

CHAPTER 1177

ARCHITECTURAL DESIGN STANDARDS FOR COMMERCIAL OR MULTI-FAMILY DEVELOPMENT

1177.01	Purpose.
1177.02	Applicability.
1177.03	General Design Principles.
1177.04	Exterior Wall Material Standards.
1177.05	Roof Design and Material Standards.
1177.06	Additional Standards.
1177.07	Aggregation of Projects.
1177.08	Exceptions and Alternative Materials.
1177.09	Administration and Review.

1177.01 Purpose. The purpose of these Architectural Design Standards is to promote a cohesive, high-quality built environment that reflects the Municipality's commitment to strong community character, durability, and design excellence.

1177.02 Applicability. These standards shall apply to the following:

- 1) All newly constructed non-single-family or two-family residential buildings which including commercial, industrial, institutional and multi-family structures.
- 2) Any existing non-single-family, two-family residential buildings including commercial, industrial, institutional and multi-family structures that meets one of the following conditions:
 - a. When forty percent (40%) or more of the building's exterior façade or structure is replaced, reconstructed, or rebuilt, then the entire structure is required to meet these standards.
 - b. When forty percent (40%) or more of the total gross floor area of an existing building is renovated, remodeled, or otherwise altered in a manner that affects the exterior appearance of the building, then the entire structure is required to meet these standards.
 - c. Any addition that increases the total gross floor area of the building by forty percent (40%) or more, shall be required the entire structure to meet these standards.
 - d. Any addition that increases the total gross floor area of the building by less than forty percent (40%) shall be required to meet these standards only for the new addition.

1177.03 General Design Principles. All developments subject to these standards shall:

- 1) Incorporate a consistent architectural theme with varied but complementary materials, textures, and forms.
- 2) Emphasize durable, high-quality building materials.
- 3) Present facades with changes in plane, fenestration, and material to reduce visual mass.

- 4) Promote pedestrian-friendly scale and detailing.
- 5) Clearly identify main entrances and integrate them into the architectural composition.

1177.04 Exterior Wall Material Standards. All exterior facades shall be composed of the following:

- 1) Primary Materials. At least seventy percent (70%) of any building façade (excluding windows, doors, and trim) must consist of the following primary materials:
 - a. Brick. Full-depth brick masonry, including traditional, tumbled, or textured finishes.
 - b. Stone. Natural stone or high-quality manufactured stone veneer with authentic texture and color variation.
 - c. Fiber Cement Panels. High-quality fiber cement panels with a smooth, textured, or wood-like appearance. (e.g., Hardie board or equivalent)
 - d. Architectural Precast Concrete. Precast panels with integral color, decorative form liners, or high-quality finishes.
- 2) Secondary Materials. A maximum of thirty percent (30%) of any façade may include secondary materials, used for architectural accents or secondary wall planes:
 - a. Metal panels. High-quality architectural metal panels with concealed fasteners, used as an accent or secondary material.
 - b. Stucco (EIFS Limitations). Traditional stucco or high-quality EIFS with a durable finish, limited to accent areas and upper stories only. Stucco or EIFS may not be used below eight feet (8') from ground level and must be framed by durable materials.
 - c. Wood (Treated or Composite). Natural wood with weather-resistant treatment or high-quality composite wood products.
 - d. Glass. Vision or spandrel glass with non-reflective or low-E coatings, used for transparency and modern architectural expression.
 - e. Architectural split face blocks. Architectural concrete masonry units with a treated, textured split face finished surface.
 - f. Vinyl. Minimum 50 mil (0.050 in) thickness. Permitted styles: horizontal, clapboard, Dutch lap, shakes, scalloped, shingles, board and batten/vertical. Vinyl not permitted for large scale manufacture or industrial use structures.
- 3) Prohibited Materials:
 - a. Standard concrete block (CMU) not treated or textured.
 - b. T-111 or similar plywood panel siding.
 - c. Reflective or mirrored glass.
 - d. Plastic panels.
 - e. Exposed fastener metal panels.
- 4) Material Composition Requirements. All newly constructed projects subject to these standards shall utilize a minimum of seventy percent (70%) primary building materials on all exterior facades, with no more than thirty percent (30%) of the exterior composed of secondary building materials.
 - a. Percentages shall be calculated based on the total area of all exterior façades, excluding windows and doors.

