



City of Sachse, Texas

3815 Sachse Road,
Building B
Sachse, TX 75048

Meeting Agenda Planning & Zoning Commission

Monday, July 10, 2017

6:30 PM

Council Chambers Conference Room / Council
Chambers

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance with the Open Meetings Act, the Commission may not discuss or take action on any item, which has not been posted on the agenda

6:30 PM WORK SESSION

1. Discussion of agenda items for the July 10, 2017 Planning and Zoning Commission meeting. Please be advised the work session is for discussion purposes only by the Planning and Zoning Commission.
2. Discussion of future agenda items, update on council actions, training topics, and requests for new business consideration.

7:00 PM REGULAR MEETING

1. Invocation and Pledge of Allegiance to U.S. and Texas Flags.
2. [17-3879](#) Consider approval of the minutes of the June 12, 2017 Planning and Zoning Commission meeting.
Attachments: [06.12.17 Minutes](#)
3. [17-3885](#) Conduct a public hearing to consider and act on proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Design Standards.
Attachments: [Staff Presentation](#)
[Proposed Regulations](#)
[Decision Input Charts](#)
4. Discussion of future agenda items, update on council actions, training topics, and requests for new business consideration.
5. Adjournment.

Posted: July 7, 2017; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Michelle Lewis Sirianni, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3879 **Version:** 1 **Name:** June 12, 2017 P&Z Minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 7/3/2017 **In control:** Planning & Zoning Commission
On agenda: 7/10/2017 **Final action:**
Title: Consider approval of the minutes of the June 12, 2017 Planning and Zoning Commission meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [06.12.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the June 12, 2017 Planning and Zoning Commission meeting.

Background

Consider approval of the Planning and Zoning Commission minutes for the June 12, 2017 meeting.

Policy Considerations

N/A

Budgetary Considerations

N/A

Staff Recommendations

Approve the minutes of the Planning and Zoning Commission June 12, 2017 meeting.



**City of Sachse, Texas
Planning & Zoning Commission
Minutes of the Regular Meeting
Monday, June 12, 2017**

Members Present:

Scott Everett - Chair
David Hock-Vice Chair
Chance Lindsey
Scott Ohman
Louie Carter
Fernando Gutierrez

Members Absent:

Wendy Stewart

Staff Present:

Dusty McAfee, AICP - Community Development Director
Charlotte Youngblood - Community Development Technician

Others Present:

Bill Adams, City Council Liaison

6:30 PM Work Session

Chairman Everett opened the meeting of the Planning & Zoning Commission at 6:30 p.m. and declared a quorum.

1. 17-3849 Consider approval of the minutes of the April 24, 2017 Planning & Zoning Commission meeting.

With a motion by Hock, and a second by Ohman, the Planning & Zoning Commission adopted the April 24, 2017 minutes unanimously.

2. 17-3848 Discuss proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Standards.

Staff presented the proposed architectural standards to the Commission and led the discussion. Stucco, after discussion, was kept in Group B. The percentages in Table B were also not changed following discussion. One (1) commissioner suggested more tolerance for quality wood and metal treatments, but could not generate additional support. Two (2) commissioners spoke against the 20% minimum stone requirement, citing concerns on impact to developers. Ultimately, after a thorough, respectful, and informed discussion, the only changes were amending Table A to add split-face CMU to Group A and changing cementitious fiber board from Group B and to Group C.

3. Discussion of future agenda items, update on council action, training topics, and requests for new business consideration.

Staff updated the Commission.

Adjourn: With a motion by Hock, the meeting was adjourned at 8:24 PM.

Chairperson

Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-3885 **Version:** 1 **Name:** Architecture P&Z PH (7-10-17)
Type: Agenda Item **Status:** Agenda Ready
File created: 7/6/2017 **In control:** Planning & Zoning Commission
On agenda: 7/10/2017 **Final action:**
Title: Conduct a public hearing to consider and act on proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Design Standards.

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Presentation](#)
[Proposed Regulations](#)
[Decision Input Charts](#)

Date	Ver.	Action By	Action	Result
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Title

Discuss proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Design Standards.

Background

- The 2017 Comprehensive Plan identified Architectural Standards as a 1st year priority
- Respondents identified high quality standards as the highest priority for Sachse's new development
- Sachse still has many commercial tracts remaining undeveloped, in addition to redevelopment opportunities
- Sachse has a masonry ordinance (i.e. anti-metal requirement), but not architectural standards
- First masonry ordinance (#32) adopted in 1958
- Staff believes that architectural standards is of greater urgency than other commercial regulations, such as landscaping, parking, use chart, signage, etc.

