City of Olathe Planning Commission
100 E. Santa Fe | Planning Division
Conference Room # 3109
Monday | July 8, 2019 | 5:30 PM
Olathe Planning Commission Workshop

PLANNING COMMISSION WORKSHOP

A. **UDO19-0001:** Discussion on draft language for Unified Development Ordinance amendments to Chapter 18.15, Composite Standards.

Applicant: City of Olathe, Public Works - Planning Division

B. **UDO19-0002:** Discussion on Unified Development Ordinance amendments to Chapters 18.20, 18.30, 18.40, 18.50, and 18.60

Applicant: City of Olathe, Public Works - Planning Division

C. **UDO19-0003A:** Discussion on Unified Development Ordinance amendments to Chapters 18.20, 18.30, 18.40, 18.50, 18.90, and 18.94.

Applicant: City of Olathe, Public Works - Planning Division

To: Planning Commission

From: Aimee Nassif, Chief Planning and Development Officer
Zachary Moore, Planner II
Shelby Ferguson, Planning Consultant

Date: July 8, 2019

Re: UDO Amendments Workshop (UDO19-0001, UDO19-0002 and UDO19-0003A)

Staff has recently been working on several amendments to the City's Unified Development Ordinance (UDO). The proposed amendments pertain to building design standards, addition of land use categories to the Use Matrix, updates to development criteria, and various general housekeeping items to improve readability, increase clarity, and to ensure consistency throughout different sections of the UDO.

The proposed amendments have been separated into three amendment packages, to allow for a streamlined review and discussion. A brief description of the amendments included in each package can be found below. Our goal for this workshop is to review these items with the Commission and obtain feedback as we make preparations for the public hearings for these items on July 22, 2019.

UDO19-0001 Composite Standards (UDO Chapter 18.15)

As you are aware, the City is in the process of updating the building design standards of the UDO. These draft amendments reflect updates based on discussion and collaboration with you from the April 8 and April 22 Planning Commission meetings.

This evening, staff will present the updated draft for this chapter and will answer any questions the Planning Commission may have.

UDO19-0002 Architecture Support (UDO Chapters 18.20, 18.30, 18.40, 18.50 and 18.60)

The second package of amendments for review includes general housekeeping items for several chapters of the UDO. These amendments are generally minor in nature, and are proposed to provide consistency throughout the Code, correlating directly with the amendments that are recommended with UDO19-0001, above.

UDO19-0003A Development Criteria and Housekeeping (UDO Chapters 18.20, 18.30, 18.40, 18.50, 18.90, and 18.94)

The third package of amendments for review includes updates to provisions governing uses and development criteria, as well as general housekeeping changes to improve readability of the UDO and to accurately reflect current practice.

The goal of the amendments proposed with UDO19-0003A is to promote high quality development, ensure expectations and requirements are clear, and assist staff in providing the best possible services to the community. The housekeeping updates that are included in this amendment package will correct existing language in the UDO and accurately reflect current practices.

The list provided below describes the amendments proposed to each Section of the UDO within the development criteria portion of this amendment package. Staff will discuss each amendment and the reasoning for why these items are currently being recommended in further detail at the workshop.

Updates Pertaining to Uses and Development Criteria

1. **Section 18.20.200 Zoning Districts** (Industrial)

    - ***Recommendation:*** *Update and clarify the purpose statement for industrial districts to more accurately reflect the land uses and vision of the City.*

2. **Section 18.20.500 Use Matrix** (Group Boarding Homes, Churches/Religious Institutions, Restaurants)

    - ***Recommendation:*** *Update definitions and land use categories for group boarding homes and restaurants. Clearly define churches and religious institutions and where the use is permitted by right and with a Special Use Permit.*

3. **Section 18.30.160 Parking and Loading**

    - ***Recommendation:*** *Add a requirement for gated facilities to provide on-site parking areas for delivery vehicles and truck trailers.*

4. **New - Section 18.50.033 Supplemental Use Regulations** (Crisis Care Network, Religious or Faith Based)

