5.22. *Non-Residential and Multifamily Design Standards.*

5.22-1 Applicability of Non-Residential Design Standards. All non-residential and multifamily buildings, with the exception of those described in Section 5.22-2, below, that are adjacent to or front a public roadway, public park or Residential District must comply with the standards of this Section.

5.22-2. *Structures Exempt from Design Standards*.

(a) Industrial uses. Industrial Use buildings shall be exempt from the Design Standards when located in a zoning district that allows industrial use and where adjacent to other properties zoned and/or used for industrial purposes;

(b) Expansions of existing buildings containing 10,000 sq. ft. or less gross floor area, if the expansion is no more than 40 percent of the existing building area;

(c) Expansions of existing buildings containing more than 10,000 sq. ft gross floor area, if the expansion is no more than 20 percent of the existing building area;

(d) Metal buildings used for industrial uses are not exempt from additional landscape standards as required in Section 5.22-3(e).

(e) *Additional Landscaping for Metal Buildings for Industrial Uses.* All metal industrial buildings shall incorporate the following elements in addition to Section 5.3 of the Zoning Ordinance:

(1) A minimum of one tree and four shrubs for every 40 feet (or portion thereof) of building façade that is adjacent to or fronting a public roadway, public park or Residential District shall be installed using trees from the approved plant list (Zoning Ordinance: Chapter 144). The above requirements shall be planted within 40 feet of the building façade.

(2) Trees shall be planted no closer than 20 feet apart.

(3) In no event may trees other than ornamental trees listed in Appendix A of the Zoning Ordinance be planted under overhead power lines.

(4) All new trees shall be provided with a permeable surface of 60 square feet per tree under the drip line.

(5) All planting areas shall be a minimum of five feet in width.

5.22-3 Building Mass, Articulation and Building Elements.

(a) *Purpose.* In order to provide building articulation and interest in design and human scale to the façade of a building, a variety of building techniques are required. The purpose of this section is to ensure that the front of non-residential and multifamily structures have a variety of offsets, relief, and insets to provide a more interesting façade appearance.

(b) *Applicability.* The following articulation standards shall apply to building facades facing a public street.

(c) *Building Articulation.*

(1) *Horizontal (or Depth) Articulation*.

(i) Maximum Distance between Offsets: No building façade shall extend for a distance greater than three times its average height without a perpendicular offset.

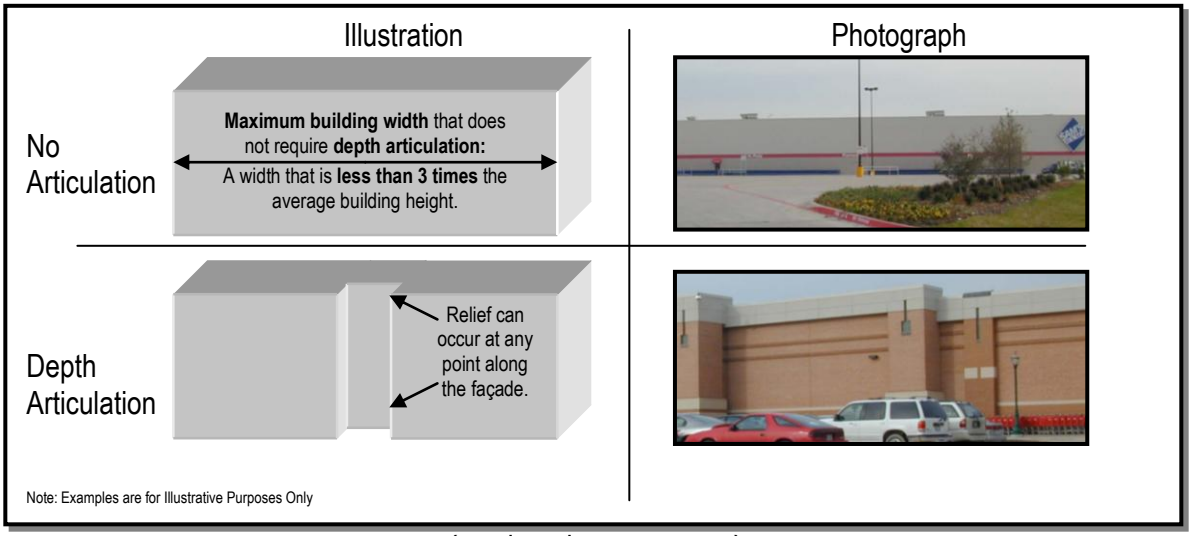
(ii) Minimum Depth of Offsets: Offset depth shall be a minimum 15 percent of the average building height.

(iii) Minimum Length of Offsets: Offset shall extend laterally for a distance equal to at least 10 percent of the entire façade.

