

18.15.020 Building Design Standards

A. Purpose and Intent.

The intent of this Chapter is to establish building design standards that enhance the general appearance, maintain, and improve the quality of life for residents and visitors, and protect the value of properties within the City of Olathe. Building design and construction of all buildings, including residential and nonresidential buildings, will have features that are integrally designed, employing quality design principals and building materials that are long-lasting and harmonious to adjoining properties and the community.

All buildings will employ recognized architectural styles and design principals on all sides (four-sided architecture) and be proportional, with elements in scale, and designed with a top, middle, and bottom. For example, buildings with three (3) or more stories in height should have masonry or stone (heavy) bases and generally have low-slope roofs with heavy cornices versus pitched, residential style roofs that may be out-of-scale with the building. Building exterior materials must be applied in an authentic and honest manner reflecting the material's purpose, weight, and typical use in order to convey a sense of strength and durability.

The architectural design of single-family residences, their materials and color, must be visually harmonious with the overall appearance of the community, natural environment, and other quality development existing in the City. The exterior appearance of single-family residences must consist of complimentary building materials and design features that provide a variation in amenities and features and incorporate high-quality standards into the building layout, open space, natural topography, sustainability practices and overall character. The visual elements and amenities will be proportional to the relationships and patterns of the built and natural environment while providing decorative detailing and utilizing high-quality materials.



Examples of quality architectural styles and design principles

B. Applicability

The standards within this Chapter will apply to all new buildings, additions, expansions, remodels, and renovations of existing buildings within the jurisdiction of the City of Olathe. Separate architectural standards for buildings in the Downtown District (Section 18.20.210) and the Original Town Overlay District (Section 18.20.280) will apply to developments within those Districts in addition to those in this Chapter.

For standards pertaining to screening of trash and recycling enclosures, building and rooftop mounted mechanical, and utility equipment, see Section 18.30.130.

For standards pertaining to lighting, see Section 18.30.135.

C. Definitions

The terms and phrases used in this section are defined as follows:

Architectural Features – Physical additions to a structure that allow the creation of different styles including, but not limited to, porches, balconies, dormers, bay windows, shutters, belvederes, chimneys, colonnades, towers, cupolas, cornices, eaves, soldier courses, lintels, and decorative ornaments.

Awning – A roof-like cover designed and intended for protection from weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or similar feature.

Building Elevation – A flat, scale drawing of the front, rear, or side of a building.

Building Facadism – The application of false or fake building façades or elements over an existing building façade or roof.

Cornice – Overhang of a pitched roof.

Façade Area – The total exterior wall area of all vertical or near-vertical faces of a building wall four (4) feet in width or greater. ~~when viewed in elevation.~~ Façade area will be calculated to include the area of parapets, cornices, and similar wall extensions and trim. Façade area will be calculated to exclude the wall area resulting from minor projections and recessions from the predominant wall plane less than four (4) feet in depth.

Façade or Face – The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Major Façade Materials – Exterior finish materials that cover at least 5% of a building's façade area. Any material that covers less than 5% of a building façade area will not be considered a "major" façade material and will not count towards meeting any requirement for use of multiple Class 1, 2, or 3 materials.

Primary Façade – Means all street-facing façades (i.e., all building façades that face or front along a public or private street including highways), and façades with a building's main customer entrance. Buildings may have more than one primary façade as is the case with buildings located on corner lots and double frontage lots. All other façades will be "secondary" façades.

Street Facing Façade – Means all building façades that have frontage along or face a public or private street (does not include private drives) at an angle of 45 degrees or less from the street line. This definition includes those building façades separated from the street by a parking lot or open space.

D. Building Additions

The building design standards provided in this Chapter apply to all additions to existing buildings. Additions to a building that was approved subject to these building design standards must meet or exceed the building design standards contained within this Chapter. For exceptions building additions constructed prior to this Ordinance, see Section 18.60.020.F. Buildings constructed under the standards of this Ordinance, exceptions may be granted by the Planning Official to ensure that building additions are aesthetically compatible with the existing building design.