    - ***Recommendation:*** *Add a section to define an accessory use to religious institutions for a network of faith-based or religious service providers who focus on restoring families and providing support programs.*

5. **Section 18.50.040 Drive-Through**

    - ***Recommendation:*** *Clarify intent for stacking lane length requirements for drive-throughs and update current graphic.*

6. **Section 18.50.180 Satellite Dish Antennas**

    - ***Recommendation:*** *Increase the maximum height for ground mounted satellite dish antennas from fifteen (15) to thirty (30) feet.*

A draft of the proposed amendments is provided for UDO19-0001, and drafts for UDO19-0002, and UDO19-0003A will be provided for your review. We look forward to discussing these items with you and obtaining your feedback and comments in the workshop.

18.15.020 Composite Building Design Standards

A. Purpose and Intent.

Purpose: This Chapter establishes a framework of guidelines, criteria, and standards for building and site design.

- Promote greater interest in the appearance, development, and redevelopment of all properties as it relates to a project, its surroundings and throughout the community by providing guidance and direction for high quality development and redevelopment in Olathe; and
- Protect the public health, safety, and welfare of the City, residents, property owners, business owners, and visitors; and
- Implement the goals, objectives, and policies of *PlanOlathe*; and
- Encourage attractiveness, cohesiveness, and compatibility of buildings and sites in order to achieve harmonious appearance and function while protecting property values; and
- Provide guidance for development and redevelopment while protecting the City's rich history and protecting natural resources throughout the built environment; and
- Maintain and improve the qualities of, and relationships between, individual buildings, structures, and the physical development in such a manner as to best contribute to the amenities and attractiveness of the City.

The composite standards are minimum requirements. Applicants are encouraged to use higher quality materials, more frequent building articulation, higher connectivity, a greater amount of open or civic spaces, or a greater percentage of sustainable or green building design or materials.

It is further the intent of this chapter to establish building design standards to enhance the general appearance, maintain and improve the quality of life of residents and visitors, and protect the value of properties within the City of Olathe. Building design and construction shall be genuine, employing good design principals and quality building materials to be long-lasting and harmonious to adjoining properties and the community.

All buildings shall 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 shall be applied in an authentic and honest manner reflecting the materials purpose, weight, and typical use in order to convey a sense of strength and durability.

Building examples of architectural styles and design principles

Buildings or building elements that do not follow a recognizable architectural style, are not proportional in scale and that are not four-sided (applied to all building facades), or do not follow recognized architectural design principals shall not be considered as meeting the intent and requirements of this chapter.

B. Applicability

The regulations within this chapter shall apply to all new buildings, additions, expansions, remodels, and renovations of existing buildings within the jurisdiction of the City of Olathe. The standards found in Sections 18.20.210 (Downtown) and 18.20.280 (Original Town Overlay District) shall also apply.

C. Exceptions and Building Maintenance

To support and encourage reinvestment in the community, additions to buildings are allowed. The City expects and encourages that all additions to existing buildings comply with the design standards set forth in this Chapter. If an exception is sought for standards listed in this Chapter for an addition to a building that was constructed prior to the adoption of this Ordinance, see Section 18.60.020.F. Additions to a building that was approved subject to these building design standards shall meet or exceed the building design standards contained herein this Chapter. At the full discretion of the Planning Official, deviations from these standards may be granted in order to ensure the building addition is aesthetically compatible with the existing building design and appearance.

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.

D. Terms and General Provisions

1. Primary Façade. For the purposes of this section, "primary façade" means all street-facing façades (i.e., all building facades that face or front along a public or private street including highways), and facades 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 facades shall be "secondary" facades.

2. Street Facing Façade. For the purposes of this section, "street facing façade" means all building facades that have frontage along or face a public or private street at an angle of 45 degrees or less from the street line. This definition includes those building facades separated from the street by a parking lot or open space. This definition does not include frontage along an internal drive that is not classified as a private street.

3. Major Façade Materials. For the purposes of this section, "major façade materials" are those 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 shall not be considered a "major" façade material and will not count towards meeting any requirement for use of multiple class 1, 2, and/or 3 materials. 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.