(iv) Offset Depth Variation: Offsets can be of varying depth as long as the minimal standard is satisfied.

(v) Façade Calculation: For calculation purposes, the façade shall be considered the total distance of the building line.

Image 1 - Horizontal (or Depth) Articulation Examples



(continued on next page)

Image 2: Conceptual Example of Horizontal (or Depth) Articulation
(Articulation requirements are calculated by building size)

Building Specifications:

Length = 250'
Height = 25'

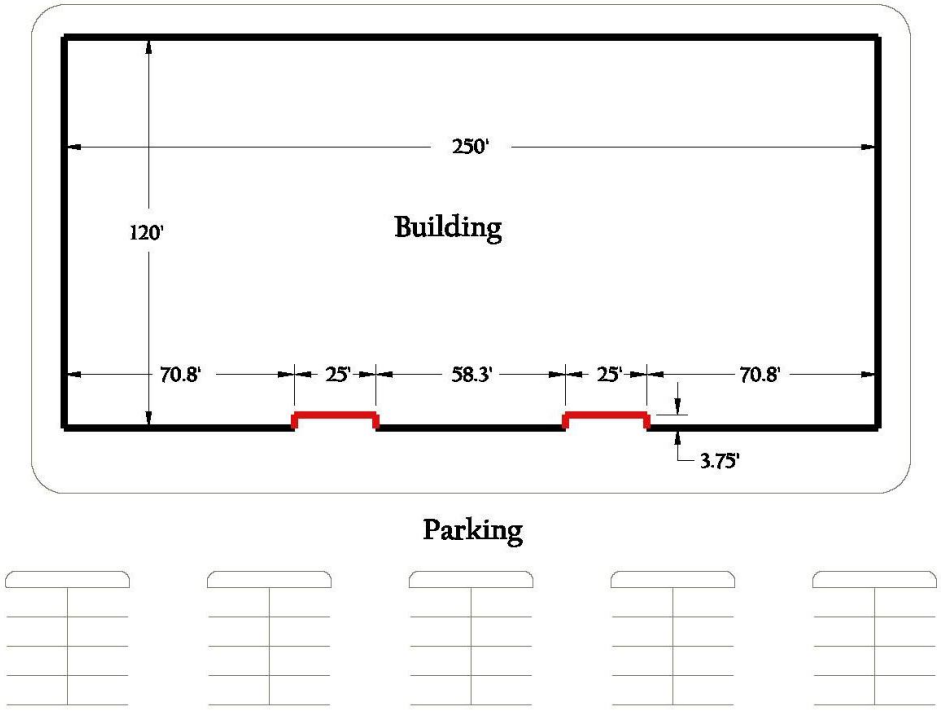
Articulation Requirement*:

* Based on building size

(A) Minimum offset spacing: 75'

(B) Minimum depth of offsets: 3.75'

(C) Minimum offset length: 25'



(2) *Vertical (or Height) Articulation*.

(i) Maximum Distance between Elevation Changes: No wall shall extend horizontally for a distance greater than three times its average height without a change in elevation.

(ii) Minimum Height of Elevation Changes: An elevation change height shall be a minimum 15 percent of the average building height.

(iii) Minimum Length of Elevation Changes: An elevation change shall continue to extend laterally for a distance equal to at least 10 percent of the entire façade.

(iv) Elevation Change Variation: Elevation changes can be of varying heights as long as the minimal standard is satisfied.

(v) Façade Calculation: For calculation purposes, the façade shall be considered the total distance of the building façade.