The Ordinance

- Establishes minimum design standards for new commercial, industrial, and residential buildings
- Reviewed and approved during the permitting process
- Categorizes masonry materials into a preferred group and a secondary group
- Requires enhanced articulation and other architectural embellishments
- Regulates colors
- In conjunction, these standards ensure a minimum quality and appearance for new development in Sachse

- Relief is available through a PD or special zoning district

Policy Considerations

- Honest differences of opinion will emerge and vary regarding exterior materials and other standards
- DFW regional standard is heavy brick, stone, & stucco
- Latest trend is to be more flexible with exterior materials (metal fascia, hardy plank, etc.) and provide more tolerance on incorporating color
- Being too prescriptive can be viewed negatively, but developers are well-accustomed to the proposed standards
- Rare & special situations may need a PD for relief
- Current standard is just anti-metal and relies upon the benevolence and pride of developers to build quality

Budgetary Considerations

N/A

Next Steps

- Initial P&Z work session with Staff - (4-24-17)
- An additional P&Z work session with Staff to provide specific feedback on design standards - (6-12-17)
- City Council presentation & review - (6-19-17)
- City Council input - (7-05-17)
- Public hearings for adoption of the new Architectural Design standards ordinance
 - P&Z (7-10-17)
 - Council (8-07-17)



COMMERCIAL DESIGN STANDARDS

**ARCHITECTURE
P&Z PUBLIC HEARING
JULY 10, 2017**

REQUEST

Conduct a public hearing to consider, discuss, and act on proposed revisions to Chapter 11 (Zoning) of the Code of Ordinances, to adopt Architectural Design Standards.

The Planning & Zoning Commission previously met to discuss the subject at work shops on April 24th and June 12th of 2017.

The City Council previously met to discuss the subject on June 19th and July 5th of 2017.

WHY ARE WE HERE?

- The 2017 Comprehensive Plan identified Architectural Standards as a 1st year priority
- Respondents identified high quality standards as the highest priority for Sachse's new development
- Sachse still has many commercial tracts remaining undeveloped, in addition to redevelopment opportunities
- Sachse has a masonry ordinance (i.e. anti-metal requirement), but not architectural standards
- First masonry ordinance (#32) adopted in 1958
- Staff believes that architectural standards is of greater urgency than other commercial regulations, such as landscaping, parking, use chart, signage, etc.

HOW DOES IT WORK?

- Establishes minimum design standards for new commercial, industrial, and residential buildings
- Reviewed and approved during the permitting process
- Categorizes masonry materials into a preferred group and a secondary group
- Requires enhanced articulation and other architectural embellishments
- Regulates colors
- In conjunction, these standards ensure a minimum quality and appearance for new development in Sachse
- Relief is available through a PD or special zoning district

IMPORTANT TO NOTE

- Honest differences of opinion will emerge and vary regarding exterior materials and other standards
- DFW regional standard is heavy brick, stone, & stucco
- Latest trend is to be more flexible with exterior materials (metal fascia, hardy plank, etc.) and provide more tolerance on incorporating color
- Being too prescriptive can be viewed negatively, but developers are well-accustomed to the proposed standards
- Rare & special situations may need a PD for relief
- Current standard is just anti-metal and relies upon the benevolence and pride of developers to build quality

INTRODUCTION TO BUILDING MATERIALS

The purpose of architectural guidelines is to set minimum standards for the appearance and quality of non-residential buildings and corresponding site elements which are recognized as enhancing property values and are in the interest of the general welfare of the City of Sachse.

INTRODUCTION TO BUILDING MATERIALS

The current architectural standards for Sachse require 100% masonry construction for exterior walls of commercial buildings. The current definition of masonry includes aggregate, brick, split-face CMU, cinder block, stone, tilt wall, stucco, and tile, and prohibits the use of EIFS, wood, metal, and cementitious fiber board for commercial purposes. The resulting effect is a 100% masonry building; however, sometimes a developer, for cost reasons, will choose masonry products that are not always perceived to be aesthetically pleasing, or design buildings without additional architectural enhancements.

INTRODUCTION TO BUILDING MATERIALS

Other cities typically manage this large pool of building materials by categorizing them into a preferred list of masonry materials required for application to a certain percentage of the building, a list of residual masonry materials for the balance of the building, a list of materials allowed only for accents, and a prohibited list of materials. The following is intended to provide a rudimentary introduction to the most common building materials so that each material can be placed in one of the 4 following categories: Group A, Group B, Group C (accents), and Prohibited.

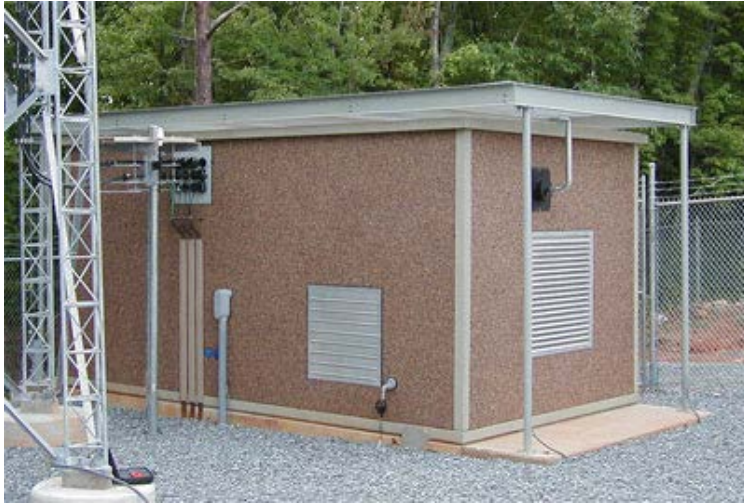
MASONRY CATEGORIES

Group A masonry materials will be the primary products of which the City prefers commercial buildings to be predominantly constructed. **Group B** masonry materials will be the secondary products of which the City recognizes as masonry materials acceptable for commercial use, but also as products that should not be the predominant material for a commercial building. **Group C** (accent) materials will be products appropriate for accents on buildings in limited application. **Prohibited** materials will be building materials that are undesirable for commercial application.

