

CITY OF BASEHOR

ARCHITECTURAL DESIGN



STANDARDS

2010

Section 1

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Section 2

2.1 Purpose

Purpose:

2.1.1 The general intent of these Architectural Design Standards is to improve the overall quality of development in Basehor, ensure the compatibility of development with surrounding land use, and improve the review process.

2.1.2 The Comprehensive Plan anticipates the land contained within a corridor along K-7 Highway from Fairmount Rd. south to Parallel Rd., State Ave. (24/40 Highway) from 142nd Street to 174th Street, 155th Street from State Ave. north to Parallel Rd., all of which are primarily undeveloped areas. The Comprehensive Plan anticipates these areas will develop as a mixture of residential and non-residential uses. The K-7, and State Ave. corridors are highly visible to highway traffic and the corridors as a whole are a gateway into the City of Basehor. Required design quality standards vary based upon the following contents of this policy:

2.2 Corridor

Corridor:

2.2.1 The corridors that affect the image and success of Basehor's growth are defined as:

- **K-7 Highway from Fairmount Rd. south to Parallel Rd.**
- **Donahoo Rd. from K-7 Highway to 175th St.**
- **Leavenworth Rd. from K-7 Highway to 175th St.**
- **Parallel Rd. from K-7 Highway to 166th St.**
- **State Ave. (24/40 Highway) from 142nd St. to 170th St.**
- **155th St. from Pine Hurst Dr. to Donahoo Rd.**
- **147th St. from Parallel Rd. to Hollingsworth Rd.**
- **Pine Hurst Drive**
- **Wolf Creek Parkway**
- **158th St. from Parallel Rd. to Evans Rd.**
- **170th St. from Pinehurst Drive to State Ave. (24/40 Highway)**

2.2.2 All development within a corridor approximately 1500 feet in width (750 ft on each side of the centerline of the roadway) established in section 2.2.1 shall adhere to the Architectural Design Standards.

2.3 Conflict in Standards

2.3.1 In any conflict in standards between the Architectural Design Standards, Zoning Regulations, Subdivision Regulations, Sign Regulations or Technical Specifications, the more restrictive Standards shall apply.

Section 3

3.1 Application & Review Process

3.1.1 General. These standards shall be applied in the normal review process for, as applicable, re-zonings, site plans, subdivision plats, and development plans as set forth in City of Basehor's Subdivision Regulations.

3.1.2 Application Process. Set forth below are the key steps in the development process and points at which the design standards should be consulted and applied:

- Locate the property and identify the applicable zoning district.
- Discuss the proposed project with city staff (informal discussion only – typically pre design).
- Review the design standards.
- Understand the context of the building site; inventory adjacent land uses.
- Develop the site plan and building design using the City of Basehor's Zoning Regulations and Subdivision Regulations.
- Contact staff regarding a pre-application meeting.

3.1.3 Pre-Application Meeting. The applicant should provide a conceptual plan at the pre-application meeting.

3.1.4 Site Plan/City Approval Required Prior to Permits. A developer shall submit a site analysis and a site plan to city staff prior to application for a building permit so that city staff can review the site plan for compliance with these standards. When the city staff has approved the site plan, building permits may be issued.

3.2 Variances, Deviations, and Modifications

3.2.1 Variances. The Board of Zoning Appeals may grant variances from the standards as specified in the City of Basehor Zoning Regulations.

3.2.2 Deviations. The Planning Commission or City Council may grant deviations from the standards contained in these Design Standards under the terms of an approved plan for development in a planned zoning district.

3.2.3 Modifications to Allow Alternative Compliance. The Planning Commission or City Council may waive or modify any design standard contained in these Design Standards in order to encourage the implementation of alternative or innovative practices that implement the intent of the modified standard(s) and provide equivalent public benefits without significant adverse impacts on surrounding development.

3.2.4 Conditions of Approval. In granting a variance, deviation, or modification, the Board of Zoning Appeals, the City Council, and Planning Commission may require conditions that will substantially secure the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties including, but not limited to, additional landscaping or buffering.

Section 4

Standards Applicable to Commercial, Mixed-Use, & Civic Buildings

4.1 Compatibility with Surrounding Developments

Intent:

4.1.1 New buildings shall respect and enhance the qualities and features of the existing neighborhood or area in which they are built.

Standard:

4.1.2 Projects in existing developed areas with an established character shall be compatible with or complement the established architectural character of the area in terms of the following: Consistency of rooflines, roof materials, and roof colors; similar window and door patterns; and similar decorative elements.

Do This:



These buildings, while built at different times, have complimenting features such as facade color and roof colors.

4.2 Compatibility with a Multiple-Building Development

Intent:

4.2.1 Multiple-building developments shall be designed as a distinct place or district. The cohesive identity of the development shall differentiate one commercial area from another.

Standard:

4.2.2 Similar Building Materials. All buildings in a multiple-building commercial development, including pad site buildings, shall be constructed of building materials and colors approved as part of the development application. Application shall include illustrations and examples of building materials and/or colors.

4.2.3 Similar Architectural Details. Similar architectural details shall be used for all buildings in a multiple-building commercial development; pad site buildings shall not be exempt.

4.2.4 Individualized Building Entrance Details. Entrances to buildings are appropriate locations to express individual building character or identity within a multiple-building commercial development.

Do This:



These building have distinct points of entry and express a sense of character.

4.3 Four-Sided Design

Intent:

4.3.1 Buildings shall not look like they have a fake facade pasted on the front of them. Buildings shall be designed to ensure that they look like the same building on all sides. Consistent building details and proportions on all sides ensure a “four-sided” quality to a building.

Standard:

4.3.2 The design of the building shall provide consistent architectural details and avoid monotonous building massing and design. Architectural details and colors shall be consistent on all building walls visible to the public.

Don't Do This:



These buildings have no distinct character traits and large expanses of plain wall space.

Do This:



These buildings all have distinct architectural features these features are continuous around the entire building site.

4.4 Signage & Design Elements

Intent:

4.4.1 A building shall not be dominated by corporate or trademark architectural details; a building shall be compatible with other surrounding buildings and should not consist of building forms that primarily serve as signage and marketing elements.

Standard:

4.4.2 Corporate or Trademark Architecture. Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominate elements. These architectural design elements shall be compatible with surrounding development and shall not define the character or style of the building or development.

4.4.3 Building Signage. On all street frontages, signage material shall be integrated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above entrance, storefront opening, or other similar features.

4.4.4 Sign Ordinance. Current Sign Regulations.

4.4.5 Standardized Marketing Features. The city reserves the right to require significant departures from standardized architectural “themes” that are intended to market or brand any type of entity that will inhabit the structure.

Don't Do This:



These signs take up the majority of the facade of the building and do not blend into the surrounding building environment.



Do This:



These signs although large in nature do not overpower the façade of the building and are neatly worked into the design of the building.

4.5 Building Height & Transition

Intent:

4.5.1 Abrupt or severe differences in building scale or massing between commercial and residential developments can dwarf or overwhelm the existing residential development. Buildings shall be designed to minimize this difference in scale.

Standard:

4.5.2 Building Height. The building height is regulated by the Zoning Regulations.

BUILDING HEIGHT	
ZONING DISTRICT	ZONING REFERENCE
CP-1 ^a	ARTICLE 7; SECTION 9
CP-2 ^b	ARTICLE 7; SECTION 10
I-1, I-2 ^c	ARTICLE 7; SECTION 11 & 12
PR ^d	ARTICLE 7; SECTION 5
MU-1 ^e	ARTICLE 7; SECTION 14
MU-2 ^f	ARTICLE 7; SECTION 15
MU-3 ^g	ARTICLE 7; SECTION 16
PI ^h	ARTICLE 7; SECTION 13

Footnote:

- a) Neighborhood Business
- b) General Business
- c) Light & Heavy Industrial
- d) Planned Residential
- e) Mixed Use Neighborhood
- f) Mixed Use General
- g) Mixed Use Industrial
- h) Planned Industrial

4.5.3 Height Transition to Adjacent Residential Uses. Any portion of a building closer than 50 feet from a common property line which has an existing residential use and is residentially-zoned shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure. The closest existing residential structure shall be defined as the residential structure that is closest to the common property line that the residential and commercial developments share. This does not apply if the residential structure is located across a street from the development.

4.5.4 Applicability. The Height Transition standard shall not apply to buildings within the same development proposal; this standard shall apply to only those buildings located along the perimeter of a development.

4.5.5 Exclusions. For the purposes of the Height Transition standard, no sub-zone in a mixed-use district shall be construed to be a residential use.

4.6 Building Materials

Intent:

4.6.1 Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance.

Standard:

4.6.2 Allowed Materials. Exterior building materials are classified according to their visual weight; exterior building materials shall include, but shall not be limited to, the following:

Allowed Exterior Materials		
Heavy Materials	Medium Materials	Light Materials
<ul style="list-style-type: none"> • Stone • Cast Stone • Brick • Synthetic Stone (see 4.6.5) • Integrally-Colored Split-Face Block 	<ul style="list-style-type: none"> • Stucco • Water-Managed EIFS 	<ul style="list-style-type: none"> • High-Quality Wood • Cement Board • Synthetic Wood • Metal • Glass Curtain Wall

4.6.3 Location. Heavy material shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials shall extend to grade.

4.6.4 Required Masonry. At least 50% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. The balance of exterior wall area shall be medium or light materials.