The regulations of this Chapter do not apply to building façade maintenance and repair including repainting of existing painted surfaces, window or siding material replacement with identical or similar materials, and roof replacement with identical or similar materials.

E. General Requirements

Subsections 1 through 6 below apply to all buildings except for Agricultural and Single-Family Detached Residential building types as stated in Section G of this Chapter.

1. Building Facadism – Building facadism, defined as the application of false or fake building façades or elements over an existing building façade or roof, is discouraged. Windows or dormers should be in proportion with and match the adjoining roof pitch and have the appearance of being functional and operational. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are also discouraged. Roof parapets and roof top screen walls must have returns along the sides to conceal the edges.



Examples of Building Facadism

2. Application of Exterior Building Materials –
 - a. A distinctly different color of fired clay brick (full brick or brick veneer) may be considered as an additional Class 1 or Class 2 material for the purposes of meeting the required minimum number of different major façade materials.
 - b. Heavy exterior materials, such as any type of brick and stone, must be applied to acknowledge its historic use as a building foundation and structure material. Brick or stone that appears to be unsupported or 'float' within a façade will not be permitted, e.g., stone applied to a roof dormer.

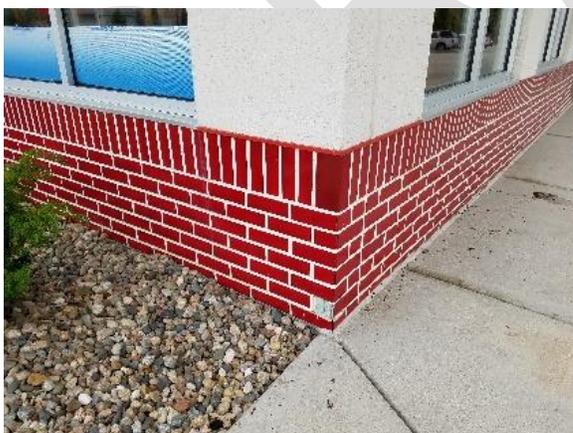


Inappropriate application of stone over brick



Appropriate application of brick over stone

- c. Exterior finishes of brick and stone will not be painted, except as approved by the Planning Official.
- d. EIFS is not to be used within ten (10) feet of the finished floor elevation of the façade on which it is located.
- e. Thin brick and stone veneer, when utilized, must comply with the following:
 - (1) Thin brick and stone veneer will only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed by adjustments in the wall plane to provide the appearance of full depth brick or real stone.
 - (2) 'L' shaped brick corner pieces and full-depth brick caps must be utilized at all corners and edges to maintain the appearance of full-depth brick.
 - (3) Thin brick and stone veneer must be continued (returned) a minimum of 12-inches around wall corners to further maintain the appearance of full-depth brick or real stone.



Inappropriate application of thin brick veneer



Appropriate application of thin brick veneer

3. Use of Trim on Primary Façades – Except where architecturally unsuitable, appropriately scaled trim of at least three (3) inches in width must be included around all window and door openings, building corners, roof lines, and façade material transitions located on primary façades.



Example of window missing trim



Example of appropriate use of trim

4. Shutters – If used, shutters must be in scale with the adjoining opening and be operational or have the appearance of being operational and functional as a true shade or shutter. Each shutter must be equal to the height, and one-half (1/2) the width of the adjoining opening and must be paired with a matching shutter on the opposite side of the opening, or alternatively, a single shutter must be equal to both the height and width of the adjoining opening.



Example of out-of-scale shutters



Example of appropriately scaled shutters

5. Soffits, Overhangs, and Cornices – All building soffits, overhangs, and cornices must be appropriately scaled with a typical projection of no less than six (6) inches, except as may be appropriate based on the architectural style.