PROPOSED TABLE A

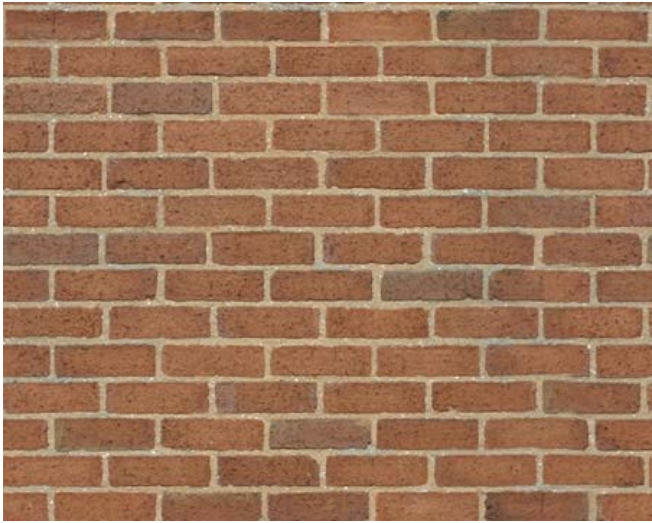
TABLE A	
Categories	Materials
Primary (Group A)	Brick Stone
Secondary (Group B)	Stucco Split-Face CMU Tilt-Wall (colored and stamped or scored)
Accent/Finishing (Group C)	Metal Tile Wood Cementitious Fiber Board EIFS (only when above grade by 14')
Prohibited	Concrete Block Aggregate Vinyl/Plastic

AGGREGATE



The use of aggregate is uncommon on commercial buildings and is most commonly found on industrial and utility buildings; however, it is currently allowed by ordinance. Staff believes this material is undesirable for commercial use, yet acceptable for industrial application, and recommends it be placed in the **Prohibited** category with no provision for an exception for commercial buildings (and Category B for industrial uses).

BRICK



Brick is one of the most common and durable commercial exterior products, and its use throughout history and DFW is extensive. Staff recommends this material be placed in the **Group A** category as a desirable exterior material on commercial buildings.

CONCRETE MASONRY UNIT (CINDER BLOCK; CMU)



Concrete block, whether sealed and painted, or not, is currently allowed by ordinance and not necessarily an uncommon building material. Staff believes this material is undesirable for commercial use, yet acceptable for industrial application, and recommends it be placed in the **Prohibited** category with no provision for an exception for commercial buildings (and Category B for industrial uses).

SPLIT-FACE CMU (ARCHITECTURAL BLOCK)



Architectural “split-face” concrete masonry units (CMU) is a common exterior material on commercial buildings that is used throughout DFW. It is a concrete block that is “split” to give it a rough, quarried stone surface texture. The Planning & Zoning Commission recommended the material to be placed in the **Group A** category material as a desirable exterior material on commercial buildings. After discussion, the City Council directed Staff to place it in **Group B**.

EIFS



Exterior insulation and finish systems (EIFS) is a common exterior material used as an accent on commercial buildings, such as along cornice lines, and is usually only allowed higher on exterior elevations to control moisture issues. Staff believes that this material is acceptable for limited commercial application for accents, but is not desirable as a general exterior building material and recommends it be placed in the **Group C** (accents) category.

CEMENTITIOUS FIBER BOARD (CKA HARDY PLANK)



Cementitious fiber board is a very common façade for residential and multi-family buildings, and it is not necessarily uncommon for commercial buildings. It is not currently allowed by ordinance, though it is allowed for accents. Cementitious fiber board can be found in limited application on several commercial buildings in the area, and it is often proposed to give a Cape Cod seaside or other themed appearance for commercial use. The Planning & Zoning Commission recommended the material be placed in the **Group C** (accents) category.

METAL / TILE / WOOD



These materials are not allowed by current ordinance, but are allowed on design features like exposed beams, arches, and other elements. Staff believes that these materials should continue in limited application as **Group C** (accent) materials on outstanding architectural design features. However, the latest trend is to provide more tolerance for exterior materials like enhanced wood finishes, tile, and metal fascia. The Planning & Zoning Commission did not demonstrate much support for such allowances beyond Group C.

STONE



Stone is one of the most common and durable commercial exterior products, and its use throughout history and DFW is extensive. Stone can be in the form of limestone, granite, slate, marble, flagstone, and many other types and can be both natural and manufactured/synthetic. Staff recommends this material be placed in the **Group A** category as a desirable exterior material for commercial buildings with at least 20% applied to all primary facades.

STUCCO



Stucco is a common exterior material used both as an accent on commercial buildings and often as a primary building material. Staff believes that this material is acceptable for commercial application, but is not desirable as a predominant building material and recommends it be placed in the **Group B** category to ensure that it is mixed with stone or brick.