Image 3 - Vertical (or Height) Articulation Examples

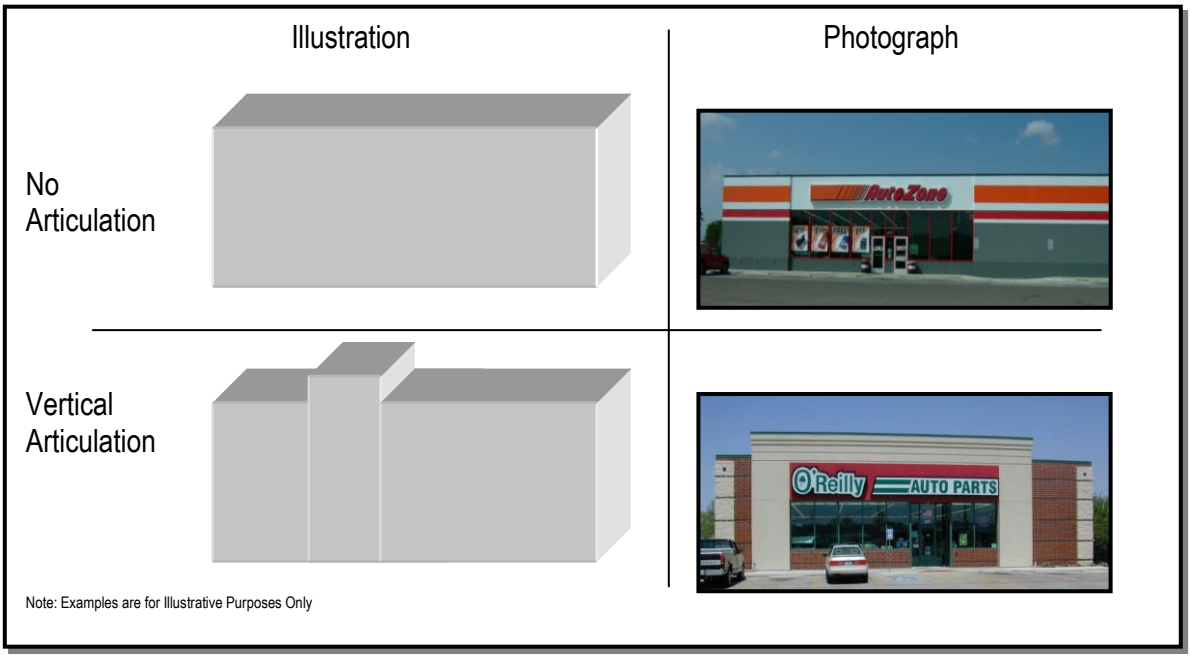


Image 4: Conceptual Example of Vertical (or Height) Articulation
(Articulation requirements are calculated by building size)

Building Specifications:

Length = 250'
Height = 25'

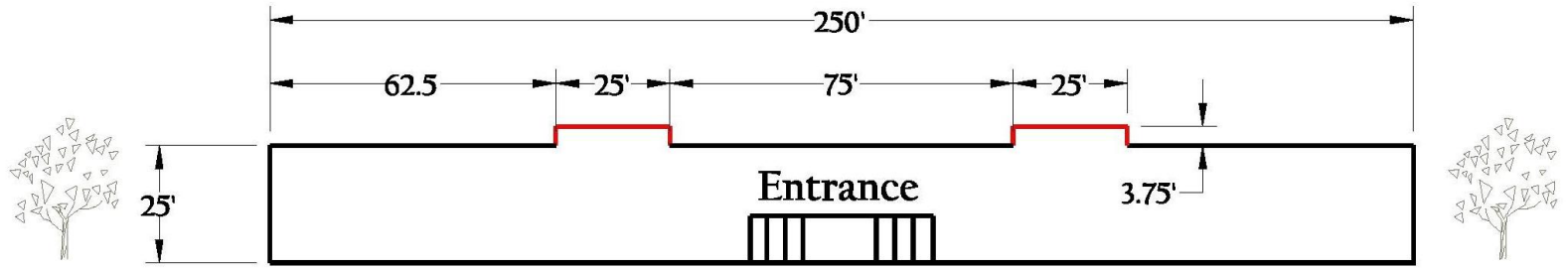
Articulation Requirement*:

* Based on building size

(A) Minimum distance between elevation changes: 75'

(B) Minimum height of elevation change: 3.75'

(C) Minimum length of elevation change: 25'



(d) *Building Elements.*
All buildings shall incorporate at least four of the following building elements:

(1) lighting features,

(2) awnings,

(3) canopies,

(4) alcoves,

(5) windows,

(6) recessed entries,

(7) ornamental cornices,

(8) pillar posts,

(9) other building elements that contribute to the human scale of a building.

(e) *Additional Landscaping for Metal Buildings for Industrial Uses.* All metal industrial buildings shall incorporate the following elements in addition to Section 5.3 of the Zoning Ordinance:

(1) A minimum of one tree and four shrubs for every 40 feet (or portion thereof) of building façade shall be installed using trees from the approved plant list (Zoning Ordinance: Chapter 144). The above requirements shall be planted within 40 feet of the building façade.

(2) Trees shall be planted no closer than 20 feet apart.

(3) In no event may trees other than ornamental trees listed in Appendix A of the Zoning Ordinance be planted under overhead power lines.

(4) All new trees shall be provided with a permeable surface of 60 square feet per tree under the drip line.

(5) All planting areas shall be a minimum of five feet in width.

5.22-4 Exterior Building Materials.
Exterior Finish Requirement. At least 80 percent of the vertical walls of all buildings (excluding doors and windows) to which these standards apply, shall be finished in one or more primary materials. In every instance, the lower four feet of the vertical walls of all buildings must be finished in one or more of the primary materials.