Examples of appropriately scaled cornices and overhangs

6. Franchise Architecture – Franchise colors and exterior finish materials may be utilized subject to compliance with the design regulations contained within this Chapter.
7. Accessory Building Standards – Accessory buildings in all non-residential zoning districts must comply with the building design requirements for the principal building of the lot the accessory building is located on. Supplemental regulations for garages, carports, and sheds are located in Section 18.50.060. For regulations for residential districts, see Section 18.50.060, and Sections F.4 and F.5 of this Chapter. Temporary and small movable structures, including ATMs and donation boxes, are exempt from these standards.
8. Awnings and Canopies – The following standards will apply to awnings and canopies for all buildings, excluding Agricultural, Single-Family Detached Residential, and Two-Family Residential building types as stated in Section G of this Chapter.
- a. Attached awnings and canopies that are located on a primary façade or are visible from the street must:
- 1) Be in proportion to the wall area or the opening it is covering and be of an appropriate pedestrian scale and height; and
 - 2) Use non-vinyl materials that are durable in the local climate such as commercial grade fabric, canvas, tile, slate, architectural quality metal, or

similar materials. Asphalt or composition shingle, or other materials with a synthetic or plastic appearance are not allowed; and

- 3) Use materials with a matte finish; and
- 4) Use a single color or two (2) color stripes; and
- 5) Be placed within, rather than overlapping, the vertical elements of a building façade that is divided into distinct structural bays; and
- 6) Not be internally illuminated.



Example of appropriate attached canopies

- b. Freestanding canopies, including but not limited to canopies over gas pumps or drive-through services must be integrated into the roof design of the principal structure or incorporate roof shapes or massing similar to the principal structure.
 - (1) All exterior canopy surfaces must:
 - a. Be made with materials from Classes 1, 2, or 3 (see Table 18.15.020-1), that are compatible with the principal structure, and
 - b. Have a matte finish.
 - (2) Canopy columns must:
 - a. Be clad primarily in masonry with materials from Classes 1, 2, or 3 (see Table 18.15.020-1), that are compatible with the principal structure, and
 - b. Be a minimum 18 inches in width.
 - (3) The use of strips or bands of neon light are prohibited.



Example of a gas station canopy following design of primary building

9. Gutters and Downspouts – The following standards will apply to all buildings (not including Agricultural, Single-Family Detached Residential, Two-Family Residential, and Horizontally Attached Residential building types as stated in Section G of this Chapter).

- f. The location and design of exposed gutters and downspouts must be identified on building elevations submitted for approval.
- g. Exposed gutters and downspouts must be constructed of high-quality, commercial-grade metal, and must be painted to be compatible with the color of the building.
- h. Exposed gutters and downspouts on primary façades are prohibited. Exceptions may be granted by the Planning Official, for downspouts that are designed by the building architect as decorative architectural elements that are an integral component of the building design and coordinated with vertical elements such as towers, columns, or pilasters.

F. Building Exterior Finish Materials

For the purposes of this Chapter, exterior building materials are categorized into four (4) different quality classes in Table 18.15.020-1. Class 1 materials are considered “very high-quality” materials, Class 2 materials are considered “high-quality” materials, and Class 3 are considered “standard quality” materials. Class 4 materials are considered “limited use” materials for minor trim elements.

The Approving Authority may recategorize any building material listed in Table 18.15.020-1, or may categorize a building material not included within Table 18.15.020-1 for an individual project if it finds that the material is similar or of higher quality to the other materials in the same category with regard to:

1. Durability and quality; and
2. Appearance; and
3. Sustainability practices; and
4. Compatibility with the architectural style of the buildings that are subject to the application for approval.

