

SCHEDULE G

ARCHITECTURAL DESIGN STANDARDS

SECTION 1.0 PURPOSE AND INTENT

- A. **Purpose and Applicability.** The purpose of this Schedule is to promote the public health, safety, general welfare and community appearance by providing architectural design standards that foster the development of a well-planned community and create visually compatible and harmonious streetscapes. The intent of the standards is to:
1. Create and maintain a strong community image, identity and sense of place;
 2. Create and maintain a positive visual ambiance for the community;
 3. Enhance and sustain property values;
 4. Promote a high degree of compatibility between surrounding structures and land uses;
 5. Establish and promote a standard for quality design and enduring quality development; and
 6. Foster civic pride and community spirit by maximizing the positive impact of quality development.
- B. **Applicability.** These standards shall apply to the following uses as identified in Schedule B such as Day Care Facility, Cultural Facility, Hospital/Medical Clinic, Retail Sales & Services, Business & Professional Office, Bail Bond, Exceptional Uses, Nonhazardous Research & Testing Lab, Business Training Schools, Restaurant, Drive-Thru Restaurant, Pharmacy/Drug Stores and Medical Marijuana Dispensary, Transient Lodging Establishment, Commercial Amusements, Motion Picture Theater, Vehicular Service, Vehicular Repair, Vehicular Rental, Vehicular Rental Office, Major Equipment Rental, Major Equipment Repair, Vehicular Dealer Sales, Vehicular Accessory Sales and Installation, Funeral Home and/or Crematory, Laundromat, Domestic and Business Service, Small Animal Boarding Kennel and Veterinarian & Animal Hospital. All new construction, renovation and expansion projects shall comply with all applicable sections of these standards except projects that do not add more than 2000 square feet of gross floor area or alter more than twenty-five (25) percent of the building façade or the site area shall be exempt.
1. Compliance with these standards shall be demonstrated prior to site development order building plan approval and permit issuance.
 2. Repainting of existing office and commercial buildings shall be subject to this Schedule.
- C. **Submittal and Approval Requirements.** Submittal and approval of site development plans shall be in accordance with Article III – Procedures for Development Approval, Section 3.10 Site Plan Submittal Requirements and Section 3.11 Engineering Plan Review

Procedures. In addition, the following are required: A licensed architect shall prepare architectural drawings consisting of all structures, and complete front, sides, and rear elevations, and overhead view of roof. Said drawings shall be submitted as part of the development plan application and shall include construction material specifications, color charts, structure dimensions, service area and mechanical equipment locations, outdoor storage area locations, screening devices, master lighting plan and any other information as determined necessary by the Administrative Official or his or her designee, Planning and Zoning Commission and/or City Commission to ensure consistency with the intent of this Schedule. Final approval of all required project design submittals shall be by the City as part of the site plan review and approval process. Said approval, shall include, but not be limited to, building elevations, roof type, construction materials, lighting, screening, colors and building orientation.

SECTION 2.0 DEFINITIONS

Big Box Development Shopping Center. All “Physically Large” structures larger than 50,000 square feet (i.e. department stores, theatres, home improvement stores, wholesale club stores, etc...).

Color Rendering Index (CRI). Is a measure of a light source’s ability to show object colors “realistically” or “naturally” compared to a familiar reference source, either incandescent light or daylight.

Cutoff Fixture. An outdoor light fixture that provides a cutoff (shielding) of the emitted light.

Earth Tone. A color scheme that draws from a color palette of browns, tans, warm grays and greens. The colors in an earth tone scheme are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks.

Fixture. The assembly that houses the lamp or lamps, and may include all or some of the following parts: reflector (mirror), refractor (lens), ballast, housing and other attachment parts.

Florescent Color. Intense, brilliant glowing and neon colors.

Foot-candle (f.c.). A measure of light noted as a unit of illuminance amounting to 1 lumen per square foot.

Form Liners. Liners used in the preparation of designs on concrete walls and pavers. The use of form liners often results in more attractive walls for highways, neighborhoods, beaches and parks. Form liners come in different shapes and designs, and can produce a variety of different results on concrete.

Glare. An intense and somewhat blinding light, or the sensation produced by a brightness within the visual field that is sufficiently greater than the intensity of light to which human eyes are accustomed or adapted, thereby causing annoyance, discomfort, visual impairment, or loss or reduction of visibility.

High Intensity Color. A strong or bright hue with high saturation intended for maximum impact.

Hue. Hue refers to the name of a color. i.e., red, blue and purple.

Illuminance. The quantity of light arriving at a surface divided by the area of the lighted surface, measured in foot-candles.

Illuminating Engineering Society of North America (IES or IESNA). The nonprofit professional society of lighting engineers and specialists that has established recommended design standards for various exterior lighting applications.

Induction Lighting. A light source that transmits energy via an electro-magnetic field, without the metal electrical contacts used to conduct electricity from the fixture to the light-emitting gas inside the Lamp, which increases the energy efficiency and life span compared to traditional lamp types.

LED (Light Emitting Diode). A semiconductor light source available across the visible, ultraviolet and infrared wavelengths, capable of producing a greater number of Lumens per watt and having a longer life span compared to traditional lamp types.

Light Pollution. Any adverse effect of manmade light, often used to denote a brightness of the night sky, commonly known as urban sky glow.

Light Trespass. Light falling where it is not desired, wanted or needed.

Lumen. A quantitative unit measuring the amount of light emitted by a lamp or luminaire.

Luminaire. A complete lighting unit consisting of the lamp, the fixture and other parts designed to distribute the light.

Metallic Color. Lustrous, sparkling and shiny hues resembling the characteristics of metal (e.g. gold, silver, brass, bronze, chrome, pewter, nickel and copper).

Metal Halide (lamp). A high intensity discharge lamp where the light is produced by radiation from metal-halide vapors, and which renders colors close to their daytime appearance.

Mid-Block. Located in the middle of a city block.

Outparcel. Outparcel, a parcel or site located on the outside perimeter of a shopping center fronting a right-of-way and having cross-access with the main shopping center.

Porte-cochere. A covered entrance large enough for motor vehicles to pass through which typically opens into a courtyard.

Primary Color. A color, as red, yellow, or blue that in mixture yields other colors.

Sag lens, convex lens or drop lens. A clear or prismatic refracting lens that extends below the lowest opaque portion of a light fixture.

Secondary Color. Colors formed by mixing 2 primary colors to make a new color: green, orange and purple.

Spill Light. Light which falls outside the property where the luminaire is sited.

Up light. A lamp, often a light bulb set in a cylinder or other container, placed on the floor or ground so that a beam of light is directed upward.