4. Façade Area. For the purposes of this section, "façade area" shall be 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 shall 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 area shall be calculated to include the area of parapets, cornices, and similar wall extensions and trim.

5. Accessory Building Standards. Accessory buildings in all non-residential zoning districts, except for temporary and small movable structures including ATMs, donation boxes, shall comply with the building design requirements for the principal building of the lot or parcel on which the accessory building is located. Garages and structured parking shall follow the standards required of the primary building. Four-sided building architectural design is required for accessory buildings. For regulations for residential districts, see Section 18.50.060.

Example of gas station overhead following design of primary building

Example of detached garage following design of primary building

General Requirements

E. General Requirements

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

1. Franchise Architecture. Franchise colors and exterior finish materials may be utilized subject to compliance with the design regulations contained herein this chapter.

Examples Franchise Building Design Elements

2. Building Facadism. Building facadism, defined as the application of false or fake building facades 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. Building towers and other above roof building elements must be multi-sided and finished on all sides.

3. Application of Exterior Building Materials.

   a. Heavy exterior materials, such as any type of brick and stone, shall be applied so as 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 shall not be permitted, e.g., stone applied to a roof dormer.

Inappropriate application of stone over brick

Appropriate application of stone over brick

b. Brick and stone exterior finishes should not be painted, except as may be determined by the Planning Official, at their full discretion, as appropriate based on the building design and architectural style.

c. EIFS shall not be permitted within ten (10) feet of the finished floor elevation of the façade on which it is located.

d. Thin brick and stone veneer, when utilized, shall comply with the following:

(1) Thin brick and stone veneer shall 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 shall be utilized at all corners and edges to maintain the appearance of full-depth brick.

(3) Thin brick and stone veneer shall be continued (returned) a minimum of 12-inches around wall corners to further maintain the appearance of full-depth brick or real stone.

Thin Brick Veneer

Appropriate Application

Inappropriate Application

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

Example of window missing trim on one side

Example of good use of trim

5. 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 shall be equal to the height and one-half (1/2) the width of the adjoining opening and shall be paired with a matching shutter on the opposite side of the opening, or alternatively, a single shutter shall be equal to both the height and width of the adjoining opening.

Examples of out-of-scale shutters

Examples of appropriately scaled shutters

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

Examples of appropriately scaled cornices and overhangs

7. Awnings and Canopies, Attached. The following standards shall apply to attached 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. For freestanding canopies, refer to Section 18.50.040.D.

   a. Attached awnings and canopies that are located on a primary façade or are visible from the street shall:

      (1) Be in proportion to the wall area and/or opening it is covering and of an appropriate pedestrian scale and height.

      (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.

      (3) Use materials with a matte finish.

      (4) Use a single color or two-color stripes.

      (5) Be placed within, rather than overlapping, the vertical elements of a building façade that is divided into distinct structural bays.

      (6) Not be internally illuminated.

Example of appropriate canopies

8. Gutters and Downspouts. The following standards shall 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).

Example of exposed gutter and downspout on primary façade

Examples of exposed downspouts on primary façade

a. The location and design of exposed gutters and downspouts shall be identified on building elevations submitted for approval.

b. Exposed gutters and downspouts shall be constructed of high-quality, commercial-grade metal, and shall be painted to be compatible with the color of the building.

c. Exposed gutters on primary facades of buildings with a flat or low-slope roof are prohibited, unless located within interior corners of the facade.

d. Exposed downspouts on primary facades shall be prohibited. Exceptions may be granted by the Planning Official, at their full discretion, 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.

9. Building Mounted Equipment Screening (Roof-Top and Exterior-Mounted Mechanical Equipment) The following screening standards shall apply to all buildings (not including Agricultural, Single Family Detached Residential, and Two-Family Residential building types as stated in Section G of this Chapter). For ground-mounted equipment screening, refer to Section 18.30.130.I.

a. All exterior-mounted and all roof-top building HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters shall be located out of view or otherwise screened from view from all adjacent public or private streets and residential developed or zoned properties. Screening shall be accomplished via landscaping, walls, and building elements or screen walls, or a combination of these methods.

