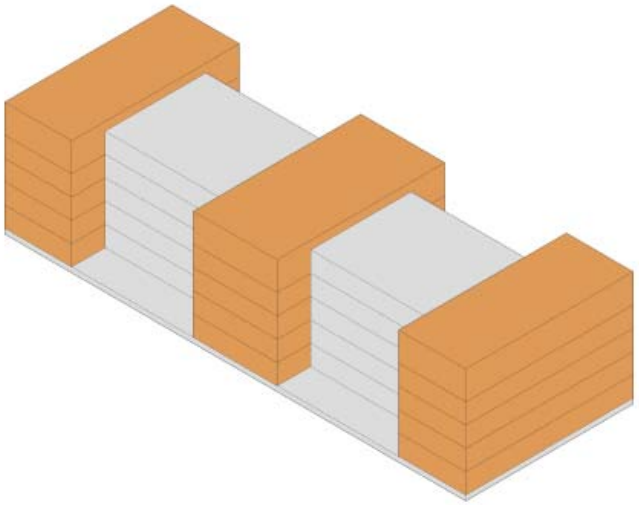

Horizontal

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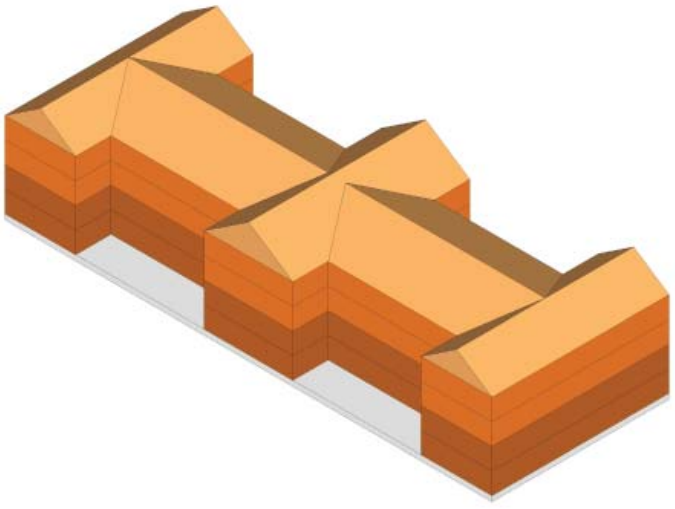

Large Scale Apartment

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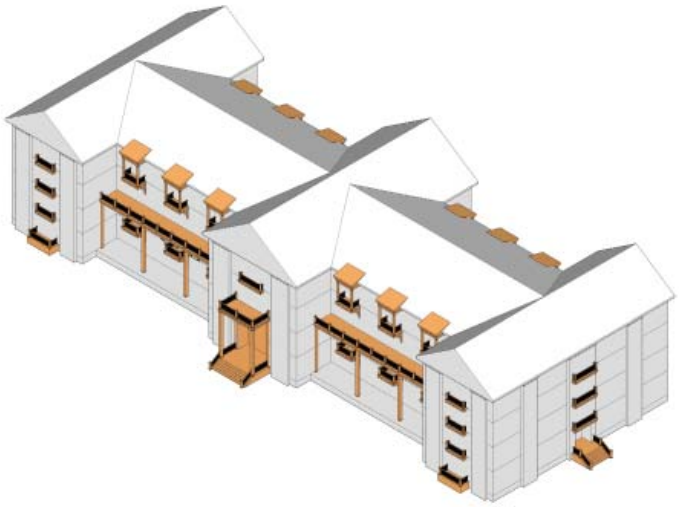

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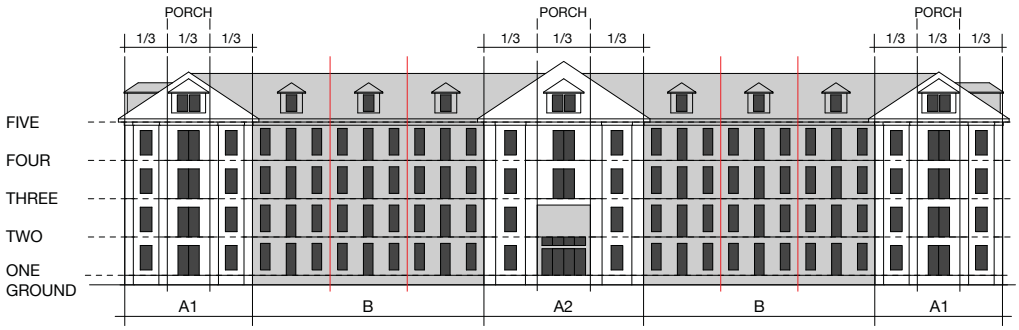
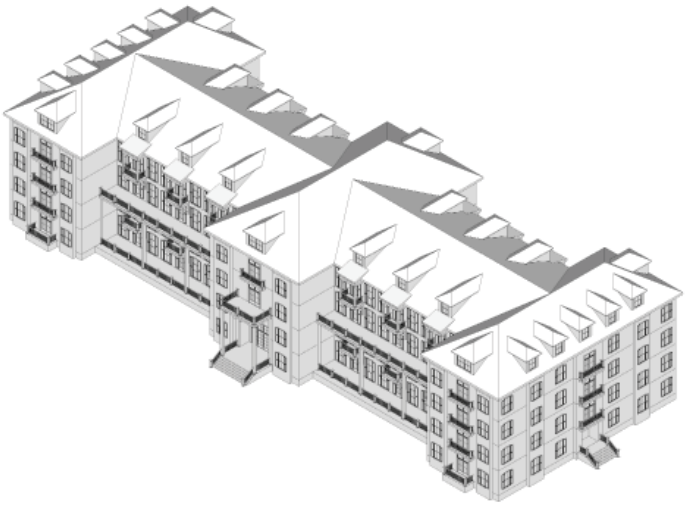


Full Assembly



Elements of Architectural Style

Bay Widths

Two Bay

16’-21’

Three Bay

21’-36’

Five Bay

35’-45’

Classic Tidewater Coastal Style

Choose one architectural style for use throughout the building, do not mix and match architectural styles.