SECTION 3.0 OFFICE AND COMMERCIAL STANDARDS

A. **Sanford Historic District.** Any development within a City of Sanford Historic District shall comply with the requirements of Schedule S, Historic Preservation, of these Land Development Regulations.

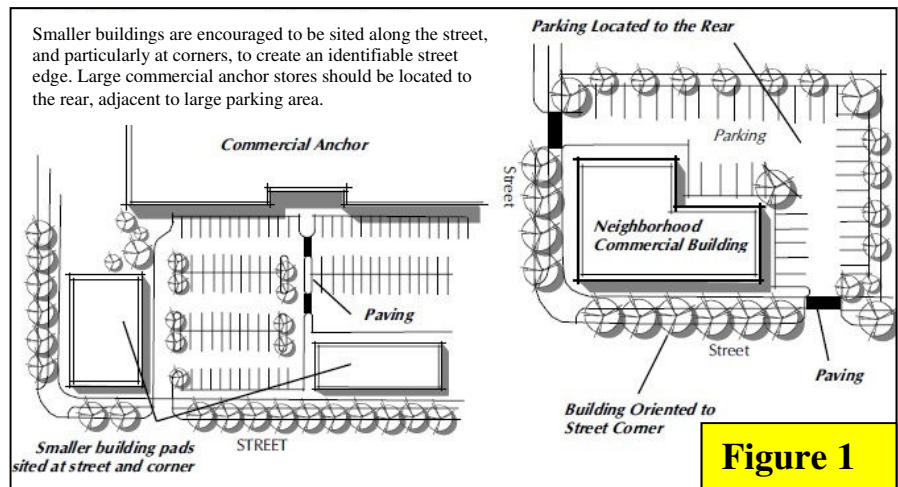
B. **Architectural Style.** While no one particular architectural style is preferred over another, it is the intent of this Schedule to ensure a harmonious streetscape development that demonstrates compatibility between structures and well-designed transitions between architectural styles from project to project in accordance with sound and generally accepted architectural priorities and principles.

1. Big box type structures with architectural appliques are not compliant with this Schedule and applications for such development approval shall be denied.
2. Franchise architecture, or building design that is trademarked or identified with one particular company and is generic in nature is prohibited if allowed by controlling law.

C. **Building Siting Orientation.**

1. Building placement shall, to the greatest extent possible, screen mass parking areas from primary views, both from an external and internal viewpoint.

a. Where appropriate with sound and generally accepted architectural practices and principles, buildings should be located near the front property line, with front building facades at or near the back of sidewalk. See **Figure 1.**



- b. All buildings must front a public or private street. All buildings shall be arranged to orient to and help define the street, to frame corners, to encourage pedestrian traffic and define a space.
- c. Smaller buildings are encouraged to be sited toward the street, and particularly at corners, to create an identifiable street edge.

- d. Large commercial anchor stores shall be located to the rear, adjacent to large parking areas.

2. With regard to outparcels:

- a. If 2 or more outparcel sites are located adjacent to one another, then the buildings shall also be located adjacent to one another in groups of 2 or more. See **Figure 2**.



- b. Grouped outparcel buildings must be sited no more than 100' apart.



- c. Grouped outparcels shall include a pedestrian connection and/or landscape corridor between outparcel buildings. See **Figure 3**, **Figure 4** and **Figure 5**.

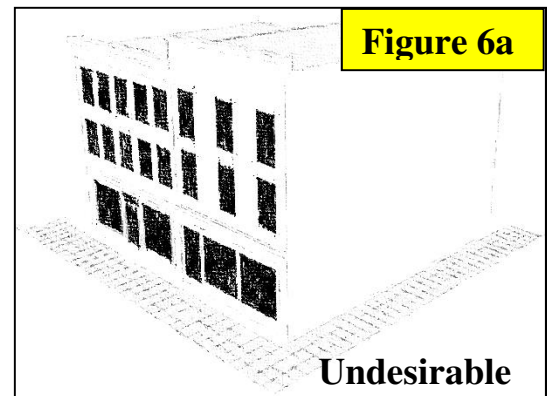
- 3. Development sites that have more than one primary “big box” retail store shall organize the buildings so as to encourage cross parking and pedestrian interconnectivity between the multiple stores.



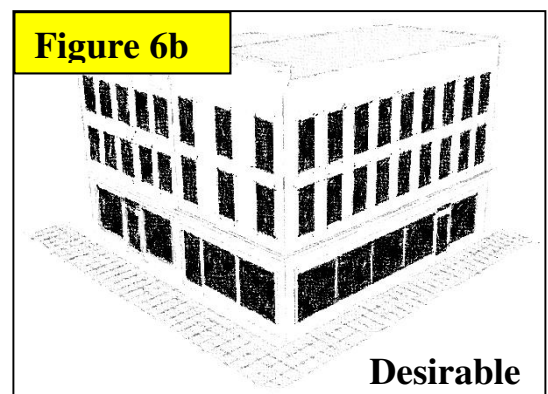
- 4. To encourage a wider distribution and use of parking and better access for customers, all large retail establishments, either single or multiple ownership that exceed 75,000 square feet, shall provide at least no less than 2 customer entrances. Sufficient offset distances between entrances shall be provided to more evenly distribute both vehicular and pedestrian circulation routes.

- a. Buildings shall have entrances on adjacent streets.
- b. Each building break and pedestrian plaza may function as access to an entrance.
- c. Building facades, with an entrance or treated architecturally as an entrance, are required when sited adjacent to arterial or collector roadways.
- d. All building facades facing arterial or collector roadways must meet transparency requirements.
- e. Public art easements or integrated public art features, as approved by the city, may be included to define building entrances. Such easement shall be located using such form of a grant of easement as approved by the City Attorney.

5. Where, because of site constraints or other factors, a building's primary façade cannot be oriented parallel to the major street right-of-way providing driveway access, each façade that is clearly visible from a street right-of-way and adjoining properties shall be designed with full architectural treatment. See **Figure 6a** and **Figure 6b**.



6. Mid-block office and commercial buildings shall be oriented to face the right-of-way or roadway unless it is clearly and convincingly demonstrated by the applicant that compelling site conditions exist that necessitate a different orientation.



7. Corner lot office and commercial buildings shall be oriented to face a right-of-way or roadway unless it is clearly and convincingly demonstrated by the applicant that compelling site conditions exist that necessitate a different location. Parking, loading or service areas shall not be located at an intersection.

D. **Building Design Standards.**

1. All facades of a building must be designed with consistent architectural style, detail and trim features and must meet the requirements of this Schedule.

- a. In the case of buildings located on outparcels of an anchor store and multiple freestanding buildings within a unified plan of development, all exterior facades shall comply to the requirements of this Schedule with respect to architectural design treatments for primary facades.
- b. Buildings or projects located at the intersection of 2 or more arterial or collector roads shall include design features, such as corner towers, corner entrances, or other such features, to emphasize their location as gateways and transition points within the city.