Examples of exposed exterior roof access ladder

b. All applications for preliminary or final development plan approval shall include information regarding anticipated building surface and roof-top HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters. Such equipment shall be indicated on building elevations and/or site plans where the size and location of such equipment is known, and any anticipated equipment or equipment locations not yet determined shall be described in the notes on the building elevations along with the estimated maximum dimensions of such equipment and the intended methods of screening.

Utility meters and piping not screened

c. All roof-top and building-mounted equipment shall be screened from public view with an architectural treatment which is compatible with the building architecture and integral to the overall appearance of the building. An example includes a parapet wall that includes the same building materials as the lower levels of the building façade.

(1) For purposes of this chapter, the phrase "architectural treatment compatible with the building architecture" does not include painted or prefinished rooftop, ground-mounted, or building-mounted equipment.

(2) For roof-top equipment not adequately screened by the parapet, a supplementary screen shall be provided by the use of prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials. The height of the screen shall be no lower than the height of the equipment.

(3) Screening shall not interfere with Fire Department access to the roof.

Roof top mechanical screening

Mounted equipment not screened

d. The Approving Authority may waive or amend roof-top equipment screening requirements as part of a preliminary or final site development plan if the applicant provides a sight line visibility study and alternative screening provisions if needed, and the approving authority finds that:

(1) The building is located at a high elevation in relation to surrounding properties, and it is demonstrated that roof-top equipment will not be visible; or

(2) The building is located in the middle of an industrial park and rooftop equipment is not visible from arterial roadways or residential properties, and will not have a negative impact upon any sensitive areas or scenic view or vistas; or

(3) The building is sited in a manner where the location and setback of roof-top equipment from the building edge in relation to the elevation and visibility of surrounding properties is such that the equipment will not be visible from any distance and additional screening measures are not required.

e. In the event that any exterior building equipment has not yet been determined at the time of final development plan approval, or changes are made to the equipment after the final development plan is approved, the applicant must provide suitable screening to meet the above criteria, subject to review and approval by the Planning Official.

10. Trash and Recycling Containers. The following screening standards shall apply to all buildings (except for Agricultural, Single Family Detached Residential, and Two-Family Residential building types, as stated in Section G of this Chapter, provided that these buildings only have individual trash receptacles and not communal or shared dumpsters or containers):

a. Trash containers, trash compactors, grease collection containers, and recycling containers shall be screened from public view on all four (4) sides:

(1) On three (3) sides with a six (6) to eight (8) foot solid wall constructed of masonry of a color and form that is consistent and compatible with the dominate building architecture of the site, and

(2) On one (1) side with a gate, and

(3) The container/compactor areas shall be appropriately landscaped, and

(4) Enclosures shall be incorporated into and made part of the principal building when possible and shall be located behind or to the rear of the principal buildings and in areas less visible from public streets and adjoining properties.

11. Building Exterior Lighting Standards. This Section addresses building mounted lighting and lighting cast onto a building or sign. For other lighting requirements, including site lighting, see Section 18.30.135. The following lighting standards shall apply to all buildings (not including Agricultural, Single Family Detached Residential, and Two-Family Residential building types as stated in Section G of this Chapter):

a. All building-mounted exterior lighting shall be LED type (light produced via light emitting diodes) of a soft-white or bright-white light color and quality.

b. All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare. Light cast onto a building or sign shall not shine past the wall plane. Wall-pack type light fixtures are prohibited. Exceptions may be made by the approving authority for decorative wall sconce type light fixtures.

c. Buildings and signage may be up-cast or downcast illuminated provided said lighting does not shine or glare off or past the sign or building wall.

d. Illuminated banding, illuminated translucent panels, exposed neon, exposed lightbulbs (including LED bulbs), permanent string lights (unless specifically approved by the reviewing authority as part of the site plan review and approval process), and similar exterior building lighting are prohibited unless specifically approved by the Planning Commission as part of a site plan approval process. Color banding and color stripes on buildings and structures may be considered signage and count against the allowable square footage of wall signage. See Section 18.50.190 for sign regulations.