(a) Primary Materials:

(1) Brick, stone, cast stone, rock, marble, granite;

(2) Glass block, tile;

(3) Stucco or plaster;

(4) Glass with less than 20 percent reflectance (however, only a maximum of 50 percent of a building may be constructed in glass);

(5) Split-face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least ten percent of each façade.

(6) Fiber cement, such as James Hardie brand products or equivalent.

(b) Masonry. In every instance, the lower four feet of the vertical walls of all buildings must be finished in one or more of the primary materials noted in subsection (a)(1) or (a)(5) above.

(c) Secondary Materials. The remaining 20 percent of the exterior finish is discretionary and may include, but is not limited to, Exterior Insulation and Finish System (EIFS), wood, metal (including stamped, embossed, or coated panels) or other non-reflective materials.

(d) Additions to existing structures with vertical walls made of wood, including shingles and siding, may utilize wood in an amount consistent with the percentage of wood on the original structure.

5.22-5. *Consistent Façade Standard*.

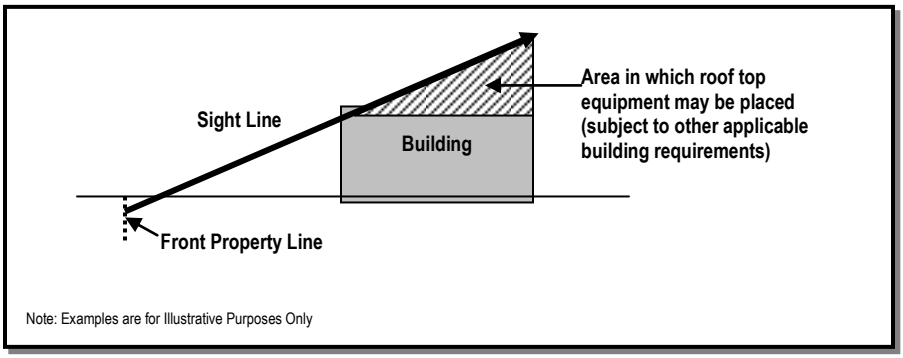
(a) All façades or sides of a building shall be designed with architectural style and building materials consistent with the front facade.

(b) Side or rear facing facades, not on a public roadway, are not required to meet the articulation standards in Section 5.22-3.

5.22-6 Roof Treatments.

(a) Parapets shall be used to conceal roof top equipment on flat roofs. If a sight line drawing is provided with the site plan showing that all roof top equipment will not be visible from the public right of way or adjacent property., then a parapet wall shall not be required.

Image 5 - Sight Line Example



(b) Where overhanging eaves are used, overhangs may be no less than two feet beyond the supporting walls.

(c) Any roof using shingles shall use dimensional shingles (shingles that have a shadow at the top exposure to give added depth and definition).

(d) Red Tile Roofs: Red tile roofs are not considered shingles for the purpose of the section.

5.22-7 Roof Types.
The following types of roofs are prohibited:

(a) Mansard roofs and canopies without a minimum vertical distance of eight feet and at an angle not less than 25 degrees, and not greater than 70 degrees;

(b) Back-lit awnings used as a mansard or canopy roof.

5.22-8 Entryways/Customer Entrance Treatments and Pedestrian Routes.

(a) Any front entry shall be set back from the drive a minimum distance of 15 feet.

(b) Single-use or multi-tenant buildings over 60,000 square feet in size must provide clearly defined, highly visible customer entrances that include an outdoor patio area, at least 200 square feet in area, that incorporates the following:

(1) Benches or other seating components;

(2) Decorative landscape planters or wing walls that incorporate landscaped areas;

(3) Structural or vegetative shading; and

(4) Pedestrian routes between parking areas and buildings.

5.22-9 Applications Procedures.

The above standards shall be required to be shown on a site plan that is part of a building permit application. Façade elevation drawings shall also be required.

5.22-10 Appeal Procedures.

(a) Enforcement of this ordinance may be appealed to the City Council.

(b) Appeal Procedures:

(1) All appeal actions for a site plan application denied by the Planning Director or his/her designee shall be submitted to and reviewed by the City Council, if requested by the applicant.

(2) An appeal must be made in writing on an application form available in the Planning Department, shall be accompanied by an application fee of $300 and shall include a site plan, building elevation plan and landscape plan.

(3) The appeal shall be scheduled for consideration of the site plan on the regular agenda of the Council within 30 days after the appeal application is received, or, in the case of an incomplete application, 30 days after the submission is deemed complete.

(4) The Council shall review the site plan and shall recommend approval, approval subject to certain conditions, or disapproval of the concept plan or building site plan.

(5) The City Council shall determine final approval or disapproval of all site plan appeals.