E. Primary Façade Standards

1. Buildings located along a right-of-way or roadway shall be designed with the main entrance clearly defined and with convenient access from both parking and the street.
2. Primary facades on the ground floor shall have features along a minimum of 50% of their horizontal length. The design of primary facades must include, at a minimum, 2 of the following design features:
 - a. Glazing shall cover a minimum of 30% of the primary façade area consisting of window and glazed door openings.
 - b. Projected or recessed covered public entry providing a minimum horizontal dimension of 8' and a minimum area of 100 square feet shall be provided. In addition, a minimum of 20% of the primary façade area must be devoted to windows and glazed door openings.
 - c. Covered walkway, or arcade (excluding canvas type) constructed with columns at least 12" wide, attached to the building, or located no more than 12' from the building shall be provided. The structure must be permanent and its design must relate to the principal structure. The minimum width is required to be 8', with a total length measuring 60% of the length of the associated façade.
 - d. Porte-cochere shall have a minimum horizontal dimension of 18' perpendicular to the building. In addition, a minimum of 20% of the primary façade area must be devoted to windows and glazed door openings.
 - e. A tower element such as, but not limited to, a clock or bell tower element. In addition, a minimum of 20% of the primary façade area must be devoted to windows and glazed door openings.

- f. Awning or canopies with functional placement over windows or doorways only. In addition, a minimum of 20% of the primary façade area must be devoted to windows and glazed door openings.
- g. Faux or display casements are permitted in lieu of exterior window treatments for secondary façade or where actual windows are not technically feasible due to unavoidable interior configuration or design.

F. **Secondary Façade Standards.** All sides of a building not considered a primary façade shall be considered a secondary façade. Any building façade that is not the primary façade and has a frontage along a private drive, parking area, or street, shall be considered a secondary façade.

- 1. Secondary facades shall have a clearly-identifiable design quality, using materials and architectural elements similar to the primary façade.
- 2. Shall provide at least 2 of the design elements required for primary facades; provided, however, that faux or display casements are permitted in lieu of exterior window treatments only for the secondary façade, or where actual windows are not technically feasible due to unavoidable interior configuration or design.

G. **Façade/Wall Height Transition Elements.** New developments that are located within 150' of an existing building and are more than twice the height of any existing building, shall provide massing elements to provide an appropriate structure transition. See **Figure 7**.

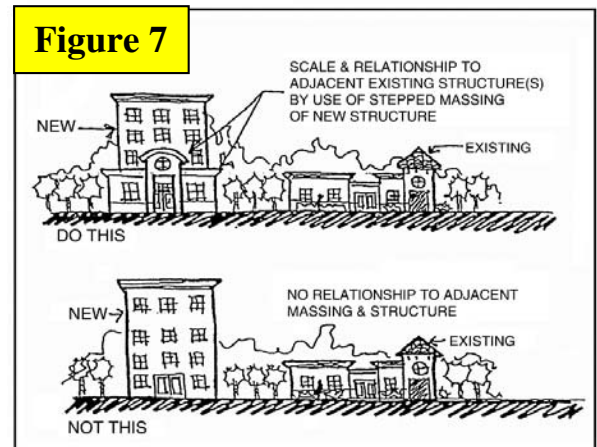


ILLUSTRATION # 5

1. Transitional massing includes, but is not limited to, wall plane changes, roofs, canopies, colonnades, balconies, other similar architectural features, with the minimum depth for projections and recesses relative to the building size, and must meet the following requirements.

- a. For buildings 40,000 square feet or larger in gross building area, projections and recesses must have a minimum depth of 10'.
- b. For buildings between 20,000 and 39,999 square feet in gross building area, projections and recesses must have a minimum depth of 8'.
- c. For buildings between 10,000 and 19,999 square feet in gross building area, projections and recesses must have a minimum depth of 6'.

- d. For buildings up to 9,999 square feet in gross building area, projections and recesses must have a minimum depth of 4’.

H. **Building Mass.** Building mass and scale shall be in proper proportion to the site, adjacent streets, open spaces, and surrounding developments. Massing should be varied to provide interesting form and scale and should be three-dimensional.

1. Building mass shall be divided into smaller components, including a base, middle, and top as a means of maintaining a pedestrian scale. See **Figure 8**, **Figure 9** and **Figure 10**.



2. The base of buildings shall be designated by decorative banding (veneers, changes in colors, materials, and texture), low planters and foundation plantings.

3. The middle of buildings shall be distinguished through the use of arcades, colonnades, awnings, trellis, or other building elements that provide a change in wall plane and create shadows.



4. The tops of buildings shall be defined by distinct roof forms, pronounced eaves, parapet design, and or cornices.

I. **Variation in Massing.** A single, large, dominant building must be avoided. False fronts or parapets create insubstantial appearance and are discouraged. All facades, excluding courtyard areas, shall be designed to employ, at a minimum, the following design treatments.

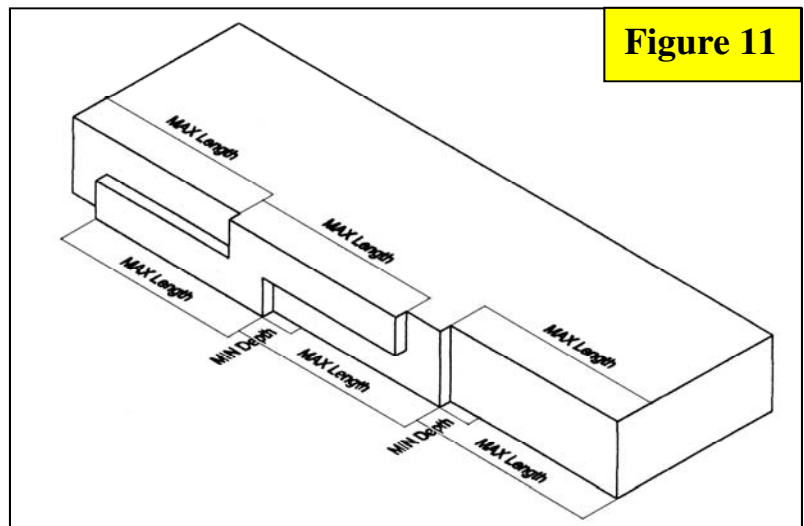
1. Projections and recesses to reduce the perception of building bulk and scale and to ensure a street frontage that rewards pedestrian interest.