4.6.5 Synthetic Stone. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided it is identical in appearance and of equal or greater durability to natural stone.

4.6.6 Vertical Change of Materials. A vertical change of materials shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.

4.6.7 Building Rehabilitation. The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Planning Commission and/or City Council upon recommendation of City Staff.

4.6.8 Prohibited Materials. Unless approved by the Planning Commission and/or City Council, exterior building materials shall not include the following:

Prohibited Exterior Materials		
<ul style="list-style-type: none"> • Split Shakes • Rough-Sawn Wood • Board and Batten Wood • Vinyl Siding 	<ul style="list-style-type: none"> • Smooth-Faced Gray or Stained Concrete Block • Painted Concrete Panels • Tilt-up Concrete Panels • Barrier-type EIFS 	<ul style="list-style-type: none"> • Field-Painted or Pre-Finished Standard Corrugated Metal Siding • Standard Single or Double Tee Concrete Systems

4.7 Using Brick & Stone

Intent:

4.7.1 Brick, stone, and other types of masonry or masonry veneer shall be detailed as masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye because masonry openings and corners appear to be structurally supported.

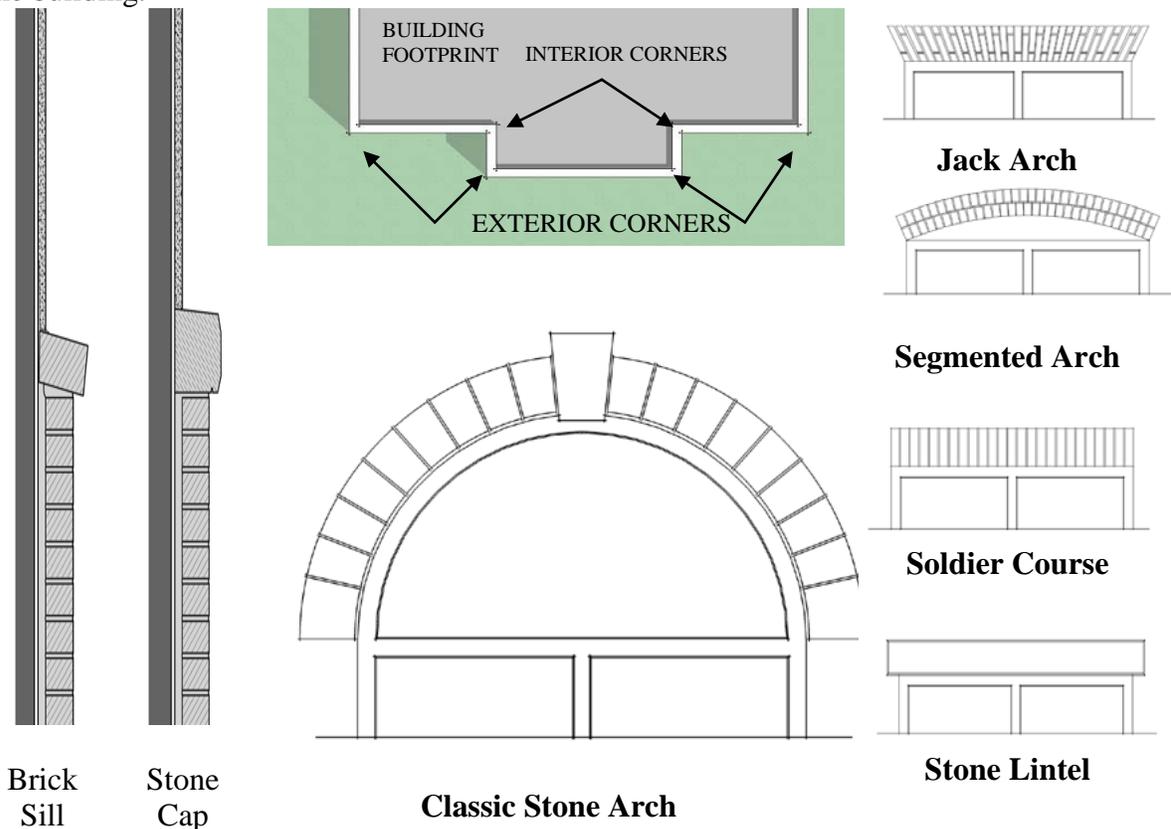
Standard:

4.7.2 Exterior Corners. Stone and brick used on exterior walls shall not terminate at exterior corners.

4.7.3 Masonry Openings. Openings in a brick or stone façade shall have a stone lintel, a stone or brick arch, or a brick soldier course. Window and door openings shall be classified as masonry openings.

4.7.4 Vertical Change of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner or shall not occur with four (4) feet of an exterior corner.

4.7.5 Horizontal Change of Materials. Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill; the cap or sill shall project from the face of the building.



Don't Do This:



This window opening has no lintel, arch or soldier course.



The masonry terminates on an exterior corner of this building.

Do This:



Each of these buildings uses good transition techniques in both horizontal and vertical methods of material changes. Materials should transition at interior corners.



4.8 Building Color

Intent:

4.8.1 To help create a sense of place, buildings within a development shall use colors that are compatible.

Standard:

4.8.2 Allowed Colors. Color schemes shall tie building elements together, relate separate (free-standing) buildings within the same development, and enhance the architectural form of a building. Façade colors must be low-reflecting and subtle. Intense, bright, or fluorescent colors are prohibited. Variations in building materials and color may be required for specific corridors, as designated by the city.

4.8.3 Building Mechanical Equipment. All building accessories, including, but not limited to, meters, flues, vents, gutters, and utilities shall match or complement in color the permanent color of the surface from which they project.

4.8.4 Exclusions. Permitted sign areas are excluded from this standard.

Do This:



These building designs strongly complement one another with identical roof colors, building materials and coordinating colors.



Don't Do This:



The photo above shows two distinct buildings built at different times, the building constructed second should have been made to color coordinate with the first, this would not be allowed. Buildings in the same development area should coordinate.



Electrical meters, gutters and pipe flues should be painted, made to match the building color or be a compatible color.

4.9 Building Modulation & Articulation

Intent:

4.9.1 Long, large buildings can be monotonous if they contain large or long expanses of surface area with no detailing or shadow lines; recesses and projections in building walls help to proportion and subdivide the massing of large buildings. Tall building walls with little detailing emphasize their height and dwarf human beings. Tall building walls shall have an apparent base, middle, and top.

Standard:

4.9.2 Façade Modulation. Any façade exceeding 30 feet in length shall include at least one change in wall plane, such as projections or recesses, having a depth of at least three (3) percent of the entire length of the façade; this projection or recess shall extend over at least 20% percent of the entire length of the façade. Buildings in Mixed-Use District shall be exempt from the façade modulation.

4.9.3 Roofs. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.

4.9.4 Vertical Building Bays. All building facades shall consist of vertical building bays that are a maximum of 30 feet in width. The edges of each bay shall be defined by a vertical architectural feature that projects or recesses from the wall plane a minimum of eight (8) inches.

4.9.5 Vertical Architectural Features. Columns, pilasters, piers, vertical changes in wall planes, or vertical changes in texture or material shall be considered vertical architectural features.

4.9.6 Building Base. A recognizable base shall include, but shall not be limited to:

- Thicker walls, ledges, or sills.
- Integrally textured, colored, or patterned materials such as stone or other masonry.
- Raised planters which are integral to the building façade.

4.9.7 Building Top. A recognizable top shall include, but shall not be limited to:

- Cornice treatments, other than just colored “stripes” or “bands,” with integrally textured materials such as stone or other masonry or differently colored materials.
- Sloping roofs with eaves and brackets.

4.9.8 Correct Detailing. Regardless of their functional operability, building elements such as columns, balconies, dormers, and railings shall be correctly detailed.

Don't Do This:



This building wall exceeds 30' in length without any distinct features; it also contains no vertical building bays or base and top.



The colors on this building wall do not qualify as a building base they are merely a change in color only.

Do This:



These buildings have vertical building bays no wider than 30' and projections and recesses of a depth 3% of the entire length.

'Big Box' retail centers shall also include projections and recesses a depth of 3% of the entire length of the facade.

Vertical building bays shall not exceed 30' in overall length.



4.10 Building Scale

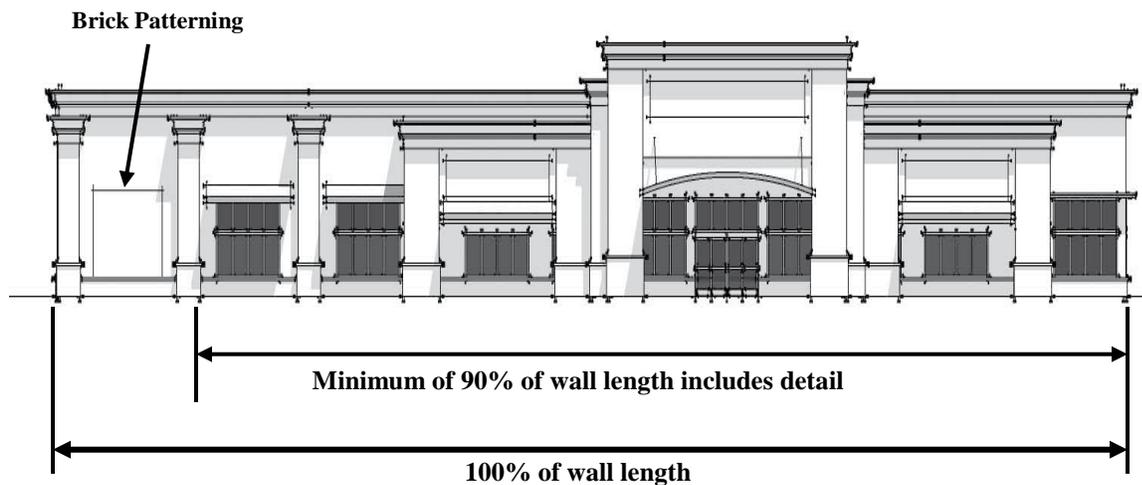
Intent:

4.10.1 To ensure a comfortable pedestrian experience, the scale of large buildings shall be visually reduced by elements that divide a large building into smaller proportions.