Table 18.15.020-1 - Permitted Building Finish Materials by Materials Class

	Class 1	Class 2	Class 3	Class 4	Definitions
Masonry and Stone (Non-load bearing)					
Brick veneer, fired clay	✓				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		✓			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay			✓		Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic		✓			Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			✓		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Stone veneer, natural	✓				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		✓			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic	✓				Synthetic stone adhered to wall surface or wall anchoring system
Stone paneling, synthetic		✓			Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system
Stucco, genuine	✓				Traditional Portland cement based stucco applied in 3 coats over a solid surface
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Burnished/ground-faced block		✓			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block		✓			Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			✓		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block				✓	Concrete modular blocks, plain, flat finish, and with mortared joints
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels	✓				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		✓			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			✓		Textured or smooth finish, may be painted
Site cast and precast concrete panels			✓		Site cast and precast concrete panels, plain, smooth finish, may be painted

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Wood (panels and siding)			✓		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			✓		Cement panels reinforced with cellulose fibers, such as <i>HardiePlank</i> and <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			✓		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)				✓	Composite or other synthetic wood types, such as <i>LP SmartSide</i>
Vinyl and PVC (panels, siding, and trim)				✓	Exterior siding and trim that is made from a synthetic resin or plastic.
Ceramic			✓		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			✓		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as <i>Kalwall</i>
Fabric					(not permitted)
	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	✓				High quality insulated metal panels for decorative surface application, such as <i>Alucobond</i> panel systems
Architectural quality metal wall panel systems, concealed fastening			✓		High quality metal panels for decorative surface application with concealed fasteners, such as <i>Firestone Delta</i>
Architectural quality metal wall panel systems, exposed fastening			✓		High quality metal panels for decorative surface application with exposed fasteners, such as <i>Firestone Omega</i>
Metal (panels, siding, and trim)				✓	Standard metal siding and panels, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, curtain walls, paneling systems)	✓				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			✓		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				✓	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			✓		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass		✓			Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls

	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	✓				Vertically run metal panels connected within interlocking raised seams
Metal roof panel system		✓			High quality metal panels designed for roof application
Metal panel				✓	Standard metal roof panels, designed for roof application
Slate	✓				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	✓				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		✓			Molded plastic to mimic the appearance of slate tiles
Green roof	✓				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		✓			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		✓			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				✓	Typical roofing materials for low-slope roofs
Asphalt shingles (laminated or dimensional)		✓			Asphalt shingles constructed with a heavy base mat and multiple adheared layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)			✓		Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	✓				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				✓	Exterior rated fabric designed for application in a canopy or roofing system

G. Building Design Standards by Building Type

For the purposes of this Chapter, all buildings will be categorized by building use type, as listed below. Any building type not listed, or any question as to the appropriate categorization of a building will be as reviewed by the Planning Official. Building design standards are regulated by both building use type and the zoning district in which the building is located.

Building Types

1. **Agricultural Building:** this includes, but is not limited to, buildings located in the Agricultural District, park picnic shelters, buildings used for agricultural purposes, silos, and greenhouses.
2. **Single-Family Detached Residential:** this includes, but is not limited to, Modular Homes, Accessory Dwellings, Bed and Breakfasts, and Group Homes (does not include manufactured homes, see Section 18.50.100).
3. **Two-Family Residential:** Duplexes
4. **Horizontally Attached Residential:** this includes, but is not limited to, Townhomes, Rowhouses, Triplexes, Fourplexes.

5. **Vertically Attached Residential:** this includes, but is not limited to, Apartments, Condos, Rooming Houses, Live-Work Units, Community Living, Homeless Shelter, Assisted Living, Skilled Care Facilities, and Continuing Care Retirement Facilities.
6. **Non-Residential Building in Residential Zoning District:** this includes, but is not limited to, Schools, Religious Institutions, Places of Assembly, Community Centers, Community Food and Personal Support Services, Cultural Facilities, Funeral Homes and Mortuaries, Libraries, Public Facilities, and Governmental Buildings.
7. **Commercial or Retail Building:** this includes, but is not limited to, Single and Multi-Tenant Commercial Buildings, Day Care Centers, Restaurants, Financial Institutions, Hotels, Motels, and Recreational and Entertainment Buildings.
8. **Office and Civic Building:** this includes, but is not limited to, Single and Multi-Tenant Office Buildings and, when in non-residential zoning districts, Schools, Religious Institutions, Places of Assembly, Community Centers, Community Food and Personal Support Services, Cultural Facilities, Funeral Homes and Mortuaries, Libraries, Public Facilities, and Governmental Buildings.
9. **Mixed-Use Building:** a building developed for two (2) or more different uses including, but not limited to, residential, office, manufacturing, retail, or public uses.
10. **Industrial Building:** (M-1, M-2, or M-3 zoning required)