- 5) Maintenance and Longevity.
 - a. All exterior materials must be maintained in good condition, free from damage, staining, or deterioration.
 - b. Replacement materials must match the approved materials in quality and appearance.
 - c. The use of high-quality sealants and finishes is required to enhance durability and weather resistance.

1177.05 Roof Design and Material Standards.

- 1) Compatibility of Roof Styles. Roofs shall be designed to complement the overall architectural style of the building and surrounding area.
- 2) Variation of Rooflines. Rooflines shall incorporate articulation through the use of gables, hips, parapets, or other architectural elements to avoid long, monotonous roof planes.
- 3) Roof Pitch. Sloped roofs shall have a minimum pitch of 4:12 unless otherwise approved to match a specific architectural style. Flat roofs shall incorporate parapets, cornices, or architectural screening to provide visual interest and conceal mechanical equipment.
- 4) Transitions. Rooflines shall provide logical transitions to adjoining buildings where feasible to create a harmonious streetscape.
- 5) Materials. Permitted roof materials include the following:
 - a. Standing seam metal.
 - b. Metal shingles.
 - c. Architectural asphalt shingles.
 - d. Slate.
 - e. Green (living) roof systems.
 - f. Or other high-quality, durable materials as approved by the Planning and Zoning Commission.
- 6) Prohibited Materials.
 - a. Untreated corrugated metal.
 - b. Exposed roll roofing.
 - c. Reflective/high-glare materials.
- 7) Colors. Roof colors shall be non-reflective and complementary to the building's façade materials and color scheme.
- 8) Maintenance and Appearance.
 - a. Roofs shall be maintained in good repair, free of missing materials, rust, or visible deterioration.
 - b. Replacement roofing shall comply with the same materials and color standards as original construction unless otherwise approved.

1177.06 Additional Standards.

- 1) Entrances shall be oriented toward the primary public street and feature enhanced architectural detailing (e.g., awnings, pilasters, canopies).
- 2) All façades facing a public street, right-of-way, or parking lot shall have windows incorporated within the design.

- 3) Structures having two or more street frontages shall incorporate the same level of design and detail on all street facing façades as the primary façade.
- 4) Blank exterior walls over twenty (20) feet in length shall be prohibited and broken by architectural features such as windows, projections, material changes, or recesses.
- 5) Rooftop mechanical equipment must be fully screened with materials consistent with the primary structure.
- 6) Lighting shall highlight architectural elements and provide pedestrian-scale illumination.
- 7) Any signage shall complement the buildings architectural design and style.

1177.07 Aggregation of Projects. Multiple additions, renovations, or façade improvements occurring within a three (3) year period shall be aggregated to determine compliance with the thresholds established in Section 1177.02.

1177.08 Exceptions and Alternative Materials.

- 1) Interior remodeling with no alterations to the exterior façade or structure.
- 2) Municipal public park and recreation accessory structures.
- 3) Single-story multi-family structures may propose a maximum 70% use of vinyl siding as the primary material on each façade if the following is provided:
 - a. 50 mil (0.050 in.) Minimum thickness of vinyl is provided, and;
 - b. A second permitted primary material is used for the remaining minimum 30% on each façade.
- 4) Developers seeking approval for materials not listed in this section must submit a material sample and architectural justification to the Planning and Zoning Commission for review. The Planning and Zoning Commission may approve alternative materials if they demonstrate equal or superior durability and design quality.

1177.09 Administration and Review.

- 1) Architectural design plans shall be submitted as part of the Major Site Plan Review process.
- 2) Compliance shall be reviewed and verified by Planning staff and the Planning and Zoning Commission.
- 3) Waivers to these standards may be granted by Planning and Zoning Commission only upon findings that alternative materials or designs meet or exceed the intent of this section.