- a. For buildings 40,000 square feet or larger in gross building area, a maximum length, or uninterrupted curve of any façade, at any point must be 150 linear feet. Projections and recesses must have a minimum depth of 10' with 150 linear feet limitation.
- b. For buildings between 20,000 and 39,999 square feet in gross building area, a maximum length, or uninterrupted curve of any façade, at any point must be 125 linear feet. Projections and recesses must have a minimum depth of 8' within 125 linear feet limitation.
- c. For buildings between 10,000 and 19,999 square feet in gross building area, a maximum length, or uninterrupted curve of any façade, at any point must be 100 linear feet. Projections and recesses must have a minimum depth of 6' within 100 linear feet limitation.
- d. For buildings between 5,000 and 9,999 square feet in gross building area, a maximum length, or uninterrupted curve of any façade, at any point must be 75 linear feet. Projections and recesses must have a minimum depth of 4' within 75 linear feet limitation.
- e. For buildings less than 5,000 square feet in gross building area, maximum length, or uninterrupted curve of any façade, at any point, must be 50 linear feet. Projections and recesses must have a minimum depth of 3', and a minimum total width of 20% of the façade length.

2. Wall plane changes

- a. Buildings subject to the projection or recess depths required under “Variation in Massing” must not have a single wall plane exceeding 60% of each façade. See **Figure 11**.

- b. If a building has a projection or recess of 40' or more, each is considered a separate façade, and must meet the above requirements for wall plane changes.



J. Project Standards.

1. An applicant must submit architectural drawings and a site development plan according to Article III and Submittal and Approval Requirements in Schedule G. Architectural drawings must be signed and sealed by a licensed Architect who is responsible for preparing the drawings, and who is registered in the State of Florida.
2. Each building façade shall be designed such that at least 8 of the following building design treatment are used:
 - a. Canopies, porticos or porte-cocheres, shall be integrated with the building's massing and style;
 - b. Overhangs, maximum of 3';
 - c. Colonnades or arcades, a minimum of 8' clear in width;
 - d. Cornice, a minimum of 2' high with twelve inch projection;
 - e. Peaked or curved roof forms;
 - f. Arches with a minimum 12" recess depth;
 - g. Display windows;
 - h. Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design;
 - i. Clock or bell tower or other such roof treatment (i.e. dormers, belvederes, and cupolas);
 - j. Projected, covered or recessed entry, with minimum of 8' and the minimum area of 100 square feet;
 - k. Emphasized building base, minimum of 3' high, with a minimum projection from the wall of 2";
 - l. Additional roof articulation above the minimum standards;
 - m. Curved walls;
 - n. Columns;

- o. Pilasters;
 - p. Tile roof material; or
 - q. Expressed or exposed structural elements.
3. All projects shall be designed such that at least 2 of the follow are used:
- a. Decorative landscape planters or planting areas, a minimum of 5' wide shall be provided, as well as areas for shaded seating consisting of a minimum of 100 square feet;
 - b. Specialty pavers or stamped or textured colored concrete along the building perimeter walkway which treatment must constitute a minimum of 60% of walkway area;
 - c. Two specimen tress or palms provided for every 100' of the front façade or secondary façade facing a right-of-way and a minimum of 2 specimen trees or palms for the rest of the project with a minimum height of 12' at time of planting. Specimen trees or palms as required in this Schedule shall meet or exceed Florida Fancy quality as established and revised by the Grades and Standards for Nursery Plants, Florida Department of Agriculture and Consumer Services;
 - d. Site sculptures whenever practicable; or
 - e. Other site elements not addressed herein will be reviewed on a case-by-case basis and will be evaluated based upon such factors as durability, quality, maintenance, architectural intent, compatibility with the provisions of these design guidelines and environmental context.

K. **Façade Articulation.** Treatment of the façade includes design of storefronts, windows, building entrances, awnings, and architectural details, and building materials, colors and finishes typically consistent with an architectural style. See **Figure 12.** The following façade articulations are required:



1. Incorporation of storefront glazing, awnings and other pedestrian amenities at street-facing facades.
2. All building façade windows shall be recessed a minimum of 2” from the façade wall face and provide a visually prominent sill made of cast stone, brick or some other durable permanent material. See **Figure 13**



3. Where architecturally appropriate, windows shall be designed to have shutters, window surrounds or casings, or window headers.
4. All doors shall be recessed in the façade elevation to provide an identifiable entry point for each customer entry and shall be architecturally compatible with the style of the primary building architecture for which it is providing entrance. See **Figure 14**.



5. The design of architectural facades and roof planes shall not be a physical background for signage. See **Figure 15**.



6. The design shall include details to reduce their vertical appearance by articulating the separate floor levels with horizontal bands, increasing the level of detail on lower floors, progressively lessening building mass on upper floors, and/or by using heavier appearing materials on lower portions. If located on a corner, buildings may be required to be stepped back beyond first floors to reduce the impact at the corner and provide visual interest to the building if that design is required by the city in order to advance the intent of this Schedule. See **Figure 16**.



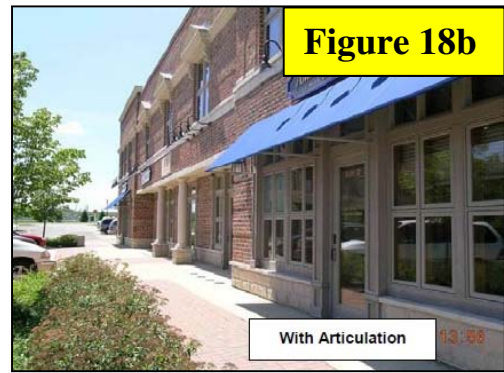
7. Building massing shall provide façade “step backs” for all building facades that exceed 40’ in height, whereby a minimum building façade “step back” of 10’ shall be provided for all floors above a 2 story level. See **Figure 17a**, **Figure 17b** and **Figure 17c**.

Freestanding commercial office buildings may not be required to adhere to this standard if, as determined by the City considering the intent of this Schedule, the building facades provide a significant amount of exterior material column and wall fenestration so as to provide physical and visual breaks in the building facades.

8. Columns, pilasters, window placement and other architectural features shall be used to subdivide the facades of large buildings into several smaller vertical segments in order to reflect the scale and proportion of adjacent properties.

9. Multiple storefronts that are part of the same building shall be designed to contain complementary façade designs, particularly with respect to color, cornice line and decorative materials.

