

BALCONIES

GUIDELINES

General

- Balconies are encouraged on projects facing major public spaces such as parks and plazas.

Size

- Standard balconies should have a minimum useable width of 6 feet.
- Standard balconies should have a maximum useable width of 8 feet.
- French balconies should be a maximum of 2 feet in width.
- The maximum length of a balcony may not exceed more than half the width of the building facade, and may not exceed 60 feet in length, except that French balconies may extend the entire length of the facade on one story - only of a 3 or more story building.
- The wall directly behind the balcony must have openings whose total length is at least half the balcony length.
- Balconies on primarily retail streets should not project more than 2 feet from the building face.

Location

- Balconies should be permitted to wrap around corners. When doing so, the corner beneath the balcony should be articulated with brackets and supports.
- No balconies are allowed within the retail floors of buildings.
- All balconies should be accessible from inside the building.
- Balconies are encouraged along public rooms of buildings such as living and dining rooms.

Character

- In multi-family residential buildings, standard balconies are encouraged not to create a relentless horizontal and vertical stacking pattern. They are encouraged to create a complex and varied pattern along the facade using various balcony sizes and architectural configurations.
- The underside of standard balconies should be architecturally designed to make a pleasant pattern when viewed from the street.
- Standard balconies may be projecting or recessed or a combination of both.
- Standard balconies whose lengths exceed 10' should be articulated with vertical elements such as columns, brackets etc.
- Standard balconies should not be completely enclosed to the natural elements.
- Standard balconies whose lengths exceed 10 feet in length may have shutters, screens and windows along its outside edge. These shutters or screens should have a clear pattern and rhythm that relates to the balcony supports and brackets.
- Standard balconies may have railings or opaque walls as long as they are conducive to the character of the particular building style.
- In Mediterranean style buildings, standard balconies should only be made of wood or metal.
- In Craftsman style buildings, standard balconies should only be made of wood.
- Standard balconies should be structurally supported by brackets or beams when facing public streets.
- French balconies may only be projected and may appear on only one level of a building. They cannot be stacked. They should not be allowed to have solid railings, and should be supported by visible brackets. (See Image 6)
- French balconies should only be accessed by French doors. Sliding doors onto a French balcony should not be permitted.
- French balconies should never be enclosed.

BALCONIES

DETAILS AND MATERIALS



Image 1 - Balcony with a continuous overhang from the main roof.



Image 2 - Single family residence with a bracketed balcony.



Image 3 - Shallow metal beam balconies.



Image 4 - Balcony with solid ornamental railing.



Image 5 - Wood bracketed balcony

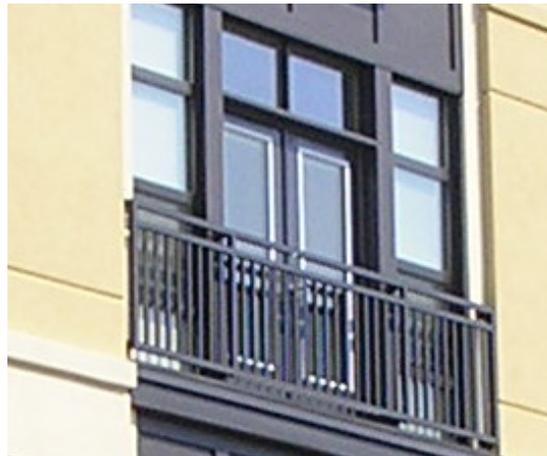


Image 6 - French Balconies



Image 7 - Bracketed wrought iron balcony.



Image 8 - Flower pot bracketed to the balcony column.



Image 9 - Potted plant set out on a bracketed wrought iron balcony.