

Building Orientation

- Primary building entries shall be fronting streets.
- A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.



Roof Forms

- Provide diversity in architectural styles and building character by permitting all types of roof forms.
- Provide diversity in roofing materials.

Massing & Scale



- Provide two story appearance of any building over 18 feet in height.
- Building designs must incorporate a base, middle, and top.
- Create horizontal alignment of architectural elements such as windows, sills, cornices, banding, etc.



Transitional Suburban Infill Architecture

1. Provide an architectural vocabulary and character capturing a traditional suburban commercial building design.
2. Provide a neighborhood with pedestrian friendly street experiences.
3. Provide theme and variation in building massing and scale consistent with peripheral commercial and residential neighborhoods

Entry Features



- To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor façades and paving areas abutting pedestrian walkways.

Note: Imagery is included to explore architectural materials & themes only and is not intended to depict an actual proposal.



SOUTH AURORA PROPERTY INVESTORS, LLC.

EXHIBIT B: POMEROY COMMERCIAL DESIGN STANDARDS

ISSUE DATE: 9/15/17		PROJECT #: 216133
DATE	REVISION COMMENTS	
5/3/18	2nd Submittal	
8/3/18	3rd Submittal	
9/28/18	4th Submittal	

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Materials & Color

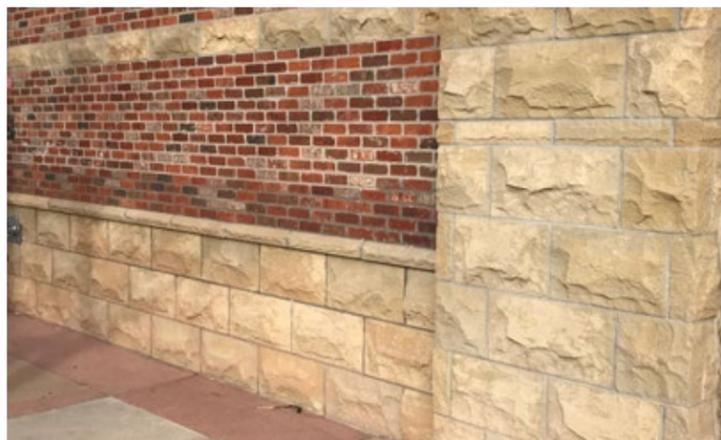
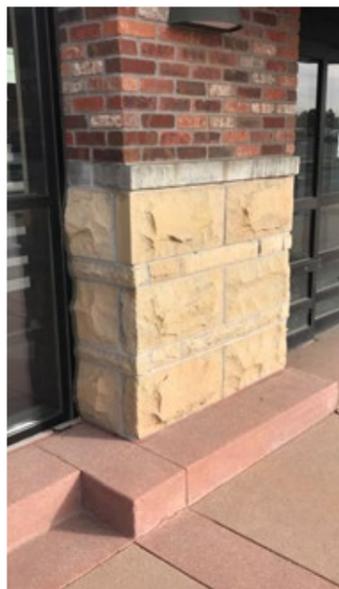


- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied. See Exhibit D & Form H for a list of preferred materials.
- At least 60 percent of the total wall area of exterior walls, excluding windows or doors, shall be surfaced in brick, or stone in combination with brick and stucco.

Glazing & Windows



- Use variation in window size to reflect the commercial use behind the face.
- Window size and scale must be consistent with the adjacent commercial and residential land uses.



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Plazas & Patios

- Buildings within the Commercial/Mixed-use Commercial District shall encourage pedestrian oriented spaces. These spaces shall include plazas or patio spaces that relate to the function of the building.
- Patio and/or plaza spaces shall include pavement treatments which distinguish the areas, formalized landscape approaches to define the plaza or patio area, pedestrian scaled lighting, and site furniture.
- These spaces shall be visible and accessible from the street as well as integrated with the function of the building.
- High quality architecture shall face the plaza and/or patio.
- The plaza space shall not include any parking between the building and the street.



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