Details

Eave Details

- Overhangs typically range from 9 to 18 inches in depth. There are two types of eaves in the style:
  - Boxed eave, typically with an 18-inch soffit depth; shallow soffit on the rake
  - Deep boxed eave with heavy bracket, often found in hipped-roof examples, presenting a more robust image

Porch Details

- Single-bay porches typically have a gable roof, larger porches generally have hip or shed roofs
- Columns types: Round Doric and Ionic columns (paired and singular) and straight box columns. On multi-story porches, the column width or diameter should diminish with each subsequent story
- Full front porches and multi-story porches are encouraged. Smaller porches should be centered in the massing bay in which they occur.
- Porch column bays should be more narrow than wide

Windows + Doors

- Windows have vertical proportions, with panes more vertical than square. Double hung windows are typical with window muntin patterns of 6 over 1 or 6 over 6.
- First floor ceiling height is 10 feet and 9 feet for floors above with window head heights at 8 feet and 7 feet accordingly.
- Trim: 6-inch-wide flat trim with or without a cap molding, or a 6-inch backband trim
- Shutters should be operable and included on all facades and either paneled or louvered (half the width of the window) or bahama style.
- Six panel doors are typical with optional sidelights and transoms. Door trim should match window trim

Classic Tidewater Coastal Style

Examples

Craftsman Coastal Style

Choose one architectural style for use throughout the building, do not mix and match architectural styles.

Details

Eave Details

- Deep eaves are a dominant characteristic of the Craftsman style. Overhangs typically range from 18 to 32 inches in depth. There are two types of eaves in the style:
  - Boxed eave with flat soffit, with optional profile brackets 6 inches wide and 24 inches on center
  - Exposed 2x8 inch rafter tail, 16 to 24 inches on center, the most common eave; often hipped, gables feature a vergeboard; exposed rafter tails are either shaped or cut plumb

Porch Details

- Porches can have gable-ends, shed roofs, or hip roofs.
- Gable-end porches are design to express structural elements. Shed and hip porches typically have a 3 in 12 to 4 in 12 pitch.
- Porches eaves should have the same rafter or eave treatment as the main house body.
- Columns include full-height tapered box, half-height paneled box, and three-quarter-height paired box columns. On multi-story porches, the column width or diameter should diminish with each subsequent story
- Full front porches and multi-story porches are encouraged.

Windows + Doors

- Windows have vertical proportions. Double hung windows are typical with window muntin patterns of 3 over 1, 6 over 1, or 2 over 2.
- Dormer windows are typically ganged.
- First floor ceiling height is 9 feet and 8 feet for floors above with window head heights at 8 feet and 7 feet accordingly.
- Trim: 6-inch straight or tapered flat trim with a simple molding and cap above.
- Shutters should be operable and included on all facades and either paneled or louvered (half the width of the window) or bahama style.
- Craftsman doors are often stained wood or painted rich colors. Panel doors with glass insets are typical.

Craftsman Coastal Style

Examples

Modern Coastal Style

Modernist architectural details can be used to effectively create a Coastal Character. The best examples are those that use the simple massing of the traditional with well proportioned openings, paired with simple modern interpretations of porches.

Choose one architectural style for use throughout the building, do not mix and match architectural styles.

Details

Details

- Clean and simple lines with careful consideration given to alignment
- Acknowledgement of regional building materials
- Materials are often natural in finish
- Attention to the joints of material connections
- Homogenous or juxtaposition of façade and roof cladding

Porch Details

- Straight box columns are common and typically lack ornamentation
- Railing orientation can either be horizontal or vertical
- Railings are often of the same material as the façade
- It is not uncommon for the detailing of the porch the minimize the exterior to interior transition

Windows + Doors

- Windows have vertical proportions. Casement and picture windows are typical and typically lack muntins or ornamentation.
- Full floor-to-ceiling (or more) spans are common
- Windows are often ganged in groups of three or more
- Doors often lack ornamentation and seldom incorporate panels. Full light, quarter width full height light, or square accent lights are typical.
- Doors are often accompanied by transoms or fully incorporated into window assemblies

Modern Coastal Style

Examples

Materials

Cladding

- Smooth-finish wood or fiber-cement lap siding with 4 to 8 inches of exposure
- Wood or fiber-cement shingle siding
- Wood, fiber-cement, or metal panel
- Modular size brick with smooth face in Running, Common, or Flemish bond patterns
- Stucco

Trim

- Wood, composite, cellular PVC, or polyurethane millwork

Foundations & Chimneys

- Brick, brick veneer, or stucco

Roofing

Pitched roofs:
- Slate and manufactured slate, asphalt or fiberglass composition shingle, standing seam metal, smooth photovoltaic shingle, wood shingle

Flat roofs:
- TPO, PVC, or rubber light colored membrane

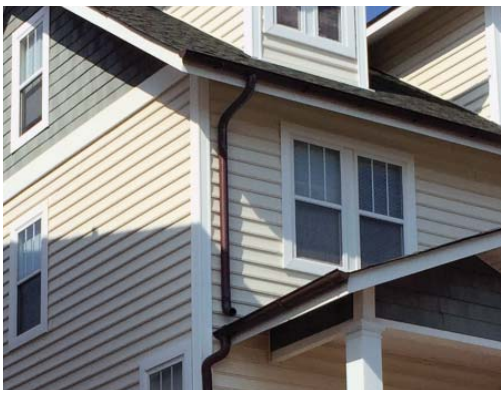
Occupied Roof:
- Wood or composite decking
- Concrete, ceramic, composite, or stone tile decking

Soffits

- Smooth-finish wood or fiber-cement, or tongue-and-groove wood or composite plank

Gutters and Downspouts

- Half-round,ogee, or square profile with round or rectangular downspouts formed of copper or painted or prefinished metal