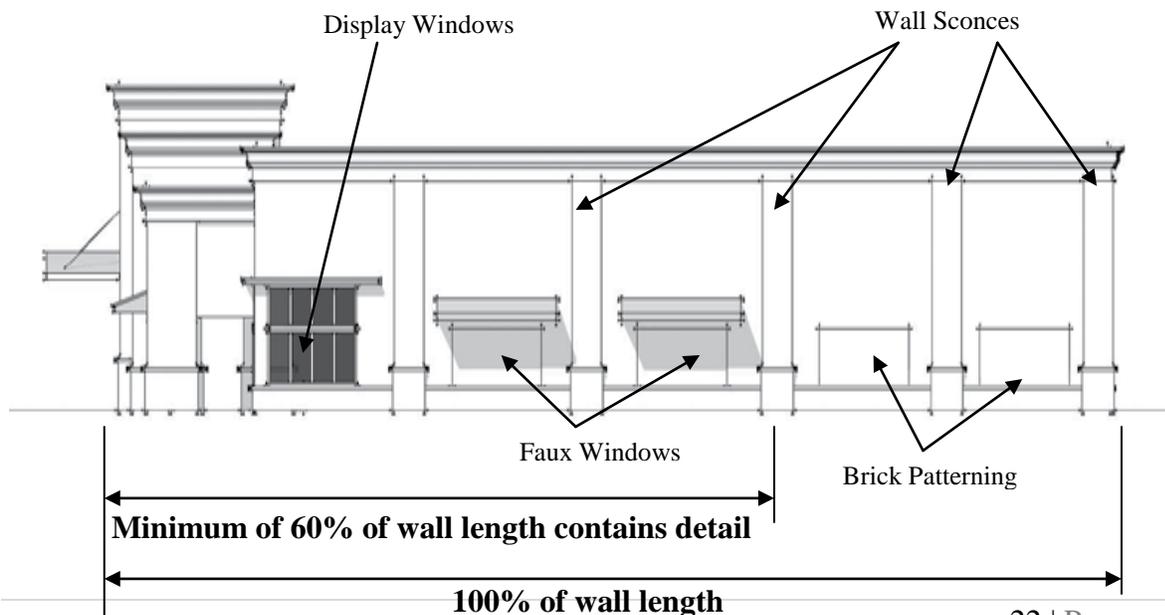
Standard:

4.10.2 Building walls shall be subdivided and proportioned using features such as windows, entrances, storefronts, arcades, arbors, awnings, trellises, or other similarly-scaled architectural details (see section 4.16). These features shall cover at least 90% of the building front wall length and at least 60% of other building wall lengths. The full width of each vertical building bay that contains the previously-listed details shall be counted towards the minimum length of the building that must contain these details.

4.10.3 Example for Front Walls



Examples for walls other than front walls



Don't Do This:



The building front contains few features to break up its length or large proportion; the features do not cover at least 90% of the building front.



This building has a painted pattern, which is not enough of a feature to break up the large façade.

Do This:



The building breaks up the front facade into smaller proportions with storefronts, windows, awnings, other features; these features cover at least 90% of the building front.



This mixed-use building uses windows, storefronts, awnings, and building step-backs to break up the long façade; these features cover at least 90% of the building front.

4.11 Parapets & Cornices

Intent:

4.11.1 In order to visually terminate an exterior wall on a flat-roofed building, a cornice on a parapet wall shall be used. This cornice provides a minimal amount of protection to the wall that a pitched roof overhang would normally provide.

Standard:

4.11.2 Required Parapets and Cornices. All flat roofs shall have a parapet and a cornice on all facades or walls. Flashing at the top of a parapet shall not qualify as a cornice. Cornices shall be in proportion with size, scale, and architectural detailing of the building. Buildings in Mixed-Use-District shall only be required to provide parapets and cornices on street-facing facades and walls. Cornices in Mixed-Use-Districts shall return at least eight (8) feet around corners that transition from a building wall that requires a cornice to a building wall that does not require a cornice.

4.11.3 Parapet Height. The height of a parapet shall be in proportion with the size, scale, and architectural detailing of the building and generally shall not exceed ten (10) feet in height.

4.11.4 Parapets used as Screens. Parapets shall be the primary method of screening roof-top mechanical equipment.

4.11.5 Cornices for Building Projections. Flat roofs projecting from a street-facing façade or active wall shall include a cornice; this cornice shall return back to a wall or roof or generally shall return eight (8) feet or it shall be continuous around the entire projection.

4.11.6 Parapet Modulation. A parapet more than 90 feet in length shall include a change in parapet height or pitched roof height at least every 90 feet. This change in height shall align with the vertical building bays. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets. Buildings in a Mixed-Use-District shall be exempt from the parapet modulation standard.

Don't Do This:



This parapet does not modulate.



The street-facing facade on this flat-roofed building does not have a cornice.

Do This:



The cornice returns at least 8 feet.



The cornice correctly continues around the entire building projection.



This parapet and cornice returns back into a pitched roof.



The parapet on this building modulates; cornices correctly return at least 8 feet at exterior corners.

4.12 Pitched Roofs & Eaves

Intent:

4.12.1 Pitched roofs shall be simple hip, shed, or gable configurations. 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. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.

Standard:

4.12.2 Allowed Pitch Roof Configurations. Pitched roofs shall be gable, hip, or shed configurations with overhanging eaves.

4.12.3 Allowed Slope. Pitched roofs shall have a minimum slope of four (4) feet vertical rise for every twelve (12) feet of horizontal run; the maximum slope is limited to one (1) foot vertical rise for every one (1) foot of horizontal run.

4.12.4 Roof Modulation. A pitched roof more than 90 feet in length shall include a change in parapet height or a change in pitched roof height at least every 90 feet. This change in height shall align with the vertical building bays. Buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.

4.12.5 Roof Elements. Continuous pitched rooflines greater than 90 feet in length shall include roof elements that align with the vertical building bays and roof modulation. Roof elements shall include, but shall not be limited to, dormers, stepped roofs, gables, or other roof elements that add significant visual relief to the roof line.

4.12.6 Exclusions. Buildings in a Mixed-Use-District shall be exempt from both the roof modulation and roof elements standards.

Don't Do This:



This pitched roof lacks any overhanging eaves.



This building is over 50,000 square feet and does not contain both pitched roofs and flat roofs with parapets.

Do This:



This pitched roof modulates.



This pitched roof has overhanging eaves.

4.13 Gutters, Downspouts, & Scuppers

Intent:

4.13.1 Building devices used to control rainwater shall be compatible with the roofing system and shall not dominate the façade of a building. Parapets and cornices shall not be interrupted by storm water elements.

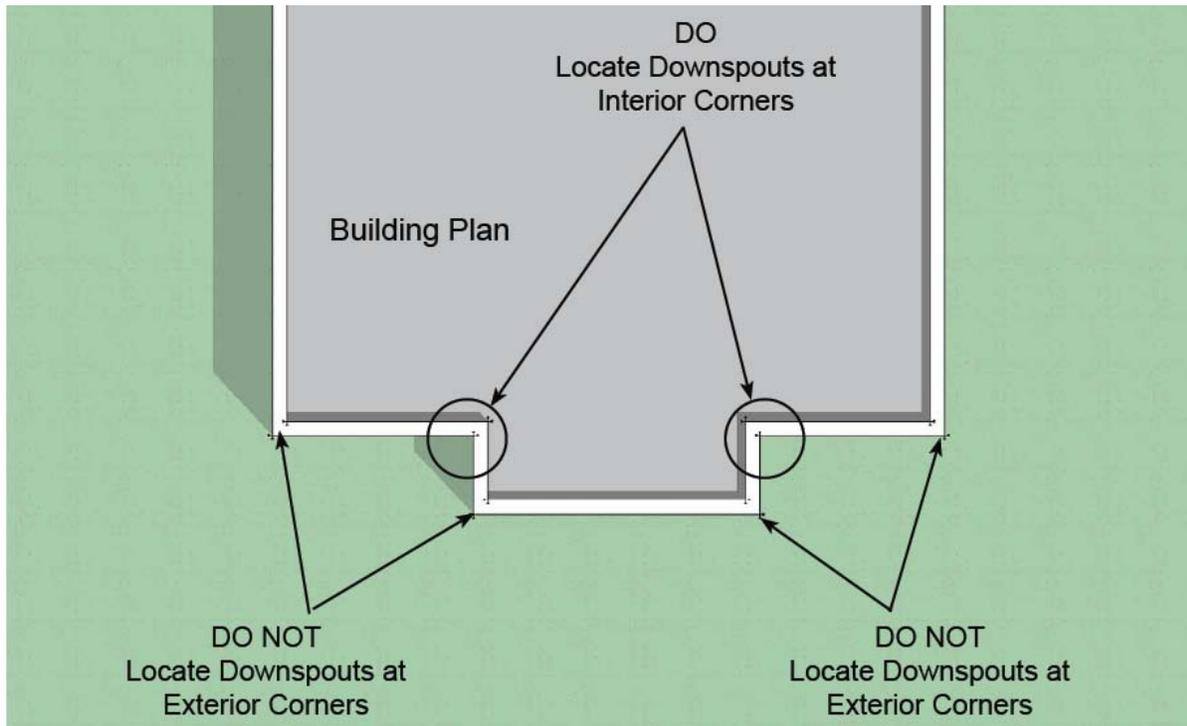
Standard:

4.13.2 Gutters. Exposed gutters are prohibited for use with flat roofs.

4.13.3 Downspouts. Exposed downspouts shall only be allowed at interior corners.

4.13.4 Scuppers. Parapets and cornices shall be continuous above a scupper.

4.13.5 Materials. Gutters and downspouts shall be constructed of high-quality, commercial-grade metal.



Don't Do This:



These exposed gutters should only be used with a pitched roof; the exposed downspouts should be located at interior corners.