1. Agricultural Buildings

- a. Agricultural buildings are not subject to minimum building façade treatment requirements.

2. Single-Family Detached Residential

- a. Single-Family Detached Residential buildings constructed on lots larger than 7,200 square feet are not subject to minimum building façade treatment requirements.
- b. Single-Family Detached Residential buildings constructed on lots 7,200 square feet or smaller must comply with the following building design standards:

(1) Building Design Elements

All buildings must incorporate a front-facing entry element to signal the connection between the sidewalk and the house. An entry element must be placed either on the

primary façade or be visible from the street. It may extend a maximum of (five) (5) feet into the minimum front setback area, not including stairs or landings. The following entry elements meet the front-facing entry requirement:

- (a) Front Porch - A roofed but unenclosed entry element with a minimum width of eight (8) feet and depth of four (4) feet - Partial walls or railings may be no more than four (4) feet tall.
 - (b) Side Entry - A roofed but unenclosed entry element with a minimum depth of four (4) feet projecting from a side-facing doorway.
 - (c) Recessed Entry - An entry recessed at least two (2) feet into the primary façade.
- (2) Garage Door Options - Buildings that are less than two (2) stories in height must have garage doors that are subordinate to the primary façade to minimize visual impacts and encourage pedestrian orientation. Select at least one of the following options:
- (a) Front-Facing Garage Door with Limited Width - Front-facing garage door(s) extending a maximum of 50% of the primary façade width or 28 feet, whichever is greater.
 - (b) Garage Door Set Back from Primary Façade - Front-facing garage door(s) set back at least five (5) feet from the primary façade.
 - (c) Side or Rear Facing Garage Doors - Garage door(s) oriented perpendicular to the street or facing the opposite direction from the street.

- (3) Primary façades must use a minimum of 70% Single-Family Class A Materials and a maximum 30% Single-Family Class B Materials as listed in Table 18.15.020-2 below.

Table 18.15.020-2: Single-Family Residential Building Materials

Single-Family Class A	Single-Family Class B
Brick, Solid	Brick, Panel/Veneer
Brick, Modular	Stucco, Synthetic/Panels
Stone, Modular	Concrete, Plain Finish
Stone, Veneer	Concrete Masonry Unit, Split Faced
Stone, Synthetic	Cement Fiber Board
Stucco, Genuine, Detailed	Architectural Metal
Concrete, Detailed	Architectural Block (Glass)
Concrete Masonry Unit, Burnished	Mirror Glass
Clear Glass	Opaque Glass
Architectural Panels (Glass)	Wood, Other Synthetics
	Synthetic Stucco/EIFS (Detail Only)



Examples of High-Quality Design Single-Family Detached Residential Structures

3. Two-Family Residential

a. Building Façade Treatment

(1) Front Porch or Recessed Entryway

- (a) All buildings must have a front porch or recessed front entryway along at least one (1) primary façade for each unit.
- (b) The porch or recessed entry must be covered, a minimum of four (4) feet in depth, and a minimum six (6) feet in width.

(2) Garages

- (a) The maximum projection of a street-facing garage from the primary façade (front) line will be two (2) feet. Exceptions may be granted by the Planning Official, to allow projections greater than two (2) feet.
- (b) Any garage with three (3) or more stalls must be recessed a minimum of two (2) feet from the front line of the adjoining the first and second garage stalls.

b. Exterior Building Materials

- (1) Primary façades must use no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area.
- (2) Secondary façades must use no less than two (2) different Class 1 building finish materials on no less than 20% of the surface area.

c. Roofing Materials - Must use Class 1, 2, or 3 roofing materials.