Materials

Windows

- Painted wood, aluminum, aluminum-clad, vinyl-clad, fiberglass, ultrex
- True divided light or simulated divided light sash with exterior muntin profile (see window details for appropriate patterns)

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, or simple modern profiles for modern buildings

Shutters

- Wood or composite, operable or mounted with hardware to simulate operable, sized to cover window sash or door frame when closed

Columns

- Wood, fiberglass, or composite in profiles and sizes appropriate to building style.
- Steel or other metals also appropriate for modern buildings

Railings

- Milled wood, composite, and cellular PVC top and bottom rails with turned or square balusters for traditional building styles
- Wood, metal, glass panels, cables, also appropriate for modern buildings

Porch Ceilings

- Plaster, tongue-and-groove wood or composite planks, or beaded plywood

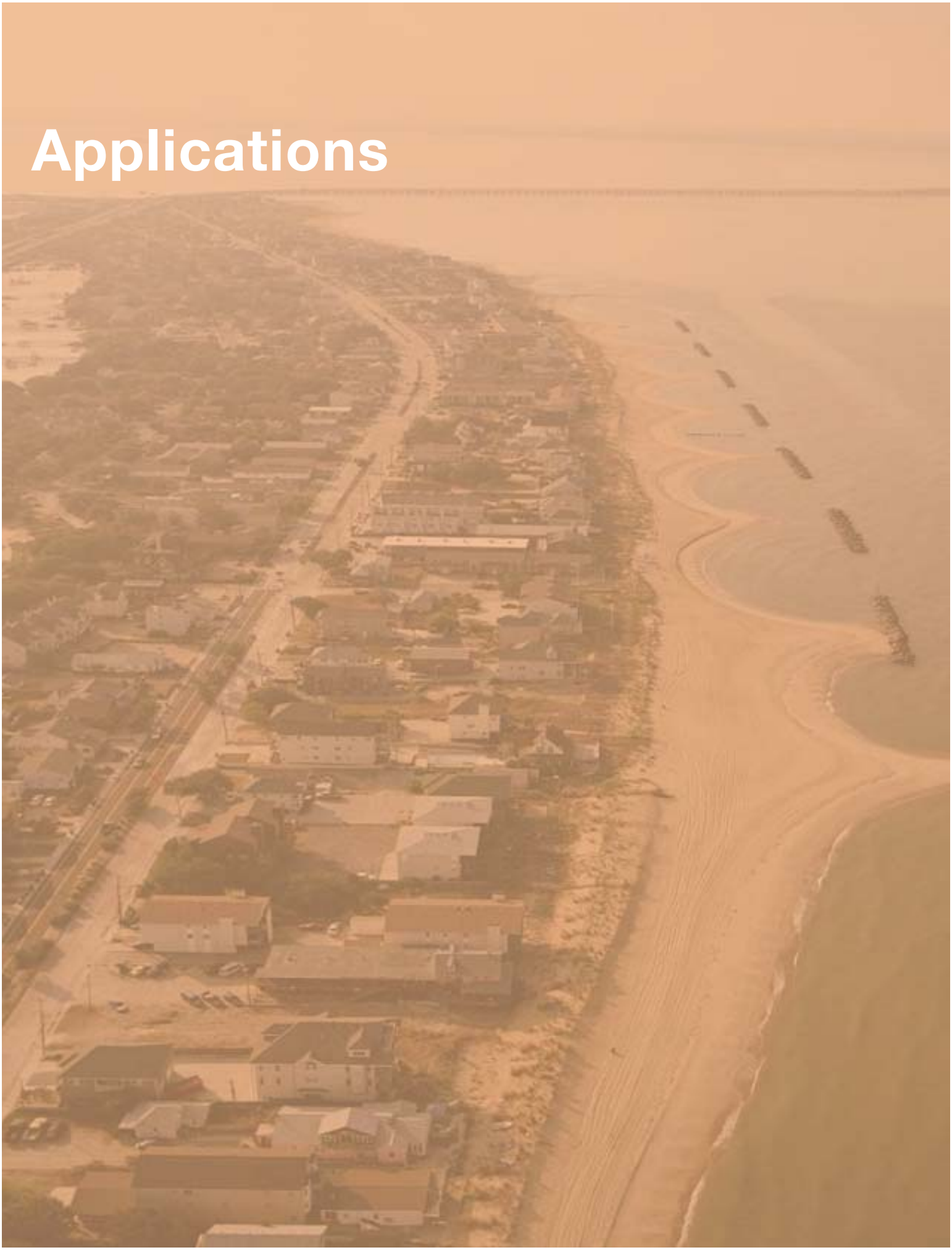
Front Yard Fences

- Wood picket, composite, cellular pvc brick pier, solid wrought iron or steel

Lighting

- Porch ceiling or wall-mounted

Applications



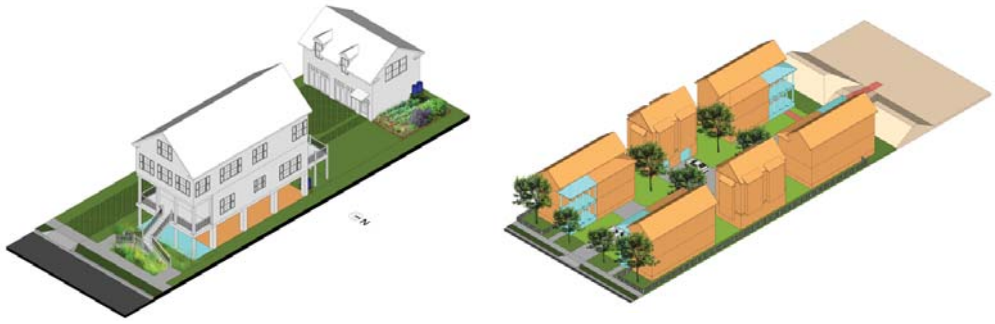
Applications

The Coastal Character District Pattern Book can be used in a number of different ways:

- Individual homeowners either renovating their house or building a new one,
- Homebuilders developing properties,
- Developers of larger projects.