Building Exterior Finish Materials

F. Building Exterior Finish Materials

For the purposes of this chapter, exterior building materials shall be categorized as follows and listed under four (4) different quality classes as follows. 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 "lower quality" materials for limited use and use as minor trim elements.

The permitting agency/Planning Official may recategorize a building material provided in Table ####, or may categorize a building material not listed within Table #### 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 #### - 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 concreted 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
Metal					
Architectural quality, composite metal wall panel systems	✓				High quality insulated metal panels for decorative surface application, such as *Alucobond panel systems*
Architectural quality metal wall panel systems, concealed fastening			✓		High quality metal panels for decorative surface application with concealed fasteners, such as *Firestone Delta*
Architectural quality metal wall panel systems, exposed fastening			✓		High quality metal panels for decorative surface application with exposed fasteners, such as *Firestone Omega*
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			✓		
Mirrored glass				✓	
Opaque or tinted glass (including color applied)			✓		
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
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 *HardiePlank* and *HardiePanel*
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 *LP SmartSide*
Vinyl and PVC (panels, siding, and trim)				✓	
Ceramic			✓		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			✓		such as *Kalwall*
Fabric					(not permitted)

	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 or Tile	✓				
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 (laminate or dimensional)		✓			
Asphalt shingles (3-tab)			✓		
Glass roofing	✓				
Fabric				✓	

Building Use Types

G. Building Design Standards by Building Use Type

For the purposes of this chapter, all buildings shall be categories in the following building use types. Any building type not listed or any question as to the appropriate categorization of a building shall be as determined by the Planning Official. The building design standards shall be regulated by both building use type and the zoning district in which the building is located. Unless otherwise permitted by the Planning Official, all accessory buildings and structures shall comply with the design standards required of the principal building.

Building Use Types

1. Agricultural Building (AG District) shelters in public parks

2. Single Family Detached Residential (includes Modular Homes, Accessory Dwellings, Bed and Breakfasts, and Group Homes) (does not include manufactured homes, see Section 18.50.100)

3. Two Family Residential (Duplex)

4. Horizontally Attached Residential (Townhomes and Rowhouses)

5. Vertically Attached Residential (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 (Schools, Churches, 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/Retail Building (includes Single and Multi-Tenant Commercial Buildings, Day Care Centers, Restaurants, Financial Institutions, Hotels, Motels, and Recreational and Entertainment Buildings)

8. Office and Civic Building (includes Single and Multi-Tenant Office Buildings and, when in non-residential zoning districts, Schools, Churches, 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 that contains two (2) or more different uses such as residential and retail and/or office uses)

10. Industrial Building (M-1, M-2, or M-3 zoning required)

Agricultural Buildings

1. Agricultural Buildings.

   a. Building Façade Treatment - None required.

   b. Exterior Building Materials - Must incorporate only Class 1, 2, or 3, or 4 building finish materials.

   c. Roofing Materials - Must incorporate only Class 1, 2, or 3 or 4 roofing materials.

Single Family Detached Residential

2. Single Family Detached Residential.

a. Single Family Detached Residential buildings constructed on lots larger than 7,200 square feet shall comply with the following building design standards:

(1) Building Façade Treatment - None required.

(2) Exterior Building Materials - Must incorporate only Class 1, 2, or 3, or 4 building finish materials.

(3) Roofing Materials - Must incorporate only Class 1, 2, or 3 or 4 roofing materials.