TILT WALL



Tilt wall concrete panels (stamped and colored) are a common exterior material usually used for larger scale buildings. Staff believes that this material is acceptable for commercial application, but is not desirable as a predominant building material and recommends it be placed in the **Group B** category.

MASONRY PERCENTAGES

Once the above masonry products are categorized according to local preferences and values, percentages of each category would be prescribed to primary and secondary facades.

Primary Facades are exterior walls of buildings which are clearly visible from a public street or along an active storefront.

Secondary Facades are exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront. The following table illustrates the proposed percentages of each masonry category.

PROPOSED TABLE B

TABLE B

Facades	Percentage Breakdown	Definition
Primary	70% Group A 30% Group B Minimum 20% Stone	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	20% Group A 80% Group B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront

ARCHITECTURAL ENHANCEMENTS

In addition to required masonry percentages, certain additional architectural enhancements are also encouraged and required throughout the ordinance. Following is a walk-thru of the various design enhancements proposed within the ordinance.

TRI-PARTITE ARCHITECTURE



Examples of Single Story Tri-Partite Architecture

The proposed ordinance requires buildings to have a distinct base, middle, and top, separated by horizontal elements.

MIX OF MATERIALS



The proposed ordinance requires buildings to use a mix of masonry materials in order to limit monolithic appearances and provide visual interest.

WINDOWS



The proposed ordinance requires buildings to provide windows or faux windows elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features. Above is a secondary façade of an Aldi.

ROOF REGULATIONS



The proposed ordinance requires non-residential buildings to provide enhanced roofing (slate, tile, or standing seam metal), if they are using a pitched roof instead of parapets.

COLOR REGULATIONS



The proposed ordinance would require buildings to use earth tone colors and regulate the use of bright, high intensity colors. Above is a retail mechanic shop using earth tone colors along with limited bright colors for signage and on the canopy to maintain branding without negatively impacting the visual environment. In contrast is another picture of a retail building.

PRIMARY FACADES



Exterior walls of buildings which are clearly visible from a public street or along an active storefront.

SECONDARY FACADES

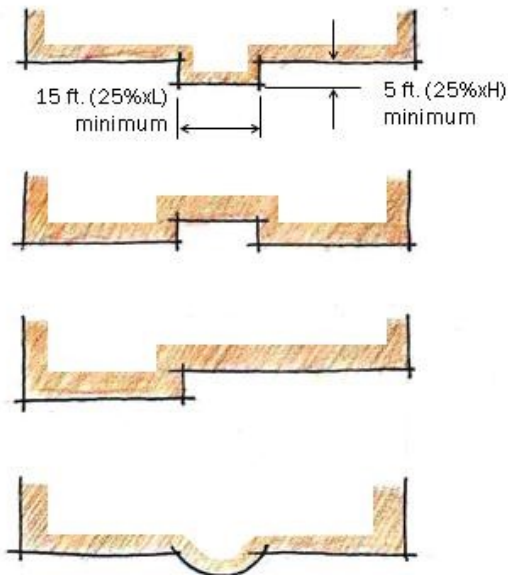


Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront.

ARTICULATION REQUIREMENTS

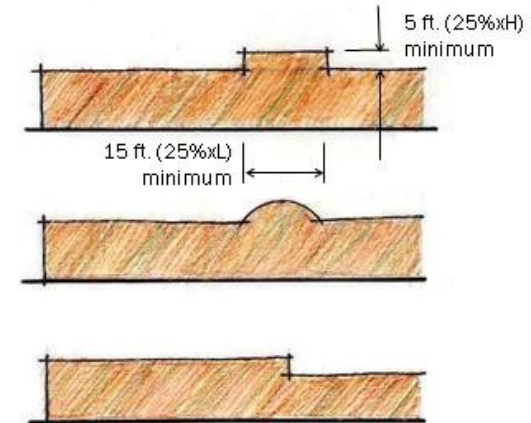
The proposed ordinance requires buildings to provide both horizontal and vertical articulation.

HORIZONTAL Articulation



Possible PLANS

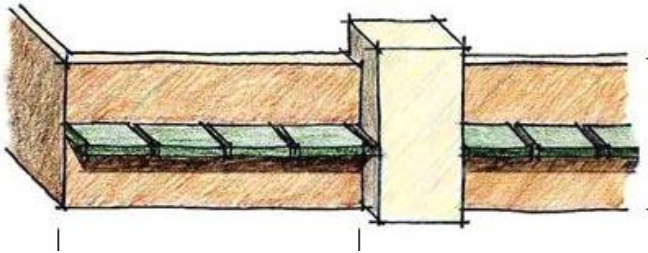
VERTICAL Articulation



Possible ELEVATIONS

ARTICULATION REQUIREMENTS

The proposed ordinance requires buildings to provide both horizontal and vertical articulation.



ARTICULATION REQUIREMENTS

The proposed ordinance requires buildings to provide both horizontal and vertical articulation.



LANDMARK BUILDINGS

The proposed ordinance requires buildings located on axis with a terminating street or major access lane or at the intersection of streets and/or major access lane to be designed with landmark features which take advantage of that location, such as an accentuated 3D entry.

