

# CITY OF **Fond du Lac**

## ARCHITECTURAL REVIEW STANDARDS

City of Fond du Lac Zoning Code Chapter 720-42 and 720-83

### Context

#### Scale

#### Balance and Proportion

#### Unity & Theme

#### Color & Materials

#### Windows & Doors

#### Awnings & Canopies

#### Signage

#### Mechanical Equipment

### CONTEXT

New design elements should match or complement the structure. The visual continuity of roofs and contributing elements (parapet walls and cornices) should be maintained in the design of a new building or building addition. A small building should not be constructed adjacent to a large building.

### BALANCE & PROPORTION

A building façade should contain a proportion of height and width. The vertical pattern of building elements should be compatible with buildings in the area. The horizontal pattern of building elements formed by patterns of windows and doors should be spaced at regular intervals on visible facades of the building and be compatible with buildings in the area.

### UNITY & THEME

Consistent style and purpose.

### COLOR & MATERIALS

The following elements apply to a building exterior that is visible to a public street and/or alley:

- **Building color** should be non-reflective and relate to neighborhood patterns. High intensity, florescent, day glow, neon and metallic colors are discouraged.
- **Primary exterior building materials** should be similar or complementary to neighboring buildings and to the downtown. Materials should consider the adjoining structures to provide a suitable transition from one building to the next. Where a side or rear elevation is not exposed to view from a public street, a combination of primary and secondary materials may be used.
- **Acceptable materials:** Glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, decorative concrete block. Stone or brick should be of consistent size and coloration. Oriented strand board (OSB) or similar materials are prohibited; non-decorative exposed concrete block, pre-engineered metal building systems and sheet metal is discouraged. Metal roofs, decorative metal and metal accent components may be considered.

- The traditional storefront design theme of horizontal and vertical rhythms formed by building openings, columns, cornices, kick plates, sign bands, large display windows and transom windows should be used for new nonresidential buildings.
- Building facades should not be cluttered with brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Appurtenances must be colored to blend with the building exterior. Ornamentation inconsistent with the general design of the downtown area is prohibited.
- Clear or slightly tinted glass should be used. Mirror glass, smoked glass or heavily tinted glass is not permitted.
- When façade changes are made, hidden architectural elements and original materials should be restored or replaced when practical to match the architecture of the building.

**WINDOWS &  
DOORS**

Windows and doors should be similar in size, and proportion and alignment based on the architectural style of the building. Original door and window openings and accenting features must be maintained where practical. First floor windows are required for visibility and transparency along the street. Replacement windows and doors should match the original opening in size, shape and arrangement of panes, minimizing the amount of blocking and/or filler panels.

**AWNINGS &  
CANOPIES**

Utilize the same type, style and mounting of awnings and/or canopy for a single building or property. Awnings must have a consistent horizontal alignment across the front of the building, unless the slope of the pedestrian walk or ground requires a horizontal stagger. Awning and canopy size, color and placement should complement the architectural character of the building. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installations should be used. Internal illumination is discouraged.

**SIGNS**

Sign shape, color, materials and illumination must complement the character and architecture of the building for which it serves. Allowable sign area is limited by zoning regulations. (Refer to Zoning Code Chapter 720-83.)

**MECHANICAL  
EQUIPMENT**

Utility service and mechanical equipment, and trash/recycling receptacles must be screened from public view. Locate mechanical equipment and service areas at the rear of the building; screen with architectural walls and/or landscaping. Rooftop equipment should be placed a sufficient distance from the building edge to screen equipment from the view of adjacent streets.

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