4. Horizontally Attached Residential

a. Building Façade Treatment

(1) Front Porch or Recessed Entryway

- (a) Each unit must have its own front porch or recessed front entryway along one primary façade.
- (b) The porch or recessed entry must be covered, a minimum of four (4) feet in depth, and a minimum six (6) feet in width.

(2) Garages

- (a) All street-facing garages must be recessed a minimum of two (2) feet from the building primary façade (front) line.
- (b) Any garage with three (3) or more stalls must be recessed a minimum of two (2) feet from the front line of the adjoining the first and second garage stalls.

(3) Windows

- (a) No less than two (2) separate windows must be provided for each dwelling unit along all primary façades. Each window must be no less than six (6) square feet in size.
- (b) The primary façade of any accessory building must have no less than two (2) windows or other architectural features for every 50 linear feet of wall façade.

(4) Façade Articulation

Each primary façade must be divided into vertical bays to identify each individual dwelling unit width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.



Examples of horizontally attached residential buildings with appropriate façade articulation

One or more of the following façade articulation techniques for each of the following categories must be used on each individual dwelling unit width along all primary façades.

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.
- iii. Wall Projection - a projection or wall molding that is at least four (4)-inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area.
- (b) Class 4 materials must not be incorporated on more than 5% of any primary façade.

(2) Secondary Façades

- (a) Must use no less than two (2) different Class 1 building finish materials on no less than 50% of the surface area.
- (b) Class 4 materials must not comprise more than 5% of any secondary façade.

- c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

5. Vertically Attached Residential

a. Building Façade Treatment

- (1) Deck, Patio, or Rooftop Area - Each dwelling unit must have its own deck, balcony, or patio (minimum 24 square feet in size), or access to a finished roof-top amenity deck located within the same building. The Approving Authority may approve, a well-finished outdoor amenity space as an acceptable alternative. This provision does not apply to senior housing facilities.

(2) Building Entryway

- (a) Elevated open walkways and stairways along the exterior of the building are prohibited.
- (b) All common building entries must be defined by being covered by a projection from the façade or by being recessed.

(3) Garage Doors (Attached Garages)

- (a) Any street-facing garage doors must be recessed a minimum of two (2) feet from the building primary façade (front) line.
- (b) Street-facing garage doors must be architecturally treated and include an archway, column, awning, or overhang.

(4) Freestanding Garages, Carports and Parking Structures

- (a) The design for any freestanding garages, carports, or parking structures must comply with the façade articulation and exterior building materials requirements for a primary structure and must be compatible with the design of the primary buildings on site.



Example of a detached garage compatible with the design of the primary building

- (b) All garage and overhead doors and parking bays must face the interior of the site and must not be visible from an arterial roadway.

- (c) The primary façade of any accessory structure must have no less than two (2) separate windows for every 50 linear feet of wall façade. Each window must be no less than four (4) square feet in size.

(5) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.



Examples of façade bay and articulation



No façade bays or articulation

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.
- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

(6) Façade Expression

The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

- (a) Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.
- (b) Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.
- (c) Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.



Example of appropriate use of façade

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use no less than three (3) different Class 1 building finish materials on no less than 70% of the surface area of each primary façade with a minimum of 20% clear glass.
- (b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

- (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade with a minimum of 10% clear glass.
- (b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

6. Non-Residential Buildings in Residential Zoning Districts

Non-residential buildings (includes, but is not limited to, religious institutions and schools) that are permitted in residential zoning districts are subject to the following standards.

a. Building Façade Treatment

- (1) Building Entryway - The main common building entry must be defined with a covered projection from the façade or by a recessed area.