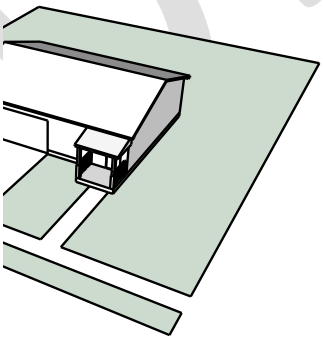
b. Single Family Detached Residential buildings constructed on lots 7,200 square feet or smaller shall comply with the following building design standards:

(1) Building Design Options

All buildings must incorporate a front-facing entry element to signal the connection between the sidewalk and the house. An entry element shall be placed either on the primary façade or be visible from the street. It may extend a maximum of 5 feet into the minimum front setback area, not including stairs or landings. The following entry elements meet the front-facing entry requirement:

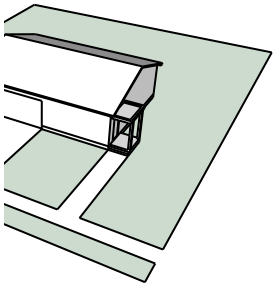
(a) **Front Porch**

A roofed but unenclosed entry element with a minimum width of 8 feet and depth of 4 feet - Partial walls or railings may be no more than 4 feet tall.



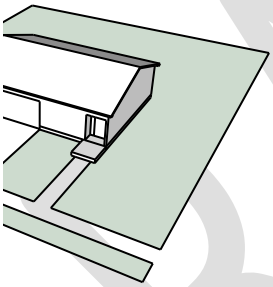
(b) **Side Entry**

A roofed but unenclosed entry element with a minimum depth of 4 feet projecting from a side-facing doorway.



(c) **Recessed Entry**

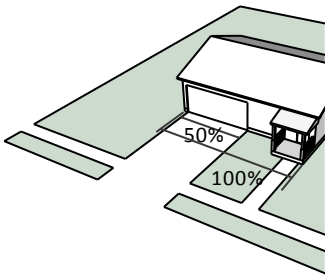
An entry recessed at least 2 feet into the primary façade.



(2) Garage Door Options - Buildings that are less than two-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:

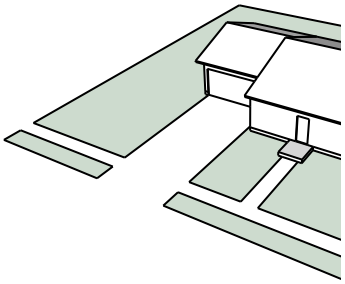
(a) **Front-Facing Garage Door with Limited Width**

Front-facing garage door(s) extending a maximum of 50% of the primary façade width or 28 feet, whichever is greater.



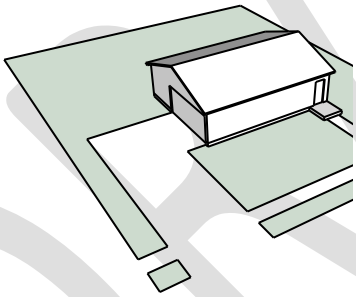
(b) **Garage Door Set Back from Primary Façade**

Front-facing garage door(s) set back at least 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) Exterior Building Materials - Must incorporate no less than two (2) different Class 1 and/or Class 2 building finish materials on no less than 70% of the surface area of each street-facing facade.

(4) Roofing Materials - Must incorporate only Class 1, 2, or 3 roofing materials.

Two Family Residential

3. Two Family Residential.

   a. Building Façade Treatment

      (1) Front porch or recessed entryway

         (a) All buildings shall have a front porch or recessed front entryway along at least one primary façade for each unit.

         (b) The porch or recessed entry shall 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 shall be recessed a minimum of two (2) feet from the building primary façade (front) line.

         (b) Any 3rd or more garage stalls shall be recessed a minimum of two (2) from the front line of the adjoining 1st and 2nd garage stalls.

   b. Exterior Building Materials

      (1) Must incorporate no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area of each street-facing facade.

      (2) All secondary facades must incorporate no less than two (2) different Class 1 building finish materials on no less than 20% of the surface area of each non-street facing facade.

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

Horizontally Attached Residential

4. Horizontally Attached Residential.

a. Building Façade Treatment

(1) Front porch or recessed entryway

(a) All units shall each have its own front porch or recessed front entryway along one primary façade.

(b) The porch or recessed entry shall 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 shall be recessed a minimum of two (2) feet from the building primary façade (front) line.