These downspouts are incorrectly located at the exterior corners of the building.

Do This:



Exposed gutters are not used with the flat roof section of the roof. Exposed gutters are allowed to be used with pitched roofs over the entry, but the downspouts would need to be located at an interior corner.



These downspouts are correctly located at the interior corner of the building.

4.14 Customer & Public Entrances

Intent:

4.14.1 Customer and public entrances shall ensure accessibility to the public, create primary focal points for the façade, and provide a comfortable proportion for the pedestrian entry.

Standard:

4.14.2 Number of Entrances. Buildings larger than 50,000 square feet (gross floor area) shall provide at least two (2) customer or public entrances. Buildings smaller than 50,000 square feet, (gross floor area) are encouraged to provide multiple customer or public entrances.

4.14.3 Location. Buildings larger than 50,000 square feet (gross floor area) shall orient customer or public entrances toward a public street or an internal street or drive.

4.14.4 Prominent Entrances. Each building on a site, regardless of size, shall have clearly-defined, highly-visible customer entrances featuring no less than three (3) of the following:

- Awnings or porticos
- Overhangs
- Recesses/projections
- Arcades
- Raised corniced parapets over the door
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural detail such as tile work and moldings integrated into the building structure and design
- Integral planters or wing walls that incorporated landscaped areas and/or places for sitting

4.14.5 Internal Circulation. All stairwells, corridors, and other circulation components of the building shall be completely enclosed within the building envelope.

Don't Do This:



This large building has no entrance facing the street.



The customer entrance on this building has no detailing.

Do This:



The customer entrances are prominently defined.



This customer entrance correctly contains columns, display windows, raised parapet, and recesses.



This customer entrance has adequate details; it contains awnings, display windows, overhangs, and recesses.

4.15 Windows

Intent:

4.15.1 Windows shall be vertically proportioned; this allows the window opening to appear to be structurally supported. Window trim is not compatible with masonry construction. Upper-story windows shall logically align with buildings bays and windows on the ground floor so the upper floors look like they are part of the same building as the ground floor.

Standard:

4.15.2 Window Proportion. Window panes shall be vertically proportioned.

4.15.3 Window Trim. Window openings on brick, stone, cast stone, or synthetic stone buildings shall not be trimmed. Lintels, sills, and arches are not considered trim. Window openings without trim or moulding shall have window frames at least two (2) inches wide when looking at the finished façade of the building.

4.15.4 Upper-Story Windows. Windows located above the ground floor shall align with ground floor windows, ground floor doors, and the building modulation.

4.15.5 Display Windows. The light source for display windows shall not be visible from the exterior of the building.

Don't Do This:



The windows have horizontal window proportions.

Do This:



These windows have vertical proportions.



The window opening has a lintel and a sill.



The second story windows align with the vertical bays from the first floor.



The window opening in the stone wall has no trim; the window frame is at least 2 inches wide.

4.16 Glazing

Intent:

4.16.1 The ground floor of a building shall be transparent. Ground floor transparency guarantees a visual connection to the passers-by and is usually necessary for most retail structures. By exposing the ground floor to the exterior, there is an invitation to participate with the activity inside.

Standard:

4.16.2 Required Transparency for Primary Facades. Primary facades shall be glazed and transparent according to the following table.

Building Type		Zoning District	Minimum glazing required on all primary facades	Required transparency on all primary facades (see note)
I	Mixed-Use Buildings	All districts covered by the Architectural Design Standards	75% of the pedestrians line of sight	60% of the pedestrians line of sight
II	Live/Work Buildings			
III	Civic Buildings	All districts covered by the Architectural Design Standards	No minimum required	
IV	Commercial Buildings	Mixed-Use Developments	75% of the pedestrians line of sight	60% of the pedestrians line of sight
		All districts covered by the Architectural Design Standards except Mixed-Use Developments	50% of the pedestrians line of sight	25% of the pedestrians line of sight

Note: The remaining window area that is not transparent may be spandrel, display windows, frosted windows, etc.

4.16.3 Primary Facades. A primary façade shall be considered any front façade or façade that fronts onto a street, access way, pedestrian walkway, or internal drive; alleys and service drives shall not be considered streets, access ways, or internal drives for the purposes of this requirement.

4.16.4 Pedestrian View Plane. The pedestrian view plane shall be defined as the exterior wall area located between two (2) feet and ten (10) feet above the exterior grade.

4.16.5 Transparency. Glazing shall be considered to be transparent if it is 100% transparent from both the exterior and the interior of the building.

4.16.6 Exclusions. This standard shall not apply if the City Staff determines that the required transparency is inconsistent with the operational requirements of the building.

Don't Do This:



The primary facade of this commercial building in a commercial district is not adequately glazed or transparent; at least 50% of the pedestrian view plane should be glazed and at least 25% of the pedestrian view plane should be transparent.



These windows are reflective or opaque; because they are not transparent from the exterior or interior of the building, they cannot be classified as transparent to meet the transparency requirement.

Do This:



The primary facade of this mixed-use building is correctly glazed and transparent; at least 75% of the pedestrian view plane is glazed and at least 60% of the pedestrian view plane is transparent.



The primary facade of this commercial building in a commercial district is correctly glazed and transparent; at least 50% of the pedestrian view plane is glazed and at least 25% of the pedestrian view plane is transparent.

4.17 Awnings

Intent:

4.17.1 Because they provide shade, protect buildings and pedestrians from rain and snow, and add a more intimate scale to the building, awnings are encouraged for use on the ground floor of a building with retail uses.

Standard:

4.17.2 Length. Awnings shall be no longer than a single storefront.

4.17.3 Height. The bottom of the awning shall not be higher than the top of the windows. The bottom of the awning shall generally be no higher than nine (9) feet above the average exterior grade.

4.17.4 Shape. Awnings shall be constructed of fabric, metal, or glass. Fabric awnings are encouraged; canvas awnings with a matte finish are preferred. Awnings with high gloss finish are discouraged. Illuminated, plastic awnings are prohibited.

4.17.5 Color. Awning colors shall be compatible with the overall color scheme of the façade from with it projects. Solid colors or subtle striped patterns are preferred.

4.17.6 Lighting. Backlit awnings are prohibited.

Don't Do This:



The awning is longer than the length of a single storefront.



The awning is higher than the top of the window.

Do This:



The awnings are the length of each storefront and are no higher than 9' above the exterior grade.



The awnings are made of fabric and are the same length as each storefront. The bottoms of the awnings are no higher than the top of the windows.



The awnings are the length of each storefront and are no higher than 9' above the exterior grade.



These awnings are correctly located above the store windows.

4.18 Canopy Lighting

Intent:

4.18.1 Canopies shall not be lighted in such a manner that the lighting is a public nuisance. To control glare and light spillover, fixtures shall be recessed or should provide light in an indirect manner.

Standard:

4.18.2 Average Maintained Foot candles. The maximum average maintained foot candles under a canopy shall be 35 foot candles.

4.18.3 Fixtures. Acceptable fixtures and methods of illumination include:

- **Recessed Fixtures** incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy.
- **Indirect Lighting** where light is beamed upward and then reflected down from the underside of the canopy. Indirect lighting fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the canopy.

4.19 Building-Mounted Lighting

Intent:

4.19.1 Building-mounted lighting shall be used to highlight the architectural features of the building and shall not completely light up the entire façade of the building.

Standard:

4.19.2 Allowed & Prohibited Uses. Building-mounted lighting may be used only to highlight specific architectural features, primary customer or building entrances. General floodlighting of building facades is not permitted.

4.19.3 Neon and LED Lighting. Building-mounted neon or LED lighting is allowed only when recessed or contained in an opaque cap or architectural reveal.

Section 5

Standards Applicable to Two-Family Residential (R-2), Multi-Family Residential (R-3), & Planned Residential (P-R)



5.1 Building Variety

Intent:

5.1.1 To ensure building diversity, multi-building developments consisting of a single building type shall contain buildings that exhibit different building forms.