LANDMARK BUILDINGS



ADDITIONAL INFORMATION

Auxiliary Design Standards

The proposed ordinance requires all structures to incorporate no less than four of the architectural elements from the list of features in the ordinance. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.

Industrial Building Standards

The proposed ordinance provides design guidelines for industrial buildings. Important to note that the City's current standard allows metal, so requiring primarily Category B masonry materials is a significant change.

WHAT ABOUT EXISTING PDs ?

Single Family tracts with existing PDs which also include architectural standards may continue to apply the standards as found in the governing PD, which is currently policy.

Non-residential tracts and uses with existing PDs shall be governed by the standards contained herein.

NON-CONFORMING BUILDINGS

When an existing building, constructed prior to the effective date of this ordinance, is proposed for an addition/expansion that will increase the square footage of the existing building by less than 50 percent, either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new facades that match the existing building and architectural theme to the extent possible. Any addition that is 50 percent or greater (of the originally approved floor area) shall be subject to and compliant with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure.

NEXT STEPS

- Initial P&Z work session with Staff - (4-24-17)
- An additional P&Z work session with Staff to provide specific feedback on design standards - (6-12-17)
- City Council presentation & review - (6-19-17)
- City Council input – (7-05-17)
- Public hearings for adoption of the new Architectural Design standards ordinance
 - P&Z (7-10-17)
 - Council (8-07-17)

Architectural Design Standards.

A. *Purpose.* The purpose of the architectural standards is to set minimum standards for the appearance and quality of buildings and corresponding site elements which are recognized as enhancing property values and are in the interest of the general welfare of the City of Sachse. These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. The development community is encouraged to seek out new and innovative ways to implement the standards contained herein that will result in a significant contribution to the visual character of the area and the city as a whole.

B. Applicability and Administration.

1. The regulations provided in this subsection shall apply to all new construction and all structures within all zoning districts, but shall only apply to single family residential uses when indicated. Where the regulations of this subsection conflict with other sections or provisions of this chapter, the regulations of this subsection shall apply.
2. When an existing building, constructed prior to the effective date of this ordinance, is proposed for an addition/expansion that will increase the square footage of the existing building by less than 50 percent, either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new facades that match the existing building and architectural theme to the extent possible. Any addition that is 50 percent or greater (of the originally approved floor area) shall be subject to and compliant with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure.
3. All repair and alterations of exterior facades, including paint and re-paint jobs, of non-residential buildings are required to obtain a permit from the City and comply with all applicable color regulations contained herein.
4. Certain structures, such as temporary construction buildings or portable classroom buildings situated on public school or non-profit property, may be exempt, in compliance with established or future policies adopted by the City Council of Sachse.
5. The provisions of this section shall be administered by the Director who shall have the authority to approve any façade plan that is deemed to satisfy the minimum requirements of this section, alternate façade plans deemed to meet the intent of the ordinance, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustration of purpose contained herein.
6. All exterior façades shall be perpetually maintained and repaired in a safe, reasonably good, and attractive manner by the owner in a manner that protects against the elements, is structurally safe, and corrects any visual ills or other problems.

7. The City Council, in compliance with all applicable regulations, may issue a Special Use Permit (SUP), establish a Planned Development (PD) district or other special zoning district, or enter into a development agreement or other economic incentive agreement, which may amend or revise the regulations herein for a certain project or area of the City.
8. Due to the unique service nature of government owned and occupied facilities, in addition to the development costs being of public burden, such facilities may meet the spirit and intent of the regulations contained herein, to the extent possible, and are not expected to strictly comply.
9. The City acknowledges that taller buildings, especially office in nature, are likely to struggle in complying with all of the regulations contained herein, especially the masonry requirements. It is expected for such projects to include glass curtain wall on its building elevations, to be reviewed and approved through an alternative process.
10. Single Family tracts with existing PDs (or comparable special zoning) which also include architectural standards may continue to apply the standards as found in the governing PD. Non-residential tracts and uses with existing PDs (or comparable special zoning) shall be governed by the standards contained herein.

C. Façade Plan Approval.

1. Prior to any construction permit being issued, a project's building elevations must be approved by the Director.
2. Sufficient information shall be submitted to evaluate the architectural standards criteria outlined herein as part of the site plan submittal for all newly proposed and existing structures seeking a permit.
3. Color elevations shall include:
 - a. All facades (whether four or more) of each building.
 - b. Proposed exterior materials with a percentage breakdown of each material used, exclusive of windows and doors.
 - c. A calculation chart or graphic demonstrating compliance with the Articulation standards.
 - d. A listing of the selected Auxiliary Design standards, described herein, to illustrate compliance. If a Landmark Feature is required of the building, please note the feature proposed for credit.
 - e. A notation reading, "Roof mounted mechanical equipment shall be sufficiently screened from view by parapet walls, and ground mounted equipment shall be enclosed by masonry wing walls that match the material of the primary building."
 - f. A notation reading, "All light sources, including wall packs, shall be full cut-offs

(i.e. recessed/shielded).”