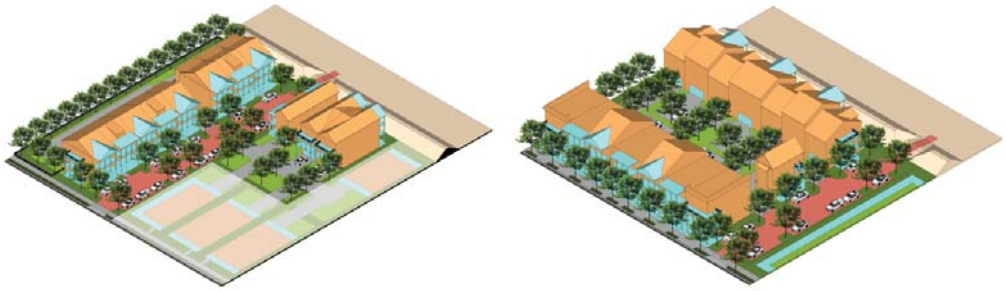
Three types of applications illustrated:

1. Prototype for a Resilient Coastal House: In coastal areas, the combined threat of heavy rains and a significant storm surge can be a major deterrent to investment in new construction. Resilient systems in addition to elevated living spaces can mitigate these deterrents while also creating a pleasant living condition by the sea.



1 Prototype for a Resilient Coastal House

2. Redevelopment Concepts: There are a number of properties in the Coastal Character District that were developed during a period of lax zoning policies. In some cases, these properties were poorly designed, with inadequate open space and architectural character that is not Coastal. As a means of encouraging the redevelopment of these properties, the Coastal Character District Pattern Book and Zoning Ordinance permit increased density if the principles and patterns of the Coastal Character District Pattern Book are followed.



2 Redevelopment Concepts

3. Design Review Process: The Coastal Character District Pattern Book technique can be used to analyze the way design proposals fit into a traditional neighborhood and community. The method identifies ways in which architecture can relate to existing buildings and to the scale of a community. The graphic technique of representing building articulation (Massing, Horizontal and Vertical Articulation, Composition and Porches) provides an effective means of communication among the development team, city officials and, most importantly, the community. Two such review processes are illustrated in this section.

3 Design Review Process

Applications

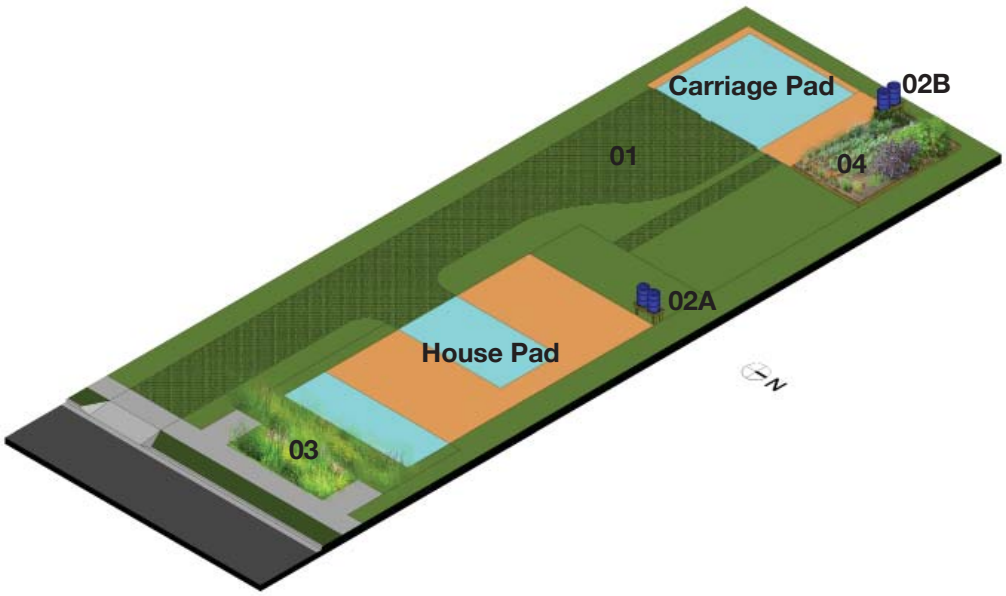
Resilient House

01 - Permeable Paving
- Reduces runoff by allowing stormwater to drain through the surface into the ground
- Used as driveway and pathway paving

02 - Rain Barrels
- Holds and stores water for irrigation and gardening, reduces city water usage
- Location A retains water from the main house, Location B retains water from the Carriage House
- Rain barrels should be screened from view

03 - Rain Garden
- Reduces runoff while creating an attractive amenity that allows stormwater to be filtered and absorbed into the ground
- Consists of indigenous plant species

04 - Vegetable Garden
- Should be located to the rear of the lot and screened from street views
- This location may also be used as a rain garden