(2) Façade Articulation

Each primary façade must be divided into vertical bays no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the

individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the categories listed below must be used every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.
- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.
- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.



Examples of non-residential buildings with vertical and horizontal façade articulation

(3) Façade Expression

The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:

- (a) Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.
- (b) Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.
- (c) Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.
- (d) Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 75% of the façade with a minimum of 20% clear glass.
- (b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

- (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade.
- (b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

7. Commercial or Retail Buildings

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary façades must be defined with a covered projection from the façade or by a recessed area.

(2) Garages and Overhead Doors

(a) Garages and overhead doors must not face a public street.

(b) If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.

(3) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.

ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.

- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings great than two (2)-stories in height.
- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.



Examples of commercial retail buildings with appropriate vertical and horizontal articulation

(4) Façade Expression

- (a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.
- (b) Buildings less than three (3) stories in height must include one (1) tower element or similar special vertical articulation to anchor the main entry or building corner.
- (c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:
 - i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.

- ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.
 - iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.
 - iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.
- b. Exterior Building Materials
- (1) Primary Façades
 - (a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 80% of the façade with a minimum of 25% clear glass on the first floor and 30% clear glass on the upper floors.
 - (b) Class 4 materials must not comprise more than 5% of any primary façade.
 - (2) Secondary Façades
 - (a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 50% of the façade.
 - (b) Class 4 materials must not comprise more than 5% of any secondary façade.
- c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

8. Office Buildings

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary façades must be defined with a projection from the façade or a recessed area.

(2) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 75 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

One or more of the following façade articulation techniques for each of the following categories must be used on every 75 feet of façade width along all primary façades:

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.
- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.

- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.



Examples of office buildings with appropriate vertical and horizontal articulation

(4) Façade Expression

- (a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.
- (b) Buildings less than three (3) stories in height must include one tower element or similar special vertical articulation to anchor the main entry or building corner.
- (c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:
 - i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.
 - ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.
 - iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.
 - iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 70% of the façade with a minimum of 25% clear glass.
- (b) Class 4 materials must not comprise more than 5% of any primary façade.

(2) Secondary Façades

- (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 50% of the façade with a minimum of 15% clear glass.
- (b) Class 4 materials must not comprise more than 5% of any secondary façade.

c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

9. Mixed-Use Buildings

a. Building Façade Treatment

- (1) Deck, Patio, or Rooftop Area - Each dwelling unit must have its own deck or patio (minimum 24 square feet in size), or access to a finished roof-top amenity deck located within the same building.

(2) Building Entryway

- (a) First floor, primary façades must be pedestrian oriented with a combination of street-facing entries, clear glass store-front windows, awnings, or overhangs.

- (b) Individual, first floor building entries along all primary façades must be covered by a projection from the façade or be recessed.
- (c) Elevated open walkways along the exterior of the building are prohibited.
- (d) The main common building entry must be defined by being covered by a projection from the façade or by being recessed.

(3) Garage and Overhead Doors

- (a) Garage and overhead doors should not face a public street.
- (b) If visible from a public street, the garage and overhead doors must be recessed a minimum of four (4) feet from the building façade line and be architecturally treated with a combination of glass windows, archways, columns, canopies, or overhangs.

(4) Windows

- (a) First floor primary façades must incorporate a minimum 35% clear glass.
- (b) Upper floor primary façades must incorporate a minimum 20% clear glass.
- (c) All secondary façades must incorporate a minimum 15% clear glass.

(5) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.