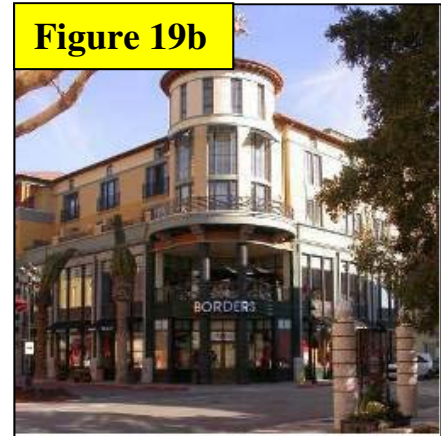




10. Each principal building taller than 30' in height shall be designed to ensure that the massing of façade articulation of the building presents a clear base, middle and top when viewed from the abutting street. See **Figure 18a and 18b.**

11. Corners shall be articulated with strong shapes. Utilizing deep openings, arbors and shadow lines along with details is intended to create a positive pedestrian scale and feel consistent with sound and generally accepted architectural practices and principles.

See **Figure 19a and Figure 19b** and **Figure 20a and Figure 20b.**



L. **Roofs.** Roofs are an integral part of building design and shall be designed and constructed to add interest to and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining structures, developments and neighborhoods. Roofs shall be constructed of durable, high quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed herein:

1. Vary roof forms, heights and materials to assist in breaking up the mass of long, linear buildings. See **Figure 21a** and **Figure 21b**.



2. With the exception of non-visible flat roofs, roof materials shall consist of concrete, clay, slate or terra cotta tiles, standing seam metal, metal shingles or asphalt shingles (laminated, 25-year architectural grade or better) or similar materials.
3. The design of roof structures shall be of hip, gambrel, and gable and shall be extended to all sides of the structure.
4. Pitched roofs should include overhangs to create shadow and create depth to facades.

5. If a building has roofs with parapets, the parapet height shall be varied and parapet walls shall include ornamental elements, cut-outs, projecting cornices, or other decorative designs. See **Figure 22**.



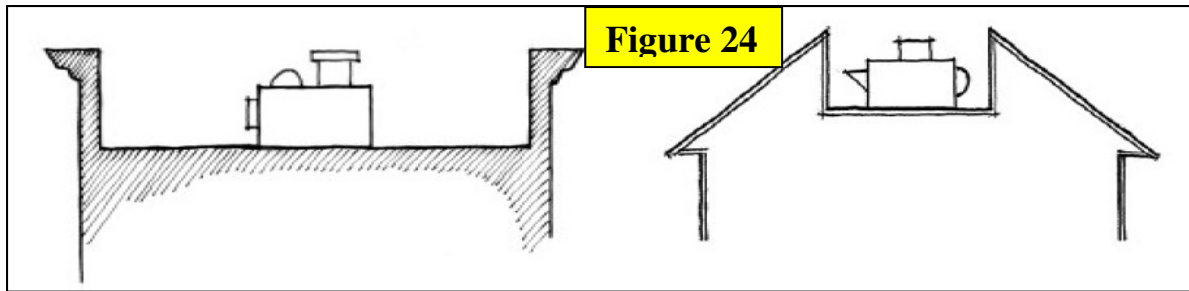
6. Parapet walls shall be finished with a decorative cornice. See **Figure 23**.

7. False mansard roofs are prohibited. Mansard roofs are not permitted as the predominant roof design. They may be used on a limited basis to add interest and variety consistent with sound and generally accepted architectural practices and principles and shall require a variance in order to be used. If permitted to be used, mansard roofs shall wrap around the entire perimeter of the structure.



8. Vegetated “Green” or cool roof designs are encouraged.

9. Mechanical equipment shall be screened by extended parapet walls or other roof forms. This screening shall be architecturally compatible in color, shape, size and material with the primary building and be carefully integrated into the overall building design. See **Figure 24**.



10. Painting rooftop mechanical equipment or erecting fences are not permitted methods of screening rooftop equipment and is prohibited.
11. Primary colors, high-intensity colors, metallic or fluorescent colors shall not be used as predominant roof colors and are prohibited.
- M. **Parking Structure.** Parking structures shall be wrapped by retail, office or other permitted uses along street edges. A minimum of 60% of any primary façade adjoining a street shall incorporate at least 2 of the following design elements:
1. Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented businesses are located along the façade of the parking structure.
 2. A large area in storefront for display.
 3. Decorative metal grille work or similar detailing which provides texture and partially and/or fully covers the parking structure openings.
 4. Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work or similar features.
 5. Vertical trellis or other landscaping or pedestrian plaza area.
- N. **Awnings and Canopies**
1. Awnings or canopies shall be functional by placement over windows or doorways only.
 2. Awnings or canopies shall project a maximum of 4' from the building when located over pedestrian areas and no less than 2' otherwise.

3. Awnings or canopies shall maintain a minimum clearance of 8' above any sidewalk or pedestrian route.
4. All awnings shall be made of woven cloth or complimentary architectural material. Backlighting of awnings is prohibited. A fixed metal canopy may be used with appropriate supporting mechanisms, wall-mounted brackets, cables and posts.
5. The design of canopies over gas pumps shall be integrated with the overall architectural design of the gas station.
 - a. Gas island canopies shall be built of the same quality materials and architecture as the store associated with the gas island.
 - b. Gas island canopy structural columns shall be faced with the same architectural materials as the associated building.
 - c. Any graphics on canopies shall be considered signage.
 - d. Lighting luminaries mounted under the canopy structures shall be shielded such that the lamp source is not visible and glare is not created.
 - e. Neon, and illuminated panels are prohibited on a canopy.

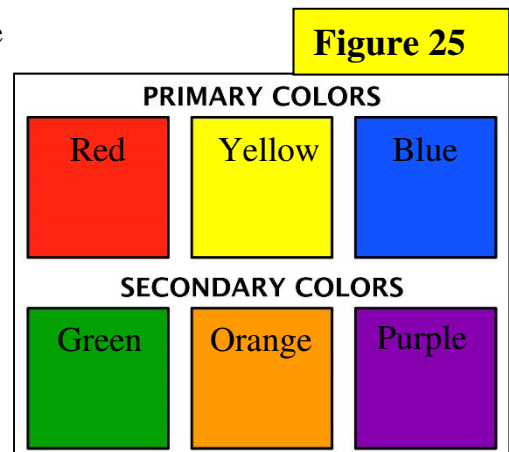
O. Entryway/Customer Entrance Treatment

1. Single-tenant buildings shall have clearly defined, highly visible, customer entrances. The customer entrance shall meet the following standards:
 - a. An outdoor patio area must be provided adjacent to the customer entrance, with a minimum of 100 square feet in area. The patio area must incorporate the following:
 - i. Benches or other seating components;
 - ii. Decorative landscape planters or wing walls which incorporate landscaped area; and
 - iii. Structural or vegetative shading.
 - b. Front entries must be setback from a drive or a parking area by a minimum of 15'.

2. Multiple-tenant buildings and developments must meet the following standards:
 - a. Clearly defined, highly visible customer entrances must be provided for the use determined to be the anchor use by the city.
 - b. Shaded outdoor community space must be provided at a minimum ratio of 1% of the total gross floor area of all on-site buildings. The community space shall be located off, or adjacent to, the main circulation path of the complex and must incorporate benches or other seating components.
 - c. Front entries must be setback from a drive or a parking area by a minimum of 15’.