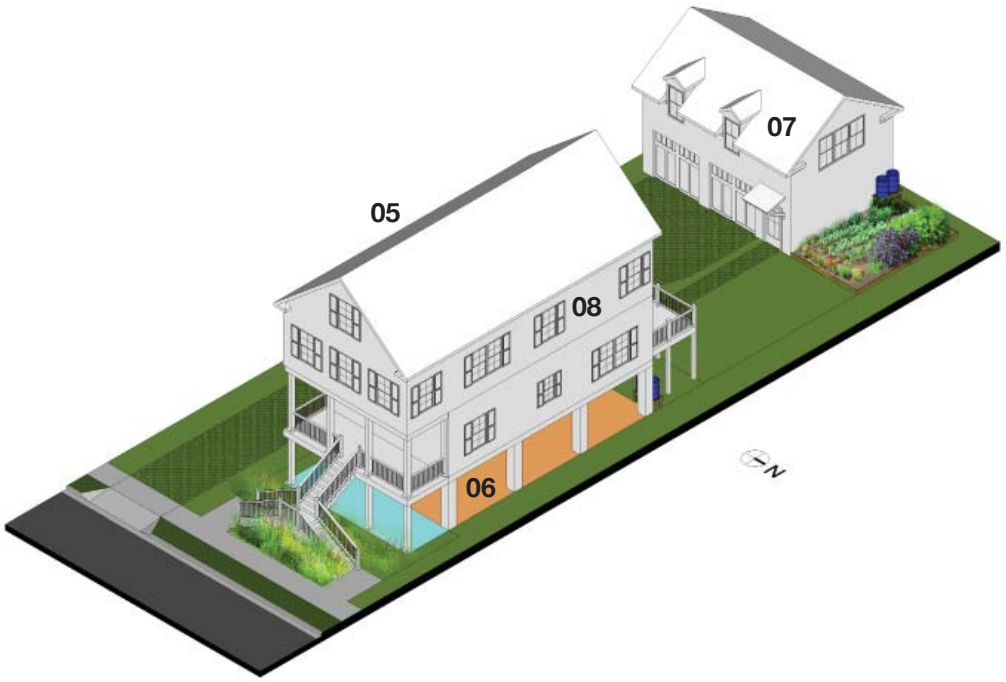


05 - Solar Panels
- Should be located on a pitched roof on the most southern oriented face for solar energy harvesting

06 - Raised Base
- Consult FEMA guidelines for your site and insure the occupied floors are elevated out of the flood zone

07 - Carriage House
- The ground floor should be designated for car parking, storage, or other non-habitable uses

08 - Operable Shutters
- Shutters should be aesthetic and functional to provide protection during severe storm scenarios
- Shutters should be placed on all windows on all façades



Applications

Redevelopment Concepts

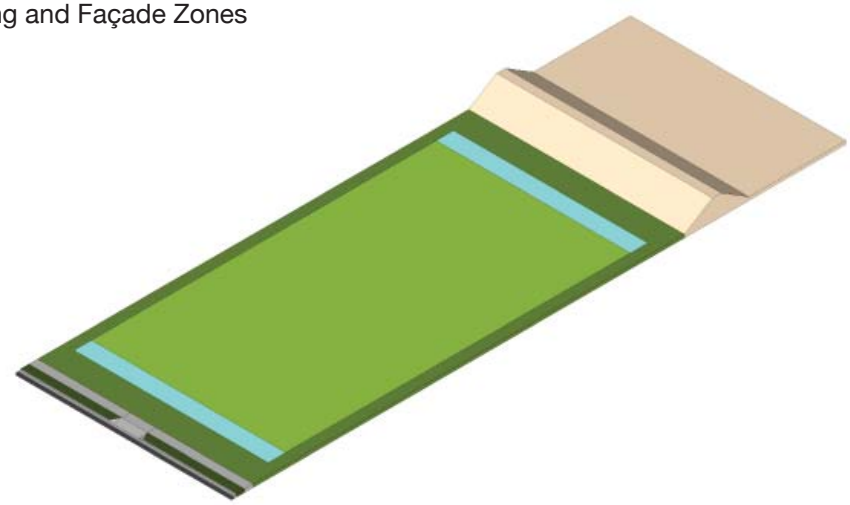
100’-0” Mid-Block Bay Front:

A double lot which may have been used for inappropriate apartment project.

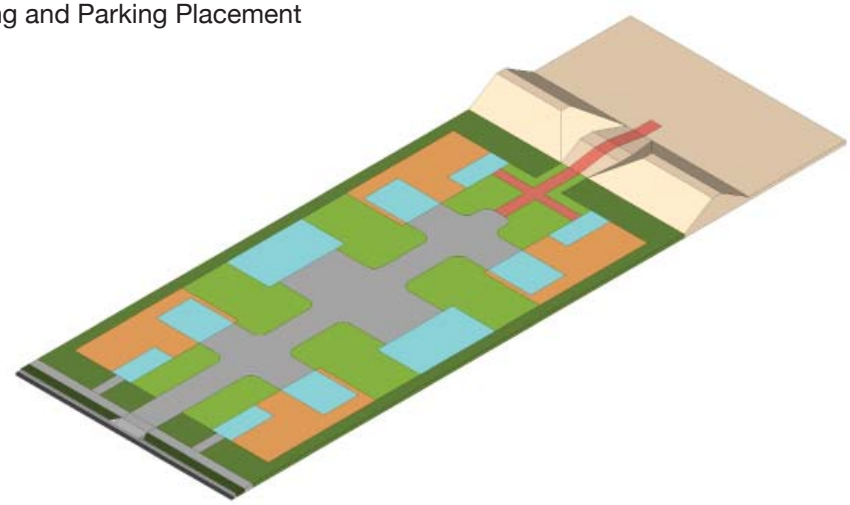
Redevelopment includes:

- Four Single Family Houses
- Two Carriage House Units with covered parking
- Central Lane leading to waterfront