- g. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, and/or other street furniture) or screening devices (masonry walls, dumpster screening enclosures, wing walls around mechanical equipment, etc.), graphics should also be submitted showing the material, color, height, and any other pertinent details necessary for review.

D. Definitions.

Residential buildings shall mean those buildings utilized for a single family, duplex, and townhome dwelling.

Non-residential building shall mean those buildings utilized for use other than single family, duplex, and townhome dwelling, to specifically include commercial, retail, medical, office, and multi-family structures and associated accessory structures.

Masonry materials shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (3-step hard coat), decorative concrete masonry unit, tilt wall concrete panels, sealed and painted concrete block, and exterior insulation finish systems (EIFS), and rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar.

Brick includes Severe Weather rated kiln fired clay or slate material, can include concrete brick if it is to the same ASTM C216 or C652 standard and severe weather rated as typical fired clay brick; minimum thickness of one inch when applied as a veneer, and shall not include underfired clay, sand, or shale.

Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one inch when applied as a veneer.

Architectural Concrete Masonry Units includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed, burnished, or similar decorative finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of one inch when applied as a veneer; shall include light weight and featherweight decorative masonry units.

Director shall mean the Director of Development Services, or his/her designee.

Big Box shall mean a building, usually with a single tenant, which comprises more than 50,000 square feet.

E. *Exterior materials.*

1. Category A materials are the primary products which the City prefers commercial buildings to be predominantly constructed. Unless otherwise provided for in this chapter, acceptable Category A masonry finishing materials are brick and stone.
2. Category B materials are the secondary products which the City recognizes as masonry materials acceptable for commercial use, but also as products that should not be the predominant material for a building. Unless otherwise provided for in this chapter, acceptable Category B masonry finishing materials are stucco, architectural concrete block with integrated color (split-face CMU), and concrete tilt wall (colored/stamped).
3. Category C materials are accent products acceptable in limited application for architectural features and finishes, such as window heads, dormers, cornice flashings, and exposed beams, subject to discretionary determination by the Director. Unless otherwise provided for in this chapter, acceptable Category C materials are metal, tile, wood, cementitious fiberboard with integrated color (in the form of lap siding or board), and exterior insulation and finish systems (EIFS - above 14 feet from grade only).
4. Prohibited exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.

TABLE A	
Categories	Materials
Primary (Group A)	Brick Stone
Secondary (Group B)	Stucco Split-Face CMU Tilt-Wall (colored and stamped or scored)
Accent/Finishing (Group C)	Metal Tile Wood Cementitious Fiber Board EIFS (only when above grade by 14')
Prohibited	Concrete Block (Category B for Industrial) Aggregate (Category B for Industrial) Vinyl/Plastic

F. *Non-residential and multifamily design elements.* The following apply to nonresidential and multifamily development, including institutional buildings:

1. *Goals and intent.*

- a. Buildings should be constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses.
- b. Buildings should directly contribute to the attractiveness, safety, and function of the street and public areas.
- c. Buildings should be constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.
- d. It is not the intent of this section to discourage innovation. The use of exceptional design features, such as tower elements, exposed beams, or other unique and outstanding architectural ornamentation worthy of merit that make a positive contribution to the surrounding visual environment is encouraged.

2. *General design standards.*

- a. All buildings within a common development or shopping corner/corridor, as shown on a development plan, concept plan, or preliminary site plan, or viewed from an aerial map, should have similar architectural styles, materials, colors, and detailing that compliment and talk to each other without necessarily being monotonous and precise reflections of one another.
- b. All structures shall be architecturally finished on all four sides with similar styles, materials, colors, and detailing.
- c. Facades shall generally be built parallel to the street frontage, except at street intersections, where a facade containing a primary building entrance should be curved or angled toward an intersection.
- d. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top, separated by horizontal elements.
- e. All buildings shall be constructed of 100 percent masonry finishing material, as outlined in Table A. At least two (2) masonry materials shall be used on all exterior facades. Except for stone, no single material shall exceed 80% of an elevation area.
- f. Roofs shall be peaked with either hip, gable, or mansard design with a minimum 1:4 pitch, or a parapet wall or false mansard design (minimum 1:2 pitch) is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront. At all times roof-mounted mechanical equipment shall be screened from view.

- g. For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate, or tile (clay or cement, barrel or Roman-shaped).
 - h. Windows and glazing shall be limited to a minimum of 10 percent and maximum of 70 percent of each building elevation. Faux windows or elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features, are allowed, subject to discretionary review and approval by the Director. All windows should be recessed a minimum 4" from exterior wall finish and have a maximum exterior visible reflectivity of 10%.
 - i. Murals cannot display or connote a commercial message without abiding by the Sign regulations, as found within the Code of Ordinances.
 - j. Columns should be encased in Category A masonry material.
 - k. All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, benches, bollards, patio furniture, and tree grates, shall be metal, rust and flake/chip resistant, and generally be black "storm cloud" in color. Minor deviations in color and design that maintain the spirit and intent of the ordinance are allowed with Staff approval. Bollards can be concrete or cast metal and shall be of decorative design with no bold colors or sleeves.
3. *Primary facade design standards.* The following shall apply to all exterior walls of buildings which are clearly visible from a public street or along an active storefront:
- a. Walls, excluding windows, doors and other openings, shall be constructed of a minimum 70 percent Group A materials and a maximum of 30 percent Group B materials. A minimum of 20% of primary facades shall be stone.
 - b. A Big Box may use architectural block (split-face CMU) for up to 10 percent of each primary facade, in addition to the 30 percent of Group B materials, not to exceed 40% total.
 - c. All exterior walls of buildings less than 15,000 square feet are considered primary facades, regardless of orientation.
 - d. Primary facades shall incorporate patterns that include changes in either color, material, pattern, module size, texture, articulation, ornamentation, or a combination thereof that repeat horizontally and vertically.
4. *Secondary facade design standards.* The following shall apply to all exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront, or are constructed on a property line as one of a series of in-line buildings where the wall will become part of a common wall:

- a. Walls, excluding windows, doors, and other openings, shall be constructed of a minimum 20 percent Group A materials and a maximum of 80 percent Group B materials. However, the color of the walls shall match the primary facades.
- b. Secondary facades which are adjacent to the primary facade should continue the primary facade treatment by wrapping the corner. This may be achieved with elements such as cornices, bases, and vertical elements. In all cases, however, wall surface materials shall wrap the corner.
- c. Visual relief shall be provided, both horizontally and vertically, to break up monolithic expanses of secondary facades through the use of repeating patterns.

TABLE B		
Facades	Percentage Breakdown	Definition
Primary	70% Group A 30% Group B	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	20% Group A 80% Group B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront

5. *Building articulation design standards.* Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
 - a. *Horizontal articulation.* No building wall shall extend for a distance equal to three times the wall's height without providing an offset equal to 15 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.
 - b. *Vertical articulation.* No wall length shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 15 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.
6. *Landmark Buildings.*
 - a. Buildings which are located on axis with a terminating street or major access lane or at the intersection of streets and/or major access lane shall be considered a landmark building.

- b. Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated 3D entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.
- c. Landmark features shall be in proportion to the building and are subject to review and approval by the Director.

7. *Building Color.*

- a. The dominant color of all buildings, including residential and industrial buildings, shall be muted shades of color that are subtle, neutral, or earth tone. Black and stark white should not be used except as an accent color or as found within brick and stone. The color of the secondary facades shall match or compliment the primary façade.
 - b. There are no restrictions on accent colors which comprise less than one percent of the building face, except that no high intensity colors, neon colors, or fluorescent colors shall be used on exterior surfaces of the building.
 - c. Bright, reflective, pure tone primary or secondary colors are permissible only in limited application as accent colors on canopies and awnings, or other such features. Proportions should be consistent with trim or accentuation only. Such building trim and accent areas shall not exceed 5 percent of any single exterior wall area. Specifically excluded are door and window frames, moldings, cornices, and other such features. This provision shall not be construed as a license to employ corporate imaging on the primary building facade.
 - d. The use of high intensity or fluorescent colors shall be prohibited. The use of tube lighting, string lights, or other similar materials shall not be installed on non-residential buildings, except as allowed by the Photometric/Lighting regulations, as found within the Code of Ordinances.
 - e. No more than one color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color or complimentary in nature. Awnings and canopies may incorporate brighter color and branding; however, the primary roof shall not be a bold color.
8. *Auxiliary design standards.* All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.
- a. Canopies, awnings, porticos with colonnade or arcades;

- b. Raised pilaster cornices (end columns at corner), or quoined corners;
- c. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.);
- d. Windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills; or dormer windows;
- e. Outdoor patios and/or courtyards integrated into a site's layout that creates a sense of place (landscaped and furnished for informal and experiential gathering);
- f. Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontal and rhythm patterned brickwork;
- g. Other architectural features approved by the Director.

G. *Industrial building design standards.* The following apply to structures constructed in an industrial zoning district and proposing an industrial and/or manufacturing use, per the use chart of the zoning ordinance:

- 1. The main entry or office area of the building shall be articulated both horizontally and vertically by at least two feet or 10 percent of the adjacent wall length. Building corners shall also be articulated, as approved by the Director.
- 2. Primary exterior facades which are clearly visible from a public street shall be constructed with a minimum ten percent Group A materials and up to 90 percent Group B materials. The Group A materials noted above shall be applied to corners, entries, and other areas in order to mitigate monotony and increase aesthetics. A minimum of two different materials shall be used on primary facades.
- 3. Secondary exterior facades not facing a public street may be constructed with up to 100 percent Group B materials.
- 4. For industrial buildings, cinder block and aggregate may be considered as Category B masonry materials for secondary facades. The Director has authority to declare certain structures with inherent industrial like use, such as cabinet structures associated with communication towers, to be industrial for the purposes of this ordinance.
- 5. A uniform color scheme is required. Colors shall be neutrals, creams, pastels, or deep, rich, non-reflective, natural, or earth-tone colors. Bold reds, greens, oranges, and other "hot and cold" colors should be avoided.
- 6. Structures shall incorporate two of the auxiliary design standards.