Examples of mixed-use buildings with appropriate vertical and horizontal articulation

One or more of the following façade articulation techniques for each of the following categories must be used on every 50 feet of façade width along all primary façades:

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.
- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Façade Articulation

- i. Variation in Height - the variation in building or parapet height of at least two (2) feet or four (4) feet for buildings greater than two (2) stories in height.
- ii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

(6) Façade Expression

- (a) The minimum height for all one (1) story principal buildings must be 17 feet and the minimum first floor height of all multi-story principal buildings must be 11 feet.
- (b) Buildings less than three (3) stories in height must include one tower element or similar special vertical articulation to anchor the main entry or building corner.
- (c) The primary façades of all buildings two (2) or more stories in height must incorporate one or more of the following façade expression techniques:
 - i. Expression Line - a horizontal projection (or combination of projections) such as a molding or series of balconies extending along at least 60% of the primary façade width above the first-floor level.
 - ii. Change in Material - a change in the building façade materials between lower and upper floors for the full length of the primary façade.
 - iii. Awning or Canopy - the use of an awning or canopy above clear glass windows for at least 60% of the primary façade width.
 - iv. Ornamental Cornice - a cornice projecting a minimum of 12 inches from the primary façade at the top floor parapet level for at least 60% of the linear façade width.

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use no less than three (3) different Class 1 building finish materials on no less than 80% of the surface area of each primary façade with a minimum of 35% clear glass on the first floor and 20% clear glass on the upper floors.
- (b) Class 4 materials must not comprise more than 5% of any primary façade.

- (2) Secondary Façades
 - (a) Must use either three (3) materials from Class 1 or a combination of three (3) materials from Class 1 and Class 2 on no less than 60% of the façade with a minimum of 15% clear glass.
 - (b) Class 4 materials must not comprise more than 5% of any secondary façade.
- c. Roofing Materials - Must use only Class 1 or 2 roofing materials.

10. Industrial Buildings

a. Building Façade Treatment

- (1) Building Entryway - The main common building entry must be defined with a projection from the façade or a recessed area.
- (2) Garage and Overhead Doors - Garage and overhead doors may only face a local or collector public street, unless completely screened from view. If visible, street facing doors must include a three (3) foot deep canopy or overhang above the doorway, are recessed a minimum of two (2) feet from the building façade line, and the door is architecturally treated.
- (3) Windows - First floor primary façade areas must incorporate a minimum 15% clear glass.
- (4) Façade Articulation

Each primary façade must be divided into vertical bays that are no greater than 50 feet in width for buildings less than 100,000 square feet in size and 100 feet in width for buildings 100,000 square feet and greater in size. Façade bays must be differentiated from the adjoining units through a combination of horizontal and vertical wall articulation including changes to the design of the individual entryway, changes to the roofline, and through the use of differing exterior finish materials and colors.

Buildings less than three (3) stories in height must include tower elements or similar special vertical articulation to bookend the building or to anchor the main entry or building corner.

One or more of the following façade articulation techniques for each of the following categories must be used on every vertical bay width (as required above) along all primary façades:

(a) Horizontal Articulation

- i. Wall Offset - the offset of the horizontal wall plane by at least four (4) feet extending for the full height of the primary façade.
- ii. Wall Notch - a setback or notch in the horizontal wall plane that is at least four (4) feet deep and eight (8) feet wide for the full height of the primary façade.
- iii. Wall Projection - a projection or wall molding that is at least four (4) inches deep and one (1) foot wide for the full height of the primary façade.

(b) Vertical Articulation

- i. Variation in Height - the variation in building or parapet height of at least four (4) feet.
- iii. Variation in Roof Form - the use of a different roof form, such as changes in roof pitch.

b. Exterior Building Materials

(1) Primary Façades

- (a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1 and Class 2 on no less than 75% of the façade with a minimum of 15% clear glass on the first floor.

(b) Class 4 materials must not comprise more than 25% of any primary façade.

(2) Secondary Façades

(a) Must use either two (2) materials from Class 1 or a combination of two (2) materials from Class 1, Class 2, or Class 3 on no less than 40% of the façade.

(b) Class 4 materials must not comprise more than 50% of any secondary façade.

c. Roofing Materials

(1) Must use only Class 1, 2, or 3 roofing materials.

(2) Accessory structures not visible from a public street or adjoining residentially zoned or developed property may utilize Class 4 roofing materials.