Standard:

5.1.2 Developments with at least five (5) buildings of the same building type shall be required to use more than one building form according to the following table.

for this total number of buildings of the same building type:	this is the minimum number of building forms required:
at least 5; less than 15	2 Different Building Forms
at least 15	3 Different Building Forms

5.1.3 Different Building Form. Different building form shall mean a building contains at least two (2) of the following when compared to another building:

- A distinct change in building footprint.
- A distinct change in building height.
- A distinct change in building materials.
- A distinct change in building details.

5.1.4 Distinct Change in Building Height. A distinct change in building height shall be a difference in building height of at least one story for the entire footprint of the building.

5.1.5 Distinct Change in Building Details. A distinct change in building details shall include, but shall not be limited to, one of the following:

- Change in window type.
- Change in window, door, or wall trim.
- Change in roof form, excluding changes in roof pitch.

5.1.6 Configuration. Buildings with similar forms shall generally be grouped together to form a neighborhood.

5.1.7 Exemptions. Buildings in a Mixed-Use District shall be exempt from this standard.

Don't Do This:



This duplex development of more than 15 buildings repeats the same building form for the entire length of the development; it should contain at least three different building forms.



This apartment complex of more than 15 buildings repeats a single building form throughout the development; it should contain at least three different building forms.

Examples of Changing Building Form



Initial Building Form.
This building elevation and footprint will be altered below to two different building forms.



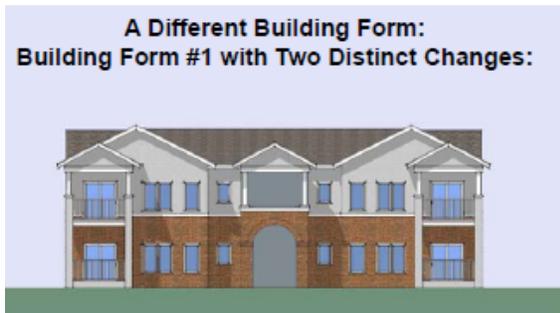
Building Footprint



Change #1:
A Distinct Change in Building Height.
The building changes in height from three stories to two stories for the entire footprint of the building.



Building Footprint



Change #2:
A Distinct Change in Building Details.
The building changes in roof type from hipped to gabled and the window type changes from double-hung to casement.



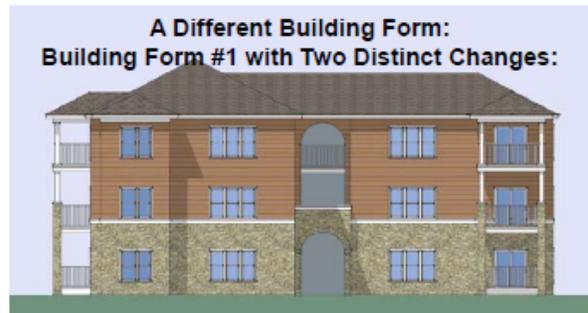
Building Footprint



Change #1:
A Distinct Change in Building Footprint.
The building changes in footprint.



Building Footprint



Change #2:
A Distinct Change in Building Materials.
The building changes in materials from brick and stucco to stone and lap siding.



Building Footprint

5.2 Building Character

Intent:

5.2.1 Apartment buildings designed to look like large houses impart a sense of individuality to their separate units and make a development look like a neighborhood of large homes.

Standard:

5.2.2 A building's modulation, articulation, details, and materials should be arranged to give the building the appearance of a large single-family detached home.

Don't Do This:



This building lacks the details of a large, single-family home.

Do This:



This taller apartment building still has the details of a single-family house.

Do This:



The arches, terraces, material, and trim of this apartment building gives it the appearance of a single-family house.

Do This:



This row of apartment buildings appears as a row of large single-family detached homes.

5.3 Four-Sided Design

Intent:

5.3.1 A building shall have consistent detailing on all four elevations; a building shall have consistent building details and proportions to ensure a “four-sided” architectural quality for the building.

Standard:

5.3.2 Consistent Architectural Detailing. The design of the building shall provide consistent architectural details on all building walls. All sides of a building shall display a similar level of quality and architectural interest. The majority of a building’s architectural features and treatments shall not be restricted to a single façade.

5.3.3 Windows. All building elevations shall contain windows.

Don’t Do This:



This building does not have a four-sided design; one building wall has no windows and is not as detailed as the other building walls.



This building has windows on both building walls, but the quality of detailing is unequal and the change in detailing is abrupt.

Do This:



This building has consistent detailing on all sides.



This building has the same detailing on all building walls.

5.4 Building Height & Transition

Intent:

5.4.1 Building design shall respect the context of adjacent residential neighborhoods, including the height, scale, form, and character of surrounding development.

Standard:

5.4.2 Building Height. The building height is regulated by the Zoning Regulations.

BUILDING HEIGHT	
ZONING DISTRICT	ZONING REFERENCE
CP-1 ^a	ARTICLE 7; SECTION 9
CP-2 ^b	ARTICLE 7; SECTION 10
I-1, I-2 ^c	ARTICLE 7; SECTION 11 & 12
PR ^d	ARTICLE 7; SECTION 5
MU-1 ^e	ARTICLE 7; SECTION 14
MU-2 ^f	ARTICLE 7; SECTION 15
MU-3 ^g	ARTICLE 7; SECTION 16
PI ^h	ARTICLE 7; SECTION 13

Footnote:

- a) Neighborhood Business
- b) General Business
- c) Light & Heavy Industrial
- d) Planned Residential
- e) Mixed Use Neighborhood
- f) Mixed Use General
- g) Mixed Use Industrial
- h) Planned Industrial

5.4.3 Building Height in R-3. Within the R-3 zoning district, three-story structures shall be permitted provided the three-story portion of any building shall be setback a minimum of 50 feet from any adjacent streets or single-family residential development.

5.4.4 Height Transition to Adjacent Residential Uses. Any portion of a building closer than 50 feet from a common property line that abuts to R-1 or R-2 shall be no higher than twelve (12) feet above the highest point of the closest existing residential structure. The closest existing residential structure shall be defined as the residential structure that is closest to the common property line that the residential and commercial developments share. This does not apply if the residential structure is located across a street from the development.

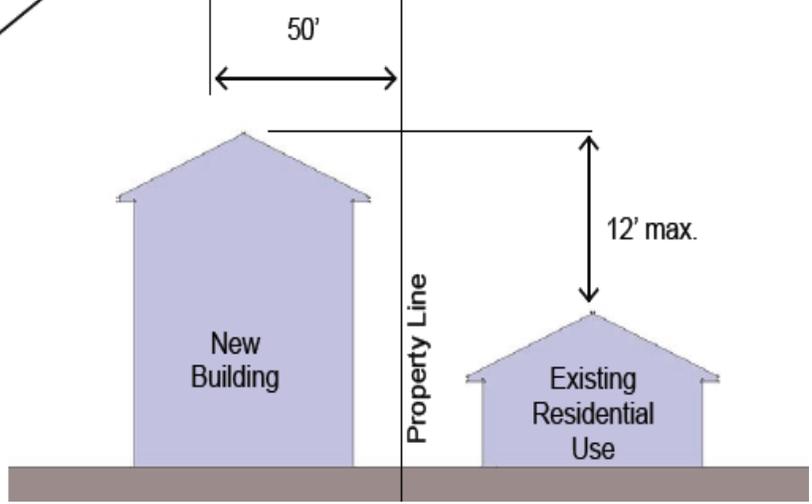
5.4.5 Applicability. This standard shall not apply to buildings within the same development proposal; this standard shall apply to only those buildings along the perimeter of a development.

5.4.6 Exclusions. For the purposes of this standard, no sub-zone in a mixed-use district shall be construed to be a residential use.



Buildings or portions of a building within this zone of the development site...

...shall be no higher than 12' above the closest existing residential structure on this property



5.5 Building Length

Intent:

5.5.1 Long facades tend to appear institutional. Residential buildings shall limit the use of long, monotonous facades.

Standard:

5.5.2 Maximum Length. The maximum length of any building shall be 200 feet; carports and garages shall be a maximum of 120 feet.

Don't Do This:



This apartment building is too long; its length is over 200 feet.



This garage building is over 120 feet long.

Do This:



The apartment building limits its length to less than 200 feet.



These garages are less than 120 feet long.

5.6 Building Materials

Intent:

5.6.1 Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require minimal maintenance.

Standard:

5.6.2 Allowed Materials. Exterior building materials are classified according to their visual weight; exterior building materials shall be limited to the following:

Allowed Exterior Materials		
Heavy Materials	Medium Materials	Light Materials
<ul style="list-style-type: none"> • Stone • Cast Stone • Brick • Synthetic Stone (see 5.6.3) 	<ul style="list-style-type: none"> • Stucco with smooth sand finish • Water-Managed EIFS 	<ul style="list-style-type: none"> • Cement Board • Wood

5.6.3 Synthetic Stone. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete is permitted, provided it is identical in appearance and of equal or greater durability to natural stone.

5.6.4 Location. Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials should extend to grade.

5.6.5 Required Masonry. At least 40% of the total exterior wall area of each building elevation, excluding gables, windows, doors, and related trim, shall be heavy materials. The balance of exterior wall area shall be medium of light materials.

5.6.6 Vertical Change of Materials. A vertical change of materials shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.

5.6.7 Building Rehabilitation. The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Planning Commission and/or City Council upon recommendation of City Staff.