P. **Exterior Materials and Colors.** The purpose and intent of building color regulations are to maintain and enhance an attractive physical environment within the City, to enhance and sustain property values and to maximize the positive impact of development.

1. These requirements shall apply to the exterior of all non-residential buildings and structures.
 - a. All new buildings, structures or additions shall comply with these standards.
 - b. All buildings shall be faced with materials that exhibit a durable, high quality appearance.
 - c. Materials shall be of a low-maintenance type retaining a consistent and clean appearance.
2. The color of a storefront and/or building helps to establish a mood or feeling about the business. It also reinforces both the individuality of the building and its relationship to its block, area and City.
 - a. The original color and texture of stone and brick masonry surfaces shall be retained and not painted or altered without administrative approval.
 - b. The use of black or fluorescent colors, or pure primary and secondary colors is prohibited as the predominant exterior building color(s). See **Figure 25**.



- c. Building trim and accent area may feature any color(s) limited to 10% of the affected façade segment.
3. Building materials are classified based on its application as follows:
- a. All facades and businesses within a development shall utilize a consistent palette of materials, textures and colors.
 - b. High quality and long lasting materials that offer texture and avoid monotonous surfaces are strongly encouraged in order to meet the intent of this Schedule. The look and dimension of material elements shall relate to human scale. Earth tone building materials that have a pleasing visual texture, such as brick and stone, are required. See **Figure 26** and **Figure 27**.



- c. The type and detailing of building materials shall be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, shall return along secondary sides at a minimum of 100' or 20% whichever is less to maintain visual consistency
- d. The following is a general guide to the acceptable use of exterior building materials. Use of alternate materials or the extent of material usage may be reviewed on a case-by-case basis, taking into consideration such factors as context and architectural style and the intent of this Schedule. Additional guidelines related to specific materials are provided below:
 - i. Brick and Stone – Brick and stone convey permanence and are preferred primary and accent building materials for all building types.
 - ii. Cast-In-Place Concrete – Cast in place concrete may be appropriate for industrial buildings or secondary facades if sufficient articulation and detail is provided to diminish the appearance of a large, blank wall and provide a high quality architectural finish. Cast-in-place concrete is acceptable as an accent material; provided, however, that its appropriateness for primary material applications will be reviewed within the context of the design intent and surrounding character of development.

- iii. Pre-Cast Concrete – Pre-cast concrete is acknowledged as a durable and quality material. Pre-cast Concrete panels should incorporate architectural finishes that comply with the architectural articulation and detailing design guidelines as well as the intent of this Schedule. The appearance of panel joints should be minimized. On building faces adjacent to a public right-of-way or pedestrian area where the appearance of masonry is to be conveyed, masonry inlays are generally preferred to be coated or painted form liner application which simulate the look of brick or stone; however, the appropriateness of either will be reviewed based upon the context of the design intent and the surrounding character of development. Buildings that utilize tilt up concrete wall panels shall incorporate articulation and color to add a variety of texture and visual interest.
- iv. Architectural Metal Cladding – Smooth metal panels with sufficient metal thickness to prevent “oil canning” or deterioration of the surface and promote durability are acceptable. The use of metal should account for the design intent of the building and surrounding character of development.
- v. Concrete Masonry Units – Concrete masonry unit (CMU) is acceptable as an accent. Split face CMU may be used as a base material in lieu of limestone.
- vi. Wood – Wood may be appropriate in specific historical or cultural context.
- vii. Fiber Cement – The use of fiber cement materials shall be limited to accent applications only.
- viii. Stucco – The use of stucco is acceptable for exterior architectural accents.
- ix. EIFS – EIFS or Dryvit material shall not to be used as a primary material and should only be limited to accent applications above the pedestrian level (approximately 10’ above ground). If used at grade or below it shall be factory reinforced.
- x. Siding – Horizontal aluminum, vinyl and residential lap sidings should not be utilized for non-residential applications.
- xi. Other – Contemporary or specialized building materials not addressed herein will be reviewed on a case-by-case basis and will be evaluated based upon such factors as durability, quality, maintenance, architectural intent, compatibility with the provisions of these design guidelines, and environmental context.

Q. **Service Areas.** Service areas shall be placed out of view from public right-of-way, parking areas and adjoining properties. Where, because of site constraints or other factors, it is determined by the city that it is not feasible to locate a service area in accordance with this requirement, such area shall be screened from view by vegetative or structural means. Structural screening shall be architecturally compatible with the building in terms of style, colors, construction materials and finish. Landscape screening shall be compatible with and integrated into the project's landscape plan.

1. In addition to any solid enclosures required by the Land Development Regulations, landscaping such as tall shrubs and clinging vines, shall be used to screen these areas. See **Figure 28.**



2. Mechanical equipment shall be located behind or on top of the building screened from the public view with parapet walls, landscaping or as otherwise appropriate. Any architectural features used for screening shall be compatible in style and colors with the principal buildings. See **Figure 29.**



R. **Fence and Wall Design.** Fence and wall design is permissible as a design element as well as for security or to screen site elements.

1. Any fence and/or wall constructed for purposes of security or to screen site elements shall comply with the architectural, design and landscaping requirements of this Schedule and Schedule J and other regulations herein.

a. Fences, railings and walls shall not interfere with pedestrian safety by blocking access from the street to the sidewalk.

b. Where permitted all outdoor storage areas shall be visually screened with attractive fencing/walls and landscaping. See **Figure 30.**



c. Fences and walls shall be constructed of masonry, concrete, wrought iron, tubular metal, dark vinyl-coated chain-link or PVC. The use of chicken-wire, hog-wire, razor wire, or wood fencing is prohibited. Walls shall be

constructed of brick or stone (veneers or decorative pre-cast panels may be permitted) to match the primary material of the primary building.