H. *Residential Design Standards.* The following architectural design standards shall apply to all single-family residential and duplex development:

1. The exterior finishes of a main building or structure in all districts shall be constructed of 100 percent masonry finishing material that is comprised of brick, stone, stucco, or a combination thereof.
2. Cementitious fiberboard or EIFS may be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director.
3. The primary residential structure shall incorporate a minimum three (3) of the following “gifts to the street” into each front elevation:
 - a. Incorporation of at least two (2) allowed masonry materials (brick, stone, stucco).
 - b. Gables, dormers, or other comparable vertical articulation
 - c. Covered front porch not less than one hundred (100) square feet in area
 - d. Recessed entry not less than four (4) feet in depth
 - e. Architectural garage door
 - f. Architectural pillars, posts, or arches
 - g. Bay window facing street, or other comparable horizontal articulation
 - h. Brick chimney on exterior front or side yard
 - i. Minimum roof pitch 8:12 or variable roof pitch
 - j. Separate transom windows
 - k. Cast stone accents
 - l. Cupulas or turrets
 - m. Garage door not facing street
 - n. Roof accent upgrades (tile, slate, standing seam metal)
 - o. Decorative driveway paving (enhancements)
 - p. Decorative masonry pattern-work integrated into a front facade

I. *Other Site Area Standards.*

1. *Gas pumps and fueling stations.*
 - a. Roofs of the associated pump canopy of convenience store buildings shall not be flat or straight-lined, and should be noticeably pitched or otherwise distinguished, subject to review and approval by the Director.
 - b. Canopy columns shall be fully encased with Category A masonry materials that match the main building.
 - c. The canopy band face shall be flat with no projections or stripes, be non-plastic and generally a metal or masonry based material, be primarily one earth-tone color that matches or accents the primary building, may not be backlit or otherwise illuminated or used as signage, and should generally be no greater than 4 feet in height, except as follows:

- i. The canopy band face may utilize one small button logo on each face that can be internally illuminated, as long as each button logo does not exceed 15 square feet for bands 3' in size and 20 square feet for bands 4' in size, is generally as tall as it is wide, and does not protrude more than 18 inches from the canopy in any direction.
 - ii. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward/upward so that only the "wash" is visible.
 - iii. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of 6"), and the size of the ring does not exceed more than 25% for single rings and 50% for multiple rings of the thickness of the canopy band face.
 - iv. The canopy band face shall provide 12" decorative metal address numbers of a contrasting color on street facing sides.
- d. Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, dumpster, screening wall, through the canopy roof, or other structure to mitigate their visual impact and should be an earth-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but shall not be located in the exterior landscape buffer adjacent to the public right-of-way.

2. *Mechanical equipment.*

- a. Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or other earth-tone color.
- b. Outside equipment, coolers, and/or other mechanical items shall be screened in accordance with the screening standards of the zoning ordinance, or be enclosed by a wing wall with a Category A masonry finishing material matching the primary building. Roof mounted equipment shall be screened by the parapet, not metal screens, nor visible from public view. Transformers should be placed to mitigate their visual impact.
- c. All new utilities, including any proposed aerial lines, shall be underground.
- d. Shopping cart return bins for uses such as grocery stores shall be constructed of Category A masonry walls and permanently affixed to the ground.

3. *Accessibility & Layout.*

- a. Pedestrian connections, both internal and connecting to external sidewalks or property boundaries, shall be provided, subject to discretionary review and approval by the Director.
- b. Cross access to adjacent lots shall be provided at all times for both vehicular and pedestrian travelers.
- c. Bay doors shall not be oriented toward the right-of-way.
- d. Drive-thru facilities shall provide sufficient stacking spaces, as determined by the Director.
- e. The final layout of any proposed development, including building placement, parking lots, fire lanes, gates, dumpster locations, and other site elements, shall be determined by the Director.

Currently Proposed in Ordinance

Masonry Products

Group A masonry materials will be the primary products of which the City prefers commercial buildings to be predominantly constructed. **Group B** masonry materials will be the secondary products of which the City recognizes as masonry materials acceptable for commercial use, but also as products that should not be the predominant material for a commercial building. **Group C (accent)** materials will be products appropriate for accents on buildings in limited application. **Prohibited** materials will be building materials that are undesirable for commercial application.

TABLE A	
Categories	Materials
Primary (Group A)	Brick Stone
Secondary (Group B)	Stucco Split-Face CMU Tilt-Wall (colored and stamped or scored)
Accent/Finishing (Group C)	Metal Tile Wood Cementitious Fiber Board EIFS (only when above grade by 14')
Prohibited	Concrete Block Aggregate Vinyl/Plastic

Masonry Percentages

Once the above masonry products are categorized according to local preferences and values, percentages of each category would be prescribed to primary and secondary facades. **Primary Facades** are exterior walls of buildings which are clearly visible from a public street or along an active storefront. **Secondary Facades** are exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront. The below table illustrates the proposed percentages of each masonry category.

TABLE B		
Facades	Percentage Breakdown	Definition
Primary	70% Group A 30% Group B Minimum 20% Stone	Exterior walls of buildings which are clearly visible from a public street or along an active storefront
Secondary	20% Group A 80% Group B	Exterior walls of buildings 15,000 square feet or larger which are NOT clearly visible from a public street or along an active storefront