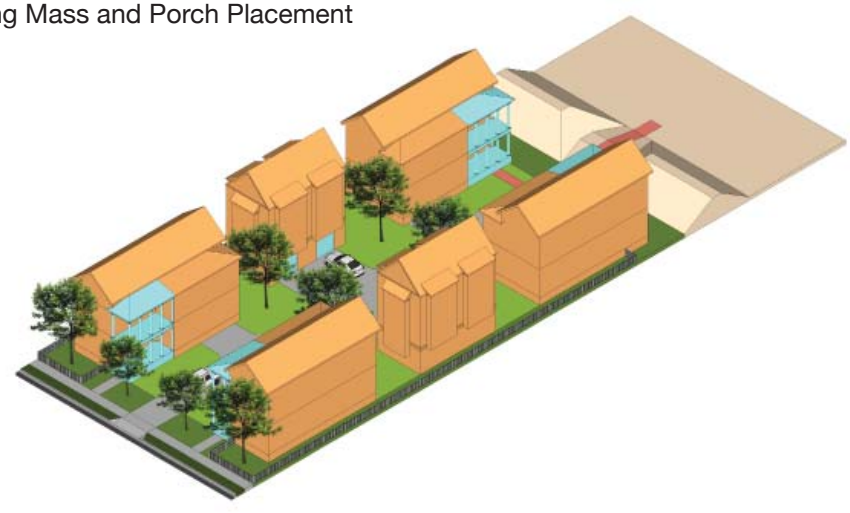
Building and Façade Zones



Building and Parking Placement



Building Mass and Porch Placement



Applications

Redevelopment Concepts

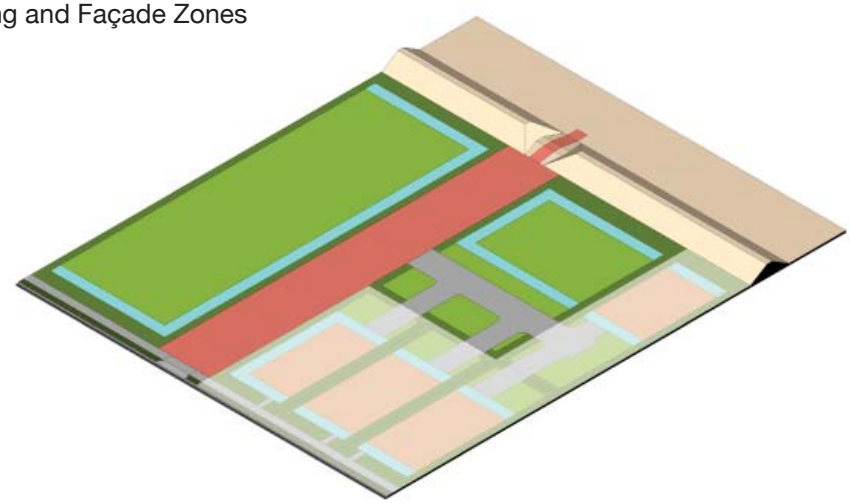
100’-0” Bay front Lot on Beach Access Way:

A double lot which may have been used for commercial or inappropriate apartment complex.

Redevelopment includes:

- Long axis of building perpendicular to Beach to provide maximum views
- Ten large townhouses or twenty apartments
- Possible ground floor retail on Ocean View Avenue
- Surface parking under part of Townhouses
- Open surface parking screened from Ocean View Avenue
- Porches lining the Beach Access way

Building and Façade Zones



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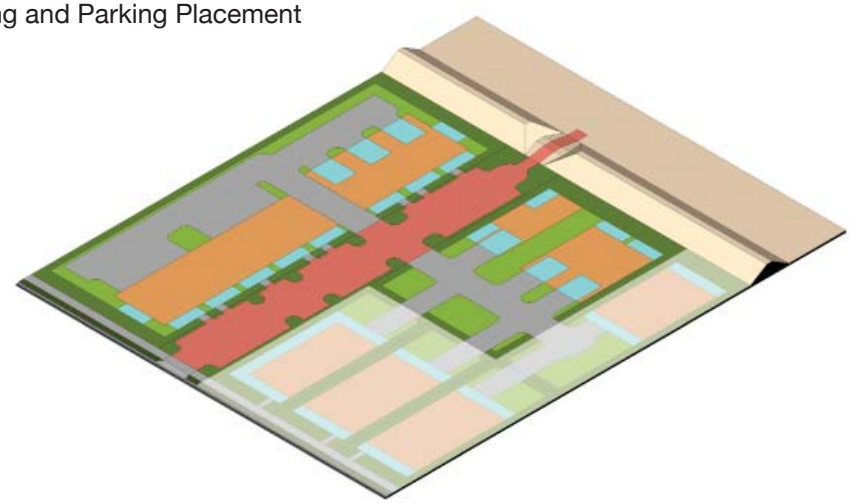
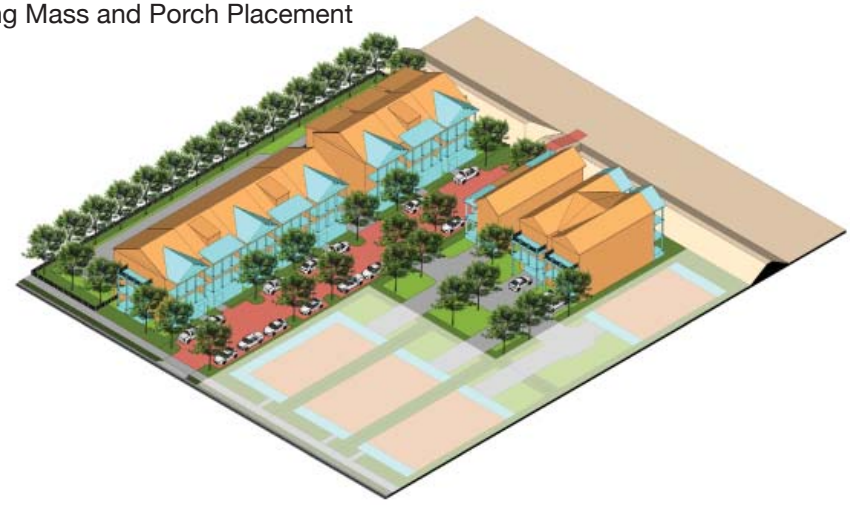


Building Mass and Porch Placement



Redevelopment Concepts

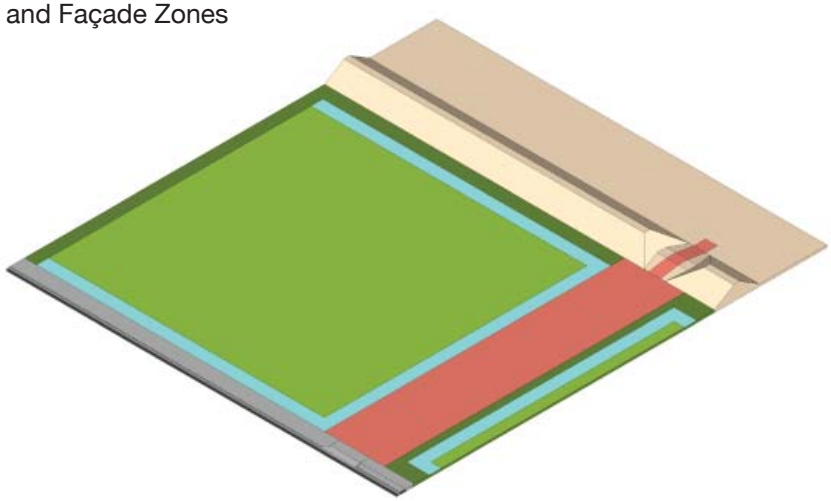
250’-0” Bay Front Lot on Beach Access Way:

A multiple lot parcel formerly used for motel or inappropriate Apartment Complex.