5.6.8 Prohibited Materials. Unless approved by the Planning Commission and/or City Council, exterior building materials shall not include the following:

Prohibited Exterior Materials		
<ul style="list-style-type: none"> • Rough-Sawn Wood • Board and Batten Wood • Vinyl Siding • Barrier-Type EIFS 	<ul style="list-style-type: none"> • Tilt-up Concrete Panels • Painted Concrete Block • Field-Pained or Pre-Finished Standard Corrugated Metal Siding 	<ul style="list-style-type: none"> • Standard Single or Double Tee Concrete Systems • Smooth-Faced Gray or Stained Concrete Block

Don't Do This:



This building contains no heavy materials.



This building has brick that terminates within 4 feet of a corner.

Do This:



The vertical change in material correctly occurs at an interior corner; the siding is correctly located above the brick.



This vertical change in material is done correctly; it occurs at an interior corner



This apartment building correctly has stucco located above the stone.



This vertical change in material is done correctly; it turns the corner and does not terminate with 4 feet of the corner.

5.7 Roof Materials

Intent:

5.7.1 Building roofs shall be attractive and durable. To ensure this, roofs shall be constructed of high-quality materials and require minimal maintenance.

Standard:

5.7.2 Allowed Materials. Pitched roofs shall be finished with wood shingles, slate, clay tiles, concrete tiles, standing-seam metal, or composition shingles. Use of other materials is subject to approval by the Planning Commission and/or City Council upon recommendation of the City Staff.

5.7.3 Architectural Profile. Composition shingles shall be high-quality, architectural grade, or they shall either simulate a shadow line or be of adequate thickness to cast a shadow line.

5.7.4 Building Rehabilitation. The rehabilitation of existing buildings shall comply with the requirements for roof materials. Use of alternate roof materials for the rehabilitation of existing buildings is subject to approval by the Planning Commission and/or City Council upon recommendation of the City Staff.



Standing Seam Metal



Clay Tiles



Concrete Tiles



Architectural Grade Composition Shingles



Composition Shingles with a simulated Shadow Line

5.8 Using Brick & Stone

Intent:

5.8.1 Brick, stone, and other types of masonry or masonry veneer shall be detailed as masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye because masonry openings and corners appear to be structurally supported.

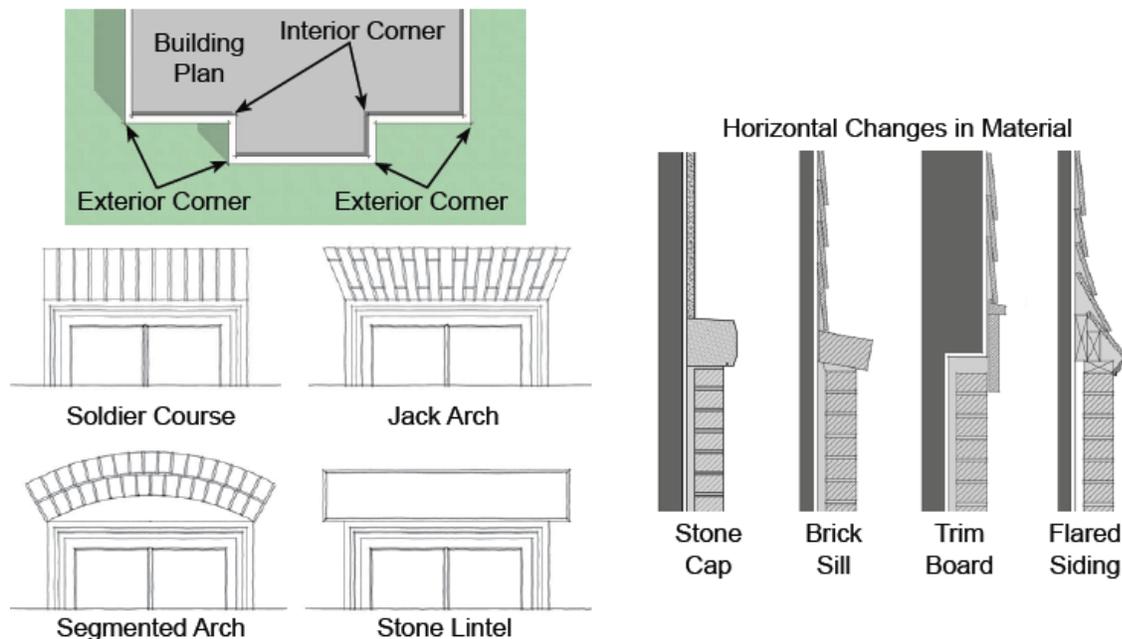
Standard:

5.8.2 Exterior Corners. Stone and brick used on exterior walls shall not terminate at exterior corners.

5.8.3 Masonry Openings. Openings in a brick or stone façade shall have a stone lintel, a stone or brick arch, or a brick soldier course.

5.8.4 Vertical Change of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner or shall not occur within four (4) feet of an exterior corner.

5.8.5 Horizontal Change of Materials. Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill. In all other cases, the material above the brick or stone shall extend over the top edge of the masonry with trim or siding. Horizontal changes of material using a stone cap or brick sill shall not have the cap or brick sill interrupted by window or door openings.



Don't Do This:



A vertical change in material occurs within 4 feet of an exterior corner.



No lintel, arch, or soldier course above a window opening



The brick sill is interrupted by a window.

Do This:



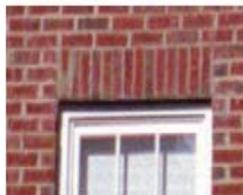
A horizontal change of materials with flared siding and trim.



The brick sill is uninterrupted by wall openings.



A stone lintel above a window opening.



A soldier course above a window opening.



A jack arch above a window opening.



A segmented arch above a window opening.

5.9 Building Modulation

Intent:

5.9.1 All buildings shall be designed to provide massing configurations with a variety of different wall planes and roof planes.

Standard:

5.9.2 Plain, monolithic structures with long, monotonous, unbroken wall surfaces of 50 feet or more are prohibited. At least every 50 linear feet, wall planes shall be offset at least four (4) feet; this offset should penetrate the roofline.

5.9.3 Exclusions. Buildings in a mixed-use district shall be excluded from this standard.

Don't Do This:



This long wall does not contain offsets at least every 50 feet.



The bay window does not qualify as an offset to the wall plane.

Do This:



The building properly offsets wall planes.



The building uses offsets and changes in wall plane.

5.10 Building Articulation

Intent:

5.10.1 Proper building articulation reduces the apparent scale and proportion of a building and creates architectural interest.

Standard:

5.10.2 Building Articulations. Building walls shall include articulations. Building articulations shall include, but shall not be limited to, the following:

- Porch
- Stoop
- Balcony
- Windows
- Window Casing
- Window Sill
- Bay Window
- Doorway
- Door Trim
- Cornice
- Water Table
- Roof Brackets
- Lintels
- Brick or Masonry Patterns
- Coins
- Columns
- Pilasters
- Piers
- Row Locks and Sills
- Soldier Courses
- Keystones
- Shutters
- Material Patterning/Elements

5.10.3 Correct Detailing. Regardless of their functional operability, building elements such as columns, balconies, dormers, and railings shall be correctly detailed.

Photo Examples:



Front porch with balcony



Balcony



Box Bay window and arched Window Opening



Porch with arches, iron railings, and columns.



Columns



Roof Bracket

5.11 Parapets & Cornices

Intent:

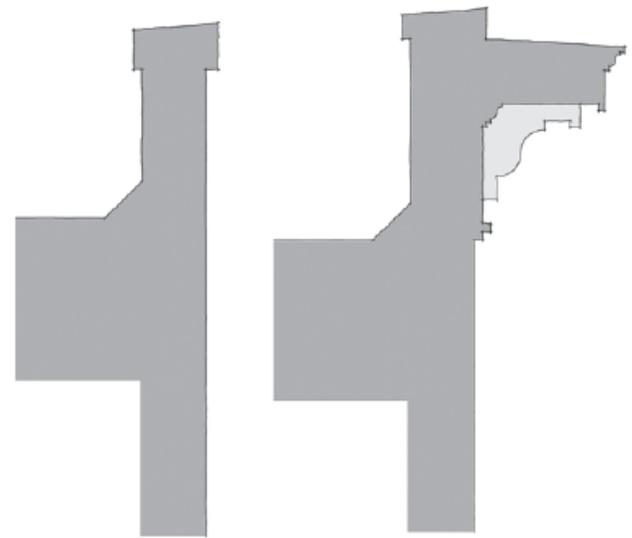
5.11.1 In order to visually terminate an exterior wall on a flat-roofed building, a cornice on a parapet wall shall be used. This cornice provides a minimal amount of protection to the wall that a pitched roof overhang would normally provide.

Standard:

5.11.2 Parapets with a Cornice. Flat roofs shall incorporate a parapet and cornice into all building fronts. The cornice shall wrap a minimum of four (4) feet around corners. Flat roof projections from a building front shall include a cornice around the entire projection.

