## 5.4. General building design requirements.

Unless otherwise noted, the following standards apply to all buildings:

**A.** *Architectural style:* The building design standards of this chapter intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (e.g., Colonial, Victorian, Classical Revival) the details shall be consistent with that style unless the local architectural vernacular of Brevard provides an alternate precedent for a detail.

**B.** *Frontage:* All buildings in the Downtown Development Overlay District, regardless of building type, shall be oriented towards the street so that the frontage line is the same as the front building line.

**C.** *Termination of vistas:* Important street vistas, such as along city gateways and primary pedestrian streets, should terminate in a focal point such as a building or other architectural or natural feature.

**D.** *Compatibility:* Adjacent buildings should relate in similarity of scale, height, architectural style, and/or configuration.

**E.** *Proportions:* Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically proportioned wherever possible.

**FIGURE 5.4A: EXAMPLE OF PROPORTIONAL FACADE ELEMENTS**



**F.** *Wall materials:* When two or more materials are used on a façade, the heavier material (e.g., brick) should be placed below the lighter material (e.g., siding) to give a sense of support and grounding.

**G.** ~~*Underground wiring:* To reduce the visual impact of overhead wiring, utility services shall be located underground.~~

**H.** *Type of construction:* Manufactured, mobile, and metal units are prohibited, except as may be allowed in CHAPTER 3 for a temporary office or classrooms, site management, or storage uses during construction projects.

**I.** *Roof pitch:* Roofs with pitches less than 3:12 and flat roofs will require a parapet wall. A pitched roof shall be profiled by eaves a minimum of six inches from the building face or with a gutter.

**FIGURE 5.4B: EXAMPLE OF PITCHED ROOFS WITH EAVES**



**J.** *Public art:* Public art, such as statues, fountains, and other works of art are encouraged and may be placed in any required front setback area as well as in other appropriate areas.

**K.** *Façade treatment:*

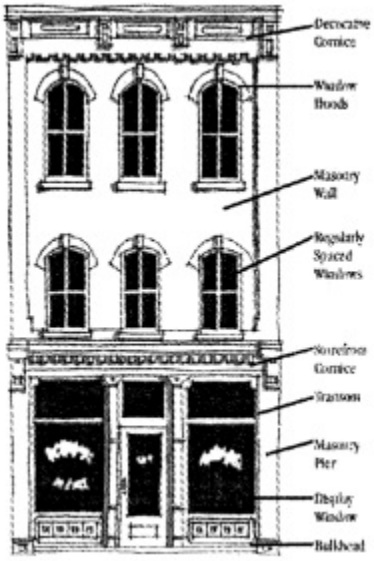
1. Architectural elements such as windows, doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details, shall be used on all facades facing public rights-of-way.

**FIGURE 5.4C: EXAMPLE OF STOREFRONT WITH WINDOWS AND DOORS ALONG STREET FRONTAGE**



2. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to:
   a. Add architectural interest and variety; relieve the visual effect of a single, long wall;
   b. Subdivide the wall into human size proportions. Similarly, roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.
3. The ground level of buildings shall offer pedestrian interest along sidewalks and paths. This may be accomplished by means of windows, entrances, and architectural details. Incidental signage on buildings (in accordance with CHAPTER 12), awnings, and ornamentation is encouraged.

**FIGURE 5.4D: EXAMPLE OF MULTISTORY BUILDING WITH PEDESTRIAN-ORIENTED GROUND LEVEL**




(Ord. No. 2023-61, § 1(Exh. A), 12-18-23)