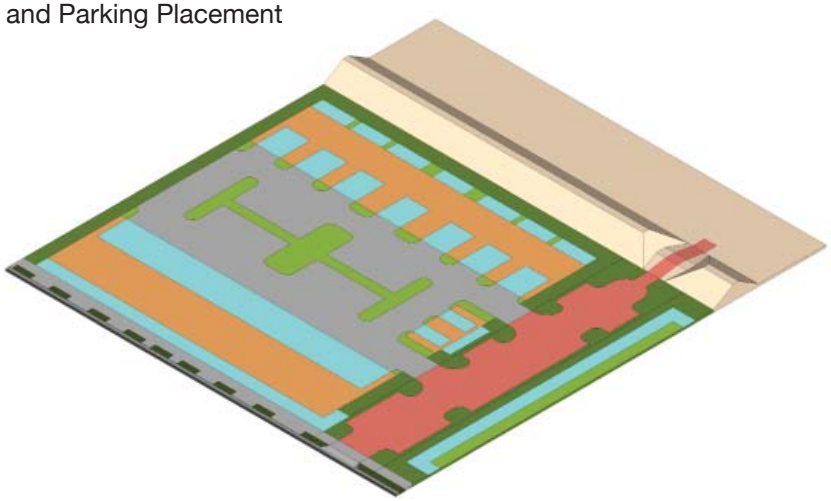
Development includes:

- Mixed Use Building on Ocean view Avenue with
- Twenty Apartments and ground floor retail
- Townhouses or houses on Beach Front
- Surface Parking in center of block
- Parking under part of buildings
- Carriage House on Beach Access Way to screen parking

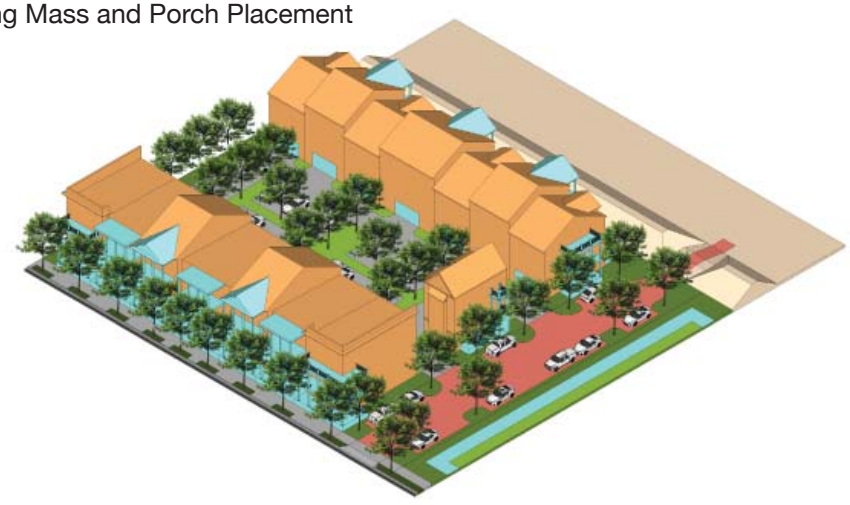
Building and Façade Zones



Building and Parking Placement



Building Mass and Porch Placement



Applications

Design Review Process

4521-4621 Pretty Lake Avenue:

Large Scale Apartment complex between the East Beach neighborhood and the Pretty Lake waterfront and marinas.

East Beach is a planned community of individual houses, townhouses and small apartment buildings. Residents objected to the large scale of the proposed development because it was incompatible with the character of East Beach and it blocked views of the marina.

A committee of the East Beach Homeowner Association conducted a collaborative process among the City, the City's Urban Design Consultants and the development team to find ways of resolving these issues. Because the complex is on a neighborhood street, the **Urban Block** Type of articulation is recommended.

Permitted Building Envelope: The site is two blocks along Pretty Lake Avenue. The vista from 26th Bay Street to the waterfront is blocked by the large building. Together with a smaller second building, it creates a public access drive and pedestrian promenade to the Waterfront, a restaurant and a park.

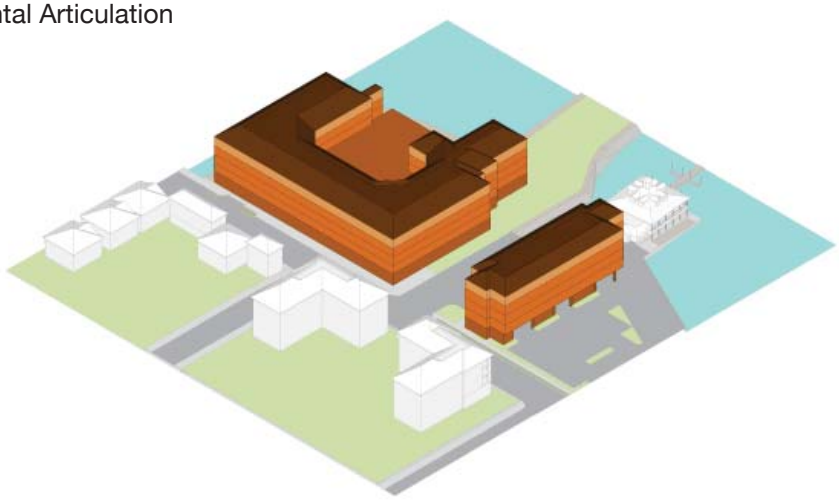
Horizontal Articulation: Articulating the façades to have a base, middle and top will provide a scale that is compatible with the existing buildings and community.