- i. Barbed wire shall be reviewed and may be approved by the Planning and Zoning Commission if a need for such security is demonstrated by the applicant with clear and convincing evidence. Barbed wire is prohibited as part of 1) any residential use; or 2) any mixed-use having a residential component. If barbed wire is used, it shall be oriented toward the interior of the property and included in the overall fence height measurement. Barbed wire is prohibited on any fence within a front yard or a yard along a major street.
- d. Railing is required when needed to protect the public against potentially hazardous grade changes. Pedestrian safety railings at grade changes shall be a minimum of 42" high. They shall have intermediate rails, balusters, ornamental or patterned infill.
- e. The following height requirements shall be imposed:
 - i. Front yards, 4' for a fence or wall without landscaping and 6' for a fence or wall of any style landscaped.
 - ii. Side and rear yards, 8' for a fence or wall of any style or a hedge in the side and rear yards or 6' for a fence or wall of any style without landscaping.
 - iii. Fences and walls shall not exceed the height except where determined that increased height is compatible with the use of the property, does not detract from the pedestrian character of the street, and is integrated into the architecture and design.
- f. All fences and walls shall be installed with the finished side facing towards the exterior of adjoining properties and rights-of-ways.
- g. Fence, wall or hedge surfaces shall not be used for advertising or display.
- h. The walls of any building which enclose a yard or are visible from a street frontage shall be stained, painted, or provided with integral color, as appropriate to the wall surface material used, and permanently maintained.
- i. On commercial or office properties visible from any major street, fences and walls shall be decorative or dark vinyl-coated chain-link (including stands, poles and rails).
- j. The attachment of slats, fabric, shade cloth or other material to a chain link or similar open fence is prohibited except as provided herein. Slats, fabric, shade cloth or other material is not a permitted method for required screening of

outdoor storage areas. Slats, fabric, shade cloth or other material may be installed to create a wind barrier for athletic courts or similar situations subject to the following conditions:

- i. Professional installation is required by a licensed contractor.
- ii. The proposed material shall be designed to withstand wind resistance with commercial grade seams and attached at grommets designed in a manner consistent with building regulations.

- k. It is prohibited and unlawful for any person to construct, maintain, place, install or allow or cause to be constructed, maintained, placed, or installed on or about any structure or property any fence, barrier, partition, obstruction or similar structure that is electrically charged or connected with any electrical source in such a manner as to transmit an electrical charge to persons, animals or things which come in contact with fence.

S. **Vehicular Circulation.** Vehicular circulation within a site is critical for usability of a place. When laying out vehicular circulation the following standards shall be met:

- 1. Create an organized street network emphasizing connectivity. See **Figure 31**.
- 2. Provide a hierarchy of a street network within the site.
- 3. On small sites, approximately 5 acres or less, a complete street network may not be possible and/or may be completed through connections with adjacent development.
- 4. Limit dead end streets in non-residential development.



5. The parking layout shall provide a continuous flow of traffic through the lot. See **Figure 31 and Figure 32.**

6. Parking pod, up to 200 spaces each, shall be separated by streets and/or pedestrian plazas. See **Figure 32 and Figure 33.**

7. Place at least 30% of parking surface area to the rear side of buildings and/or away from public streets.

8. Onsite and offsite vehicular congestion shall be minimized while providing safety for pedestrians, bicycles and vehicles.

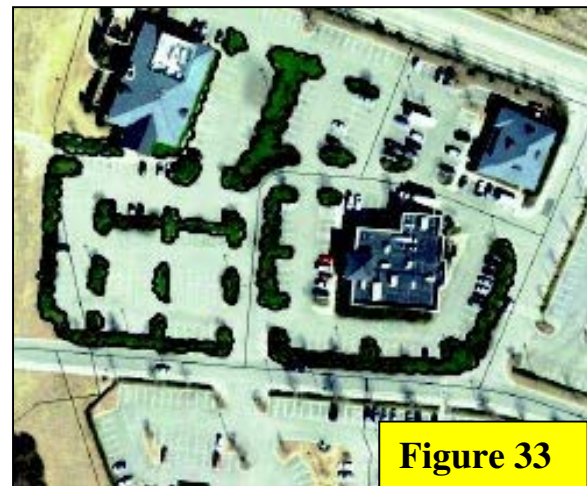
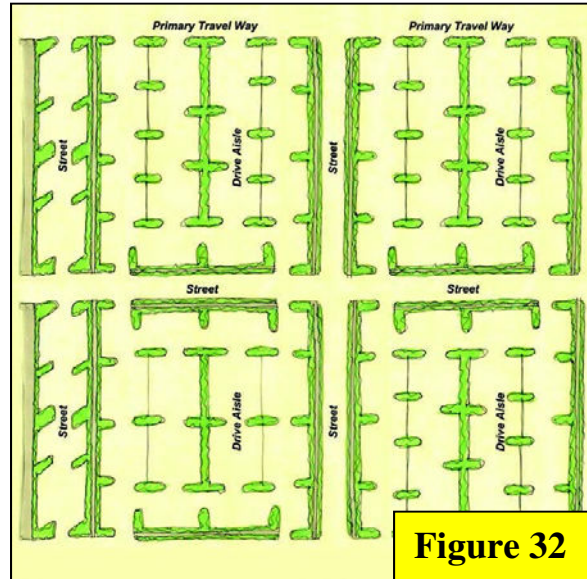
9. Adequate and safe vehicular and pedestrian access shall be provided to the site and to the uses and facilities within the site.

10. The number of curb cuts onto public streets shall be minimized, while allowing for necessary site access and circulation.

11. Driveways shall be shared and provide cross-access between adjoining parking areas and circulation drives to reduce the number of turns onto and off of the principal roadways and to minimize conflict points. Adjoining commercial and office sites that are higher traffic generators shall provide cross-access for circulation between sites and to minimize curb cuts. Cross access easement shall be granted use a form of easement acceptable to the City Attorney.

12. Entry points shall be defined by the use of landscaping, trees and/or architectural elements through the use of curbing, signage, pavement marking and/or decorative walls.

13. Pedestrian connections shall be provided between adjoining sites and to building entrances.



14. Pedestrian ways shall be designed and landscaped with attractive paving materials, shade trees, site furnishings, scenic views and other amenities to facilitate and encourage walking between uses. See **Figure 34**.



15. Transit vehicle access shall be incorporated and attractive and convenient waiting areas and shelters shall be provided to facilitate the use of public transportation for multi-tenant buildings.

T. **Pedestrian Circulation.** Defined pedestrian circulation routes shall be provided into and within a site. Multiple pedestrian routes may be required based on the size of a site or other conditions.

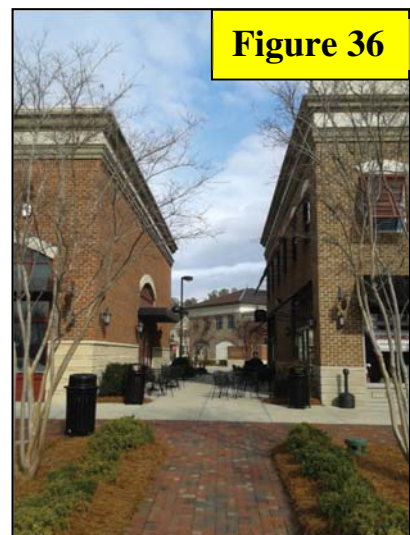
1. Sidewalks shall be installed on both sides of arterial and collector streets. In non-residential development and mixed use centers, sidewalks shall be provided on both sides of local and private streets as well as along one side of all primary travel ways.