(b) Any 3rd, 4th or more adjacent garage stalls shall be recessed a minimum of two (2) from the front line of the adjoining 1st and 2nd garage stalls.

(3) Windows

(a) No less than two (2) separate windows shall be provided for each dwelling unit along all primary facades. Each window shall be no less than six (6) square feet in size.

(b) The primary façade of any accessory building shall 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 shall be divided into vertical bays to identify each individual dwelling unit width. Façade bays shall 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.

Good examples of façade articulation

One or more of the following facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-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 Facades

(a) Must incorporate no less than two (2) different Class 1 building finish materials on no less than 70% of the surface area of each primary facade.

(b) Class 4 materials shall not comprise more than 5% of any primary façade.

(2) Secondary Facades

(a) All secondary facades must incorporate no less than two (2) different Class 1 building finish materials on no less than 50% of the surface area of each secondary facade.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Vertically Attached Residential

5. Vertically Attached Residential.

a. Building Façade Treatment

(1) Deck, Patio, or Rooftop Area - Each dwelling unit shall have its own deck, balcony, or patio (minimum 24 sq. ft in size), or access to a finished roof-top amenity deck located within the same building. At the discretion of the approving authority, a well-finished outdoor amenity space may be considered as an acceptable alternative. This provision shall not apply to senior oriented housing.

(2) Building Entryway

(a) Elevated open walkways and stairways along the exterior of the building are prohibited.

(b) All common building entries shall 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 shall be recessed a minimum of two (2) feet from the building primary façade (front) line.

(b) Street-facing garage doors shall 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 shall comply with the façade articulation and exterior building materials requirements for a primary structure and shall be compatible with the design of the primary buildings on site.

(b) All doors/parking bays shall face the interior of the site and shall not be visible from an arterial roadway.

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

(5) Facade Articulation

Each primary façade shall be divided into vertical bays that are no greater than 50 feet in width. Façade bays shall 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 facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-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 facades of all buildings 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.

b. Exterior Building Materials

(1) Primary Facades

(a) Must incorporate 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 shall not comprise more than 5% of any primary façade.

(2) Secondary Facades

(a) Must incorporate no less than two (2) different Class 1 or 2 building finish materials on no less than 50% of the surface area of each secondary façade with a minimum of 10% clear glass.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Non-Residential Buildings in Residential Zoning Districts

6. Non-Residential Buildings in Residential Zoning Districts.

a. Building Façade Treatment

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

(2) Facade Articulation

Examples of non-residential building vertical and horizontal façade articulation

Each primary façade shall be divided into vertical bays that are no greater than 50 feet in width. Façade bays shall 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 facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-stories in height).

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

(4) Façade Expression

The primary facades of all buildings 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 twelve (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 Facades

(a) Must incorporate no less than three (3) different Class 1 and/or Class 2 building finish materials on no less than 75% of the surface area of each primary façade with a minimum of 20% clear glass.

(b) Class 4 materials shall not comprise more than 5% of any primary façade.

(2) Secondary Facades

(a) Must incorporate no less than two (2) different Class 1 and 2 building finish materials on no less than 50% of the surface of each secondary façade.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Commercial/Retail Buildings

7. Commercial/Retail Buildings.

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary facades shall be defined by being covered by a projection from the façade or by being recessed.

(2) Garages and Overhead Doors

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

(b) If visible from a public street, the garage and overhead doors shall 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) Facade Articulation

Examples of commercial/retail building vertical and horizontal articulation

Each primary façade shall be divided into vertical bays that are no greater than 50 feet in width. Façade bays shall 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 facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-stories in height).

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

(5) Façade Expression

(a) The minimum height for all 1-story principal buildings shall be 17 feet and the minimum first floor height of all multi-story principal buildings shall be 11-feet.

(b) Buildings less than 3-stories in height shall include one tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary facades of all buildings 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 twelve (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 Facades

(a) Must incorporate no less than three (3) different Class 1 and/or Class 2 building finish materials on no less than 80% of the surface area of each primary façade with a minimum of 25% clear glass on the first floor and 30% clear glass on the upper floors.

