

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 1ST AMENDMENT
COMMERCIAL DESIGN STANDARDS**

ISSUE DATE: 12/23/20		PROJECT #: 218108
DATE	REVISION COMMENTS	
10/08/21	FDP RESUBMITTAL	
11/29/21	FDP RESUBMITTAL	

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Materials & Color

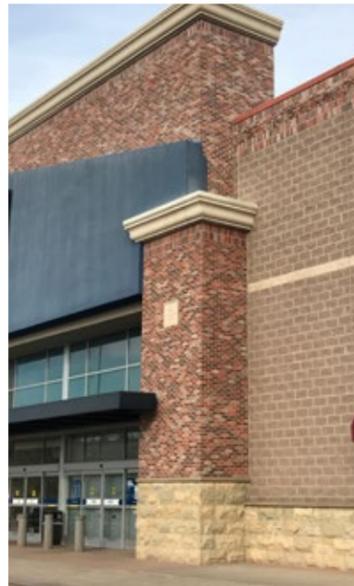
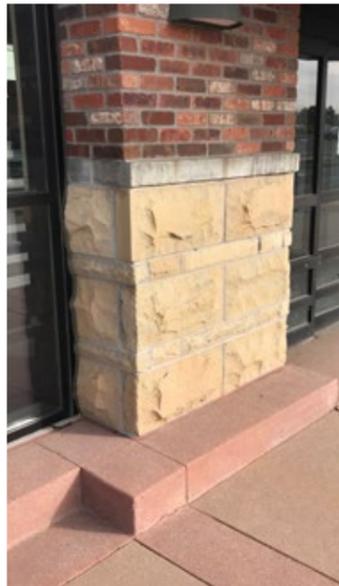


- Colors shall be incorporated from the existing residential and commercial context and shall be complementary and varied. See Exhibit D & Form H for a list of preferred materials.
- At least 60% of the total building facade shall be surfaced in brick, decorative tile or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.

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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