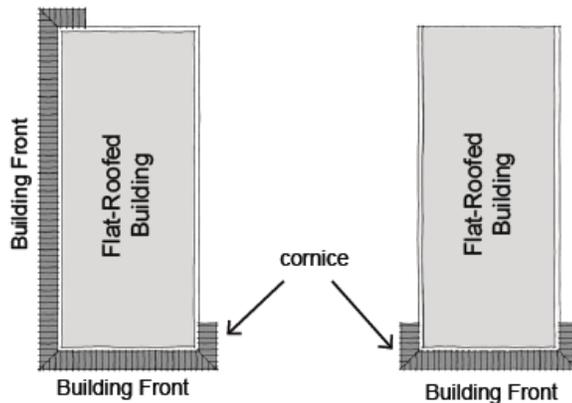
5.11.3 Parapets without a Cornice.

Simple parapets with a stone or brick cap without a cornice are allowed on building sides other than a building front.



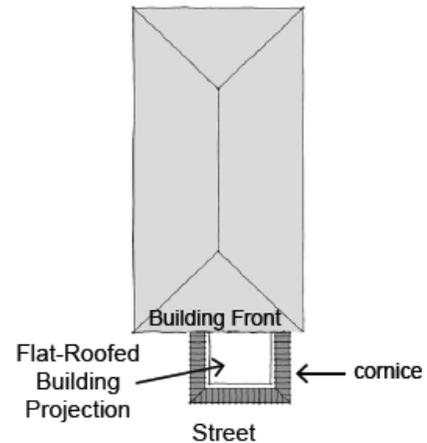
Simple parapet with Stone or Brick Cap

Parapet with Cornice



Two Building Fronts:
wrap cornice 4' around exterior corners

One Building Front:
wrap cornice 4' around exterior corners



Building Front Building Projection:
wrap cornice around entire projection

Don't Do This:



Flashing on top of the parapet does not count as a cornice on building fronts.

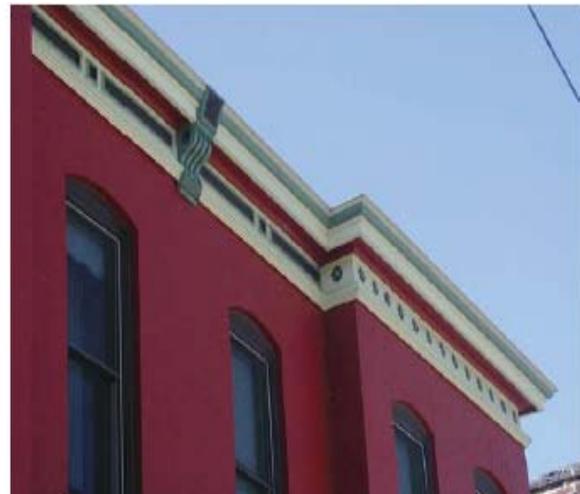


The cornice on this building front does not wrap around the corner at least 4'.

Do This:



The cornice wraps around the entire building projection.



The building front correctly contains a parapet with cornice.

5.12 Pitched Roofs

Intent:

5.12.1 Roofs shall be simple hip, shed, or gable configurations. Roofline offsets shall be provided to lend architectural interest and variety to the building and to relieve the effect of a single, long roof. The use of alternating dormers, stepped roofs, gables, or other roof elements can be used to add visual relief and articulation to the overall building form.

Standard:

5.12.2 Roof Pitch. All buildings with pitched roofs shall have a minimum slope of six (6) feet vertical rise for every twelve (12) feet of horizontal run on the primary roof of the building.

5.12.3 Required Roof Elements. A continuous pitched roof shall extend no more than 50 feet unless it contains roof elements. Roof elements may include at least one of the following:

- Dormers
- Cupolas
- Gable or hip projection

Don't Do This:



This continuous pitched roof extends more than 50' and does not contain any roof elements.



This roof has a slope of less than 6' rise for every 12' in horizontal run.

Do This:



This continuous roof longer than 50' correctly includes dormers and cupolas.



The long roof is broken up with gables.

5.13 Building Fronts & Entries

Intent:

5.13.1 Each building shall have an elevation that is easily recognizable as its front. A building front shall face a street or public space and should provide access to all dwelling units contained in the building. If the access is shared by more than one dwelling unit, it shall be prominent and appear like a front entry for the entire building.

The front door or entry shall be the main entry to the building or unit. This entry shall be of an intimate scale and shall be accessed by a front porch or stoop. This provides a comfortable transition from the public realm to the private realm. Entry surrounds shall be simply and correctly detailed. Front entries that extend up past the first story are ill-proportioned, costly to build, intimidate guest, and shall be avoided.

Standard:

5.13.2 Required Building Fronts. A building shall have at least one building front; a building front is determined by the building's orientation.

- **Building Front.** A building front shall be a building wall that faces a public street, a private street, or a common open space; a building can have more than one building front.
- **Building Back.** A building back shall be a building wall that does not face a public street, a private access-way, or a common open space; a building can have more than one building back.

5.13.3 Required Entries. Each building façade classified as a building front shall contain at least one front door or front entrance. Each dwelling unit in the building shall be accessible from a front door or front entrance. Each dwelling unit in the building shall be accessible from a front door or front entrance. Front doors and front entrances shall be detailed as the obvious front entry to the building or dwelling unit.

- **Front Door.** A front door shall be an entry, located on a building front that provides entry to the enclosed building space of an individual dwelling unit or the enclosed building corridor providing access to one or more dwelling units. A front door shall be detailed by an entry surround and/or by columns supporting an arch, a roof, and/or a second-story porch.
- **Front Entrance.** A front entrance shall be an entry, located on a building front that provides entry to an unenclosed building corridor providing access to one or more dwelling units. A front entrance shall be detailed by columns supporting an arch, a roof, and/or a second-story porch.

5.13.4 Entry Surrounds, Porches, and Roofs. Entry surrounds may contain a transom and/or sidelights not exceeding one-story in height. The arch, porch, and/or roof over a front entrance shall not create a covered vertical space higher than one story.

5.13.5 Walkways. Walkways shall directly connect each front door or front entrance with surrounding sidewalks, walkways, or paths.

Don't Do This:



This front entrance is not detailed with columns supporting an arch, a roof or a porch.



This front entrance uses an arch, but it is taller than one-story.



This building front does not contain a least one front door or front entrance; each dwelling unit in a building is required to be accessible from a front door or front entrance.

Do This:



This building front correctly has at least one front door or front entry; each dwelling unit in the building is also accessible from a front door or front entrance.



This building front correctly has at least one front door or front entry; each dwelling unit in the building is also accessible from a front door or front entrance.



This front entry has columns and an arch supporting a second story porch; the archway is not taller than one story.



This front door is detailed with an transom and columns supporting a roof.

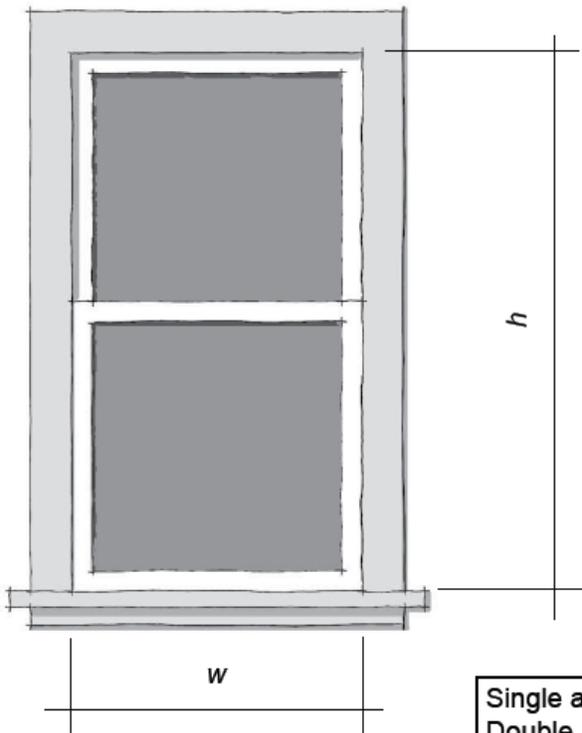
5.14 Windows

Intent:

5.14.1 Windows shall be vertically proportioned. This allows the window to be more pleasing to the eye because the window opening appears to be structurally supported. Vertically-proportioned windows also help to exaggerate the height of a building and more evenly distribute light to the interior of the structure.

Standard:

5.14.2 Windows located on a building front shall be single-hung, double-hung, casement, awning, or fixed windows. A maximum of two different window types is allowed on each building front. The height of the window unit shall be at least one and one-half (1.5) times the width of the window unit of single-hung, or casement windows. Awning and fixed windows are limited to a maximum height and width of two (2) feet. Window mullions and grill patterns are encouraged and shall be vertically proportioned.



	Width (<i>w</i>)	Height (<i>h</i>)
Single and Double Hung	<i>w</i>	1.5 <i>w</i> min.
Casement	<i>w</i>	1.5 <i>w</i> min.
Awning	2' max	2' max
Fixed	2' max	2' max

Don't Do This:



Due to their horizontal proportion, sliding windows are not allowed.



This double hung window is not vertically proportioned.

Do This:



Vertically-proportioned double-hung window.



Properly sized casement window.

5.15 Garage Doors

Intent:

5.15.1 Multiple garage doors on a building dominate the façade and make a building appear out-of-scale; garage doors shall be minimized on building fronts.

Standard:

5.15.2 Garage Door Width. Garage Door Width shall be no more than nine (9) feet wide on a building front.

5.15.3 Maximum Coverage. Garage doors of attached garages on a building front shall not exceed fifty percent (50%) of the total length of a building front.