Vertical Articulation: The long façades are articulated as a collection of buildings, rather than one long one. A deeply recessed portion of the building at the end of 26th Bay Street creates a public space for the main entrance to the building. The corners of both buildings have towers to mark the entrance of the new public promenade to the water.

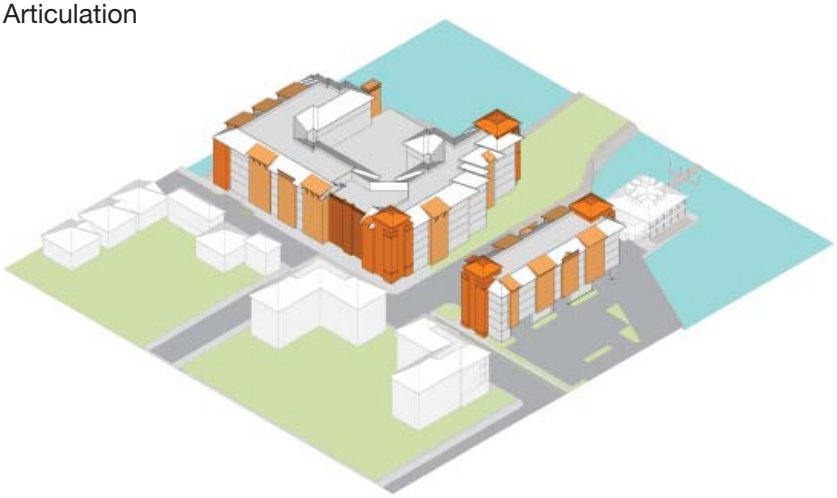
Porches: Large multi-story porches are placed at key points: to create a landmark and "terminated vista" for 26th Bay Street, at the corners marking the entrance into the new public promenade, and at the eastern end of the large buildig.

Using these principles, the architects developed a design that was approved by the Homeowners Association and Architectural Review Board.

Horizontal Articulation



Vertical Articulation



Porches

Applications

Design Review Process

Pinewell Station

Large Apartment Complex on Ocean View Avenue next to the Golf Course and across the Avenue from the Beach.

The Architecture Review Board requested a collaborative process with the development team to find an appropriate architectural design for this important public site—the only one that has a view to the Bay from the south side of Oceanview Avenue.

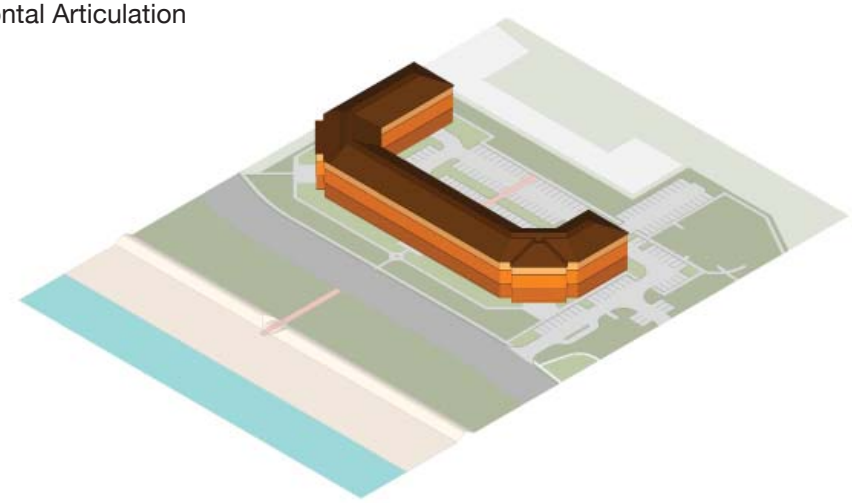
Site Permitted Building Envelope: The overall massing of the building is a U that effectively screens the large parking in the rear of the property. It is much larger than any structure in the area. The site makes it possible to have a large lawn along Oceanview Avenue and an open space in front of the Golf Course. For this site, the **Grand Hotel** Type building is recommended.

Horizontal Articulation: A tall base will integrate the screen walls around ground floor parking with the architecture above. There is a two story middle and a one story top.

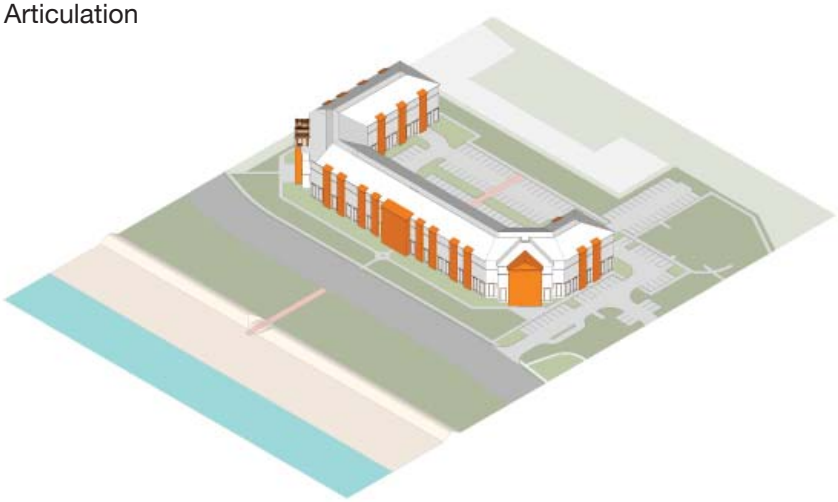
Vertical Articulation: The Grand Hotel Type is treated as a single large building but with an articulated volume on each end and in the center of the façade, each are emphasized with a special roof form.

Porches: Multi Story Porches with formal architecture are used at the three entry points to the building, between them long continuous porches or individual balconies add scale.

Horizontal Articulation



Vertical Articulation



Porches

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