(b) Class 4 materials shall not comprise more than 5% of any primary façade.

(2) Secondary Facades:

(a) Must incorporate no less than three (3) different Class 1 and/or Class 2 building finish materials on no less than 50% of the surface area of each secondary façade.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Office Buildings

8. Office Buildings.

a. Building Façade Treatment

(1) Building Entryway - Each building entry along all primary facades shall be defined by being covered by a projection from the façade or by being recessed.

(2) Facade Articulation

Examples of office building vertical and horizontal articulation

Each primary façade shall be divided into vertical bays that are no greater than 75 feet in width. Façade bays shall 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 facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-stories in height).

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

(4) Façade Expression

(a) The minimum height for all 1-story principal buildings shall be 17 feet and the minimum first floor height of all multi-story principal buildings shall be 11-feet.

(b) Buildings less than 3-stories in height shall include one tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary facades of all buildings 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 twelve (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 Facades

(a) Must incorporate no less than two (2) different Class 1 and/or Class 2 building finish materials on no less than 70% of the surface area of each primary façade with a minimum of 25% clear glass.

(b) Class 4 materials shall not comprise more than 5% of any primary façade.

(2) Secondary Facades

(a) Must incorporate no less than two (2) different Class 1 and/or Class 2 building finish materials on no less than 50% of the surface area of each secondary façade with a minimum of 15% clear glass.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Mixed-Use Buildings

9. Mixed-Use Buildings.

a. Building Façade Treatment

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

(2) Building Entryway

(a) First floor, primary facades shall 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 facades shall 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 shall be defined by being covered by a projection from the façade or by being recessed.

(4) Garage and Overhead Doors

(a) Garage and overhead door should not face a public street.

(b) If visible from a public street, the garage and overhead doors shall 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.

Examples of recessed garage

(5) Windows

(a) First floor primary façade must incorporate a minimum 35% clear glass.

(b) Upper floor primary facades must incorporate a minimum 20% clear glass.

(c) All secondary facades must incorporate a minimum 15% clear glass.

(6) Facade Articulation

Examples of mixed-use building vertical and horizontal articulation

Each primary façade shall be divided into vertical bays that are no greater than 50 feet in width. Façade bays shall 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 facade 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 4-feet extending for the full height of the primary façade.

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 2-feet (or 4-feet for buildings great than two-stories in height).

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

(7) Façade Expression

(a) The minimum height for all 1-story principal buildings shall be 17 feet and the minimum first floor height of all multi-story principal buildings shall be 11-feet.

(b) Buildings less than 3-stories in height shall include one tower element or similar special vertical articulation to anchor the main entry or building corner.

(c) The primary facades of all buildings 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 twelve (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 Facades

(a) Must incorporate 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 shall not comprise more than 5% of any primary façade.

(2) Secondary Facades

(a) Must incorporate no less than three (3) different Class 1 and/or Class 2 building finish materials on no less than 60% of the surface area of each secondary façade with a minimum of 15% clear glass.

(b) Class 4 materials shall not comprise more than 5% of any secondary façade.

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

Industrial Buildings

10. Industrial Buildings.

a. Building Façade Treatment

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

(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 shall 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) Facade Articulation

Each primary façade shall 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 shall 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 3-stories in height shall 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 facade articulation techniques for each of the following categories must be used on every vertical bay width (as required hereinabove) along all primary façades:

(a) **Horizontal Articulation**

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

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

iii. Wall Projection - a projection or wall molding that is at least 4-inches deep and 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 4-feet.

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

b. Exterior Building Materials

(1) Primary Facades

(a) Must incorporate no less than two (2) different Class 1, 2, and/or 3 building finish materials on no less than 75% of the surface area of each primary façade with a minimum of 15% clear glass on the first floor.

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

(2) Secondary Facades

(a) Must incorporate no less than two (2) different Class 1, 2, and/or 3 building finish materials on no less than 40% of the surface area of each secondary facade.

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

c. Roofing Materials

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

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