

Architectural Design Standards

I. Building Orientation. The orientation of any proposed building shall be carefully scrutinized so as to mitigate the visual and audible impact of service areas, loading docks, loading areas or similar operations on the adjoining properties and general public.

(1) Buildings shall not be designed or oriented to expose loading docks, service areas or nonresidential overhead doors to the public right-of-ways.

(2) Buildings proposed in commercial districts that are adjacent to residential developments shall not be designed or oriented to expose loading docks, service areas or similar operations toward the adjacent residential developments.

(3) If it is not feasible to design or orient the loading docks, service areas or similar operations away from the residential developments, additional landscape buffering, screening walls, fences and setbacks may be approved by the Council.

J. Architectural Elements. In order to reduce the negative aesthetic impacts of large buildings, additional architectural elements shall be incorporated into the overall building design.

(1) Non single-family buildings proposed in residential districts shall incorporate residential design elements such as pitched roofs, dormers, cupolas or other similar roof elements into the building design in order to minimize the aesthetic impact of the differing uses.

(2) Buildings proposed in commercial districts that are adjacent to residential developments are recommended to include an articulated roofline, giving emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces. Flat roof buildings shall only be approved by the Council.

(3) Commercial buildings shall incorporate architectural design elements, materials and colors into the side and rear building elevations similar to those used in the front building elevation.

(4) Commercial buildings shall incorporate façade modulation in all building elevations in order to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture.

(5) Roof mounted mechanical units, satellite dishes, or other similar equipment shall be screened from public view by the extension of a parapet wall or other roof mounted equipment, point-in-place screening shall be required. Such screening shall have similar design features as the building including material, shape, and color considerations. Wooden fences shall not be considered appropriate.

(6) Buildings proposed or redeveloped in the “Old Town” area, as designated in the comprehensive plan, shall maintain the historic nature, and incorporate architectural elements and designs which complement and preserve the character of the area.

K. Exterior Material Selection. The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments. The minimum requirements shall be as follows:

(1) In R-3 and R-5 districts, primarily residential construction materials such as: brick, stone, wood, lap siding, and architectural shingles, shall be utilized in the design.

a. Attached dwelling structures shall incorporate at a minimum, twenty percent (20%) brick, stone, or similar substantial material in the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

b. Multiple family structures shall incorporated at a minimum, fifty percent (50%) brick, stone, or similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.

(2) In C-1, C-2, C-3, C-4, C-5 and C-6 districts, the architectural material selection shall be dominated with permanency and strength of material in proportion to the aesthetic characteristics of the buildings bulk and shape. Structures in these districts shall incorporate at a minimum, sixty percent (60%) brick, stone, or "architecturally designed" concrete tilt-up panels. The remaining surface shall be finished with split-faced block, architectural tilt-up panels, stucco, or architectural aluminum panels. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces or door enclosures.

(Ord. 9-15-03#2(137) – 2004 Update)

(3) The use of metal panels or sheet metal will not be considered an acceptable exterior building or accessory building material in any residential or commercial district. Metal panels may be used on the non-public faces of buildings in M-1 and M-2 districts.

L. Exterior Color Selection. The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted in any zoning district. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing.

M. Waiver of Design Requirements. The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement of architectural design elements contained in this chapter in any redevelopment of property within the City, provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and surrounding property. Exceptions will only be considered for those areas where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public. *(Ord. 1-20-03#3(119) – 2004 Update)*