5.15.4 Paired Garage Doors. No more than three (3) garage doors shall be located next to each other on a building front. If more than two (2) garage doors are located next to each other on a building front, at least one garage door shall be recessed or projected at least four (4) feet from the other garage doors.

5.15.5 Mixed-Use Districts. No garage doors are allowed on a building front in a mixed-used district.

5.15.6 Garage Door Detailing. Garage doors shall provide raised panels and other architectural detailing to enhance the main building architecture.

5.15.7 Garage Door Color. Garage doors shall be painted to coordinate with the main building color; garage doors shall in general not be white except when white is a predominate color on the main building.

Don't Do This:



This is not allowed because garage doors take up more than 50% of the front facade length.



This is not allowed because the garage doors are wider than 9'.

Do This:



This is not a building front, so garage doors are permitted to take up more than 50% of the building length.



These garage doors are offset 4' from each other; this is only required when more than 2 garage doors are located next to each other.



This building front has no more than 50% of the building length occupied by garage doors; three garage doors are located next to each other, but one of them is correctly offset at least 4'.

5.16 Accessory Structures

Intent:

5.16.1 Accessory structures of all types shall not dominate a development. The character of a development shall be determined by its primary buildings and enhanced by the accessory structures.

Standard:

5.16.2 Accessory Structures. Accessory structures shall include, but shall not be limited to detached garages, carports, covered grouped mailboxes, storage buildings, maintenance facilities, recreational facilities, picnic shelters, and gazebos.

5.16.3 Materials and Details. Accessory structures shall incorporate materials and details that are identical and/or compatible with the primary building.

5.16.4 Roofs. Flat and shed roofs are prohibited.

5.16.5 Rear Walls. Rear walls of detached garages and carports that back onto streets shall be articulated through the use of the one or more of the following elements:

- Windows
- Trellis
- Stepped roofs
- Masonry base

Do This:



The garage's details and materials are compatible and consistent with the primary structure.



The accessory structure's details and materials are both compatible and consistent with the primary structure.

5.17 Incentives

Intent:

5.17.1 Incentives encourage the construction of buildings that provide higher-quality architecture or preferred transition techniques.

Earning Design Incentives:

5.17.2 Available Incentives. The provision of design incentives is a mechanism to recognize and encourage unique and innovative developments. This approach acknowledges the value and potential costs of incorporating certain design elements within a residential neighborhood. The following table summarizes the incentives available for use with these design standards.

Page	Incentive	Maximum Increase in Maximum Density that may be awarded:
67	Building Step-Down	3%
68	Design Detail Incentives	4% per item
69	Building Materials	20%
70	Attached Garages	10%

5.17.3 Density Bonuses. The successful incorporation of design incentives could allow increases in density up to the maximum density levels specified. Even with the incorporation of these incentives, the maximum density specified is not guaranteed. The amount of density bonus awarded for the successful incorporation of a design incentive is entirely at the city’s discretion, based on consideration of the development’s compliance with the Master Plan, land use compatibility, zoning patterns, environmental impacts, and traffic impacts. In no case shall the total incentives exceed 25% of the density allowed in the underlying zoning district and in no case shall density earned through incentives exceed any density limits established through stipulations pursuant to a rezoning.

5.17.4 Application. To earn incentives, the applicant must apply for each specific incentive. City Staff shall review each requested incentive and shall recommend to the Planning Commission approval or denial of the requested incentive.

5.17.5 Available Incentives. Typical example calculations for a multi-family development seeking to use incentives are shown in the following tables.

Example Calculations for a Development

u = total number of dwelling units	u = 802 units
A = net site area	A = 50.97 acres
d = density (units per net site area)	$d = u/A$ $d = (802 \text{ units}) / (50.97 \text{ acres})$ $d = 15.73 \text{ units / acre}$
D = allowed density	D = 14 units / acre (for PR)
B = density bonus required to achieve the density of the development; B shall not exceed 25%	$B = (d-D) / D$ $B = (15.73 - 14) / 14$ $B = 12.4\%$

Possible Density Bonuses for Example Calculation listed above:

b ₁ = Providing Sidelight & Transoms for Doors	b ₁ = 4%
b ₂ = Providing 75% masonry on Exterior Walls	b ₂ = 10%
b _t = Combined Maximum Density Increase from Incentives used above; b _t shall be greater than or equal to B	$b_t = b_1 + b_2$ $b_t = 4\% + 10\%$ $b_t = 14\%$

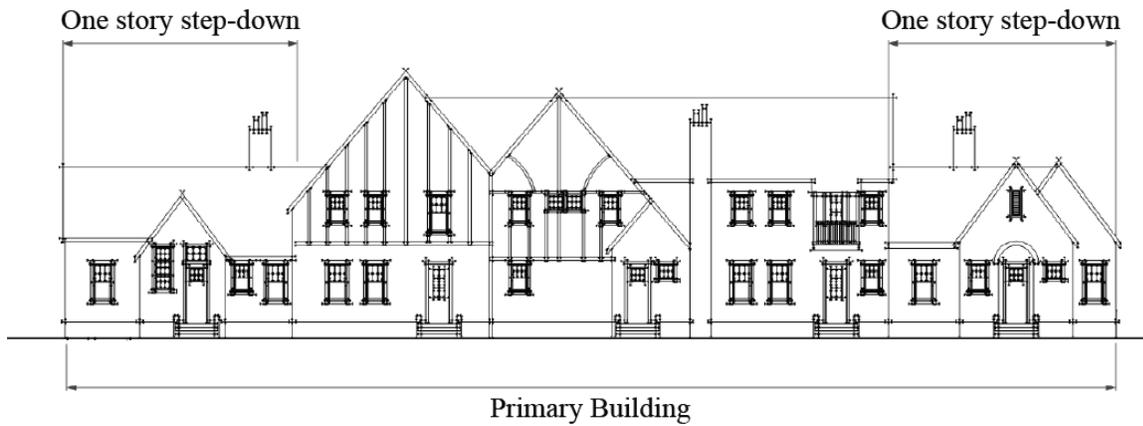
5.18 Building Step-Down Incentive

Intent:

5.18.1 A development with a building massing step-down should be awarded a bonus.

Standard:

5.18.2 When not otherwise required, the city may award up to a 3% increase in maximum density for developments that provide a step-down by one story in height for two ends of each primary building.



5.19 Design Detail Incentives

Intent:

5.19.1 A development that includes a higher level of design detail should receive a bonus.

Incentive:

5.19.2 The city may award up to a 4% increase in the maximum density for each of the following architectural elements:

- Two sidelights and/or a transom on all front doors.
- Chimneys constructed of brick or stone or chimney boxes faced with brick or stone.
- No garage doors located on building fronts.
- Details that enhance the architectural design of the garage doors and are architecturally compatible with the buildings' architecture.

5.20 Building Material Incentives

Intent:

5.20.1 A development that uses high quality materials should receive a density bonus.

Incentive:

5.20.2 100% Masonry. The city may reward up to a 20% increase in maximum density for the use of high-quality masonry materials according to the following table.

Minimum Percentage of Exterior Masonry Wall Area (see 5.6.5 Required Masonry)	the city may reward up to this increase in maximum density;
75%	10%
100%	20%

5.20.3 Slate or Tile Roofs. The city may reward up to a twenty percent (20%) increase in maximum density for the use of slate, clay tile, or concrete tile on all building roofs.

5.21 Attached Garages Incentive

Intent:

5.21.1 A development that provides below-grade parking or attached garages should be awarded a development bonus.

Incentive:

5.21.2 The city may award up to a 1% increase in the maximum density for each 10% of dwelling units that have an attached garage.

6.1 Commercial, Mixed-Use & Civic Building Checklist

Applicant: _____

Date: _____

BUILDING TYPE:

ZONING DISTRICT

I. Mixed-Use Building

III. Civic Building

II. Live/Work Building

IV. Commercial Building

Page	Architectural Design Standard	Conforms	Does Not Conform	Not Applicable	Comments
7	Compatibility with Surrounding Developments				
8	Compatibility within a Multiple Building Development				
9	Four-Sided Design				
11	Signage & Design Elements				
13	Building Height & Transition				
15	Building Materials				
16	Using Brick & Stone				
18	Building Color				
20	Building Modulation & Articulation				
22	Building Scale				
24	Parapets & Cornices				
26	Pitched Roofs & Eaves				
28	Gutters, Downspouts & Scuppers				
30	Customer & Public Entrances				
32	Windows				
34	Glazing				
36	Awnings				
38	Canopy Lighting				
38	Building-Mounted Lighting				

Additional Comments: _____

6.2 Multi-Family Residential Checklist

Applicant: _____

Date: _____

BUILDING TYPE:

ZONING DISTRICT

V. Apartment Building

VII. Flat-over-Flat (Duplex)

VI. Townhouse

VII. Paired House (Duplex) _____

Page	Architectural Design Standard	Conforms	Does Not Conform	Not Applicable	Comments
40	Building Variety				
42	Building Character				
43	Four-Sided Design				
44	Building Height & Transition				
46	Building Length				
47	Building Materials				
49	Roof Materials				
50	Using Brick & Stone				
52	Building Modulation				
53	Building Articulation				
55	Parapets & Cornices				
57	Pitched Roofs				
58	Building Fronts & Entries				
60	Windows				
62	Garage Doors				
64	Accessory Structures				

Additional Comments: _____

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