2. A continuous connection shall be provided to all buildings with a sidewalk, greenway or multi-purpose trail. Greenways and multi-purpose trails shall be considered as part of a site's pedestrian circulation network. See **Figure 35**.



3. Crossings of vehicular travel ways shall be minimized.

4. A landscaped pedestrian pathway shall be provided connecting a primary or secondary entrances for buildings 25,000 square feet or larger to end of parking area or right-of-way.



5. Pedestrian pathways to building entrances shall be aligned. See **Figure 36**.
6. Outparcels shall have direct pedestrian connections to any adjacent public sidewalk streets and to other adjacent buildings.

7. Sidewalks are required at vehicular access points into a development, unless a reasonable alternative location is provided, which provides the same function and connectivity.
8. Multi-tenant buildings shall provide a pedestrian connection from transit stops.
9. Multi-tenant buildings shall provide a break, or pedestrian pass-through, for every 600' of building frontage. The purpose of pedestrian pass through is to provide connections to parking, adjacent development, or similar uses. See **Figure 36** and **Figure 37**. The following requirements are applicable:



- a. Provide logical building breaks.
- b. Align with central pedestrian corridor if allowed.
- c. The minimum width is 15' between buildings. Larger building breaks may serve as a pedestrian plaza with appropriate scale, sizing and seating opportunities.
- d. Direct pedestrian access is required to connect parking located on opposite sides of a building.
- e. If a sidewalk between buildings is provided, a landscape area of a minimum 5' in width must remain between the building and sidewalk.
- f. Vehicular access may be incorporated at time of development review.

SECTION 4.0 LIGHTING

- A. **Intent.** It is the intent of this Section to encourage lighting practices that will benefit the public by minimizing light pollution, glare, light trespass and sky glow and maintaining night time safety, utility and security.
- B. **Scope and Applicability.** All exterior outdoor lighting shall comply with the requirements established by this Schedule unless otherwise exempted. This Schedule does not apply to indoor lighting.

When an outdoor lighting installation is being modified, extended, expanded or added to, the entire light installation shall be subject to the requirements of this Section.

When outdoor lighting installation or replacement is part of a development proposal for which site plan approval is required, the Planning and Zoning Commission shall review and approve the lighting installation as part of its site plan approval.

C. Exemptions. The following types of lighting are exempted from these regulations:

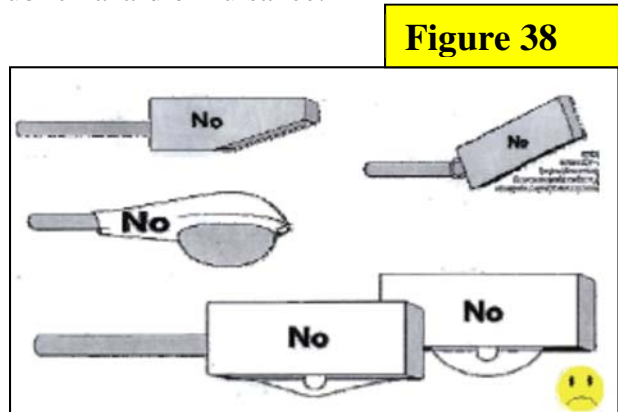
1. Reasonable lighting during the period from October 15 to February 15, if the lighting does not create a hazard or nuisance from glare or luminance.
2. Traffic control signals and devices installed by or at the direction of a public agency.
3. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
4. Temporary lighting, used for a period not to exceed 30 days in any 1 year period, for festivals, celebrations or other public activities subject to the same conditions as holiday lighting.
5. Temporary construction lighting use for a period not to exceed 30 days in any 1 year period.
6. Outdoor recreational facilities such as tennis courts, sports fields, golf courses, driving ranges and miniature golf courses; and outdoor assembly uses such as stadiums, arenas, amphitheaters and drive-in movie theaters.
7. One and two family dwellings

D. **General Requirements.**

1. All exterior lights shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass and glare across the property lines or disability glare at any location on or off the property.
2. All light and electrical connection shall be underground, where practicable. No above ground aerial wiring shall be permitted, except as may be exempt under this Schedule.
3. All electrical conduit and sleeving shall be coordinated and adjusted outside all proposed landscape areas and tree root balls to the best extent possible.
4. All light fixtures, including security and parking lot lighting shall be cutoff fixtures and shall be incorporated as an integral design element that complements the design of the building or project through style, material and color. Luminaires shall not be tilted. Lighting of or on buildings shall be limited to wall washer type fixtures or up-lights, which do not produce spill light or glare.
5. A fully cutoff fixtures shall be installed in a horizontal position as designed.

6. Security lighting fixtures and wall packs shall not project above the fascia or roof line of the building on which they are mounted and shall use fully cutoff or fully shielded fixtures. All security lighting fixtures and wall packs shall be shielded and aimed so that illumination is directed only to the designated area and shall not cast direct light on other areas.
7. Wall Packs are permitted only in loading and service areas and shall be cutoff fixtures except those adjacent to an arterial or collector road, in or adjacent to a residential zoning district or adjacent to a dwelling unit which shall be of the shoe box type. The lighting use or location of the wall pack shall determine the maximum footcandle allowed except as otherwise provided herein.
8. Flood lighting is discouraged. If used, flood lights must be shielded to prevent:
 - i. Disability glares for drivers or pedestrians.
 - ii. Light trespass beyond the property line.
 - iii. Light above a 90° horizontal plane.
 - iv. Otherwise creating a public hazard or nuisance.

9. All sag lenses, drop lenses and convex lenses are prohibited. See **Figure 38.**



10. Adjacent to residential property, no direct light source shall be visible at the property line at ground level or above. Illumination levels at all property lines shall not exceed 0.5 foot-candles (f.c.)

11. When the building or parking areas are located adjacent to residential area, and shall not exceed 1.0 f.c. when abutting other non-residential properties. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the building or project.

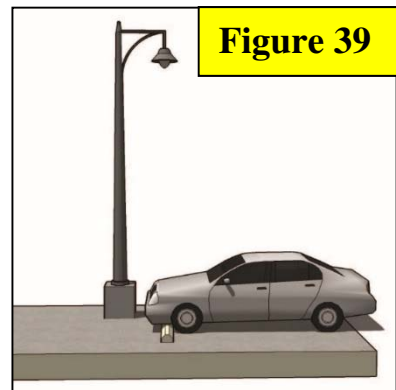
12. All lighting within parking and pedestrian areas shall be coordinated with the landscape plan to prevent canopy conflicts with the proposed or existing trees.

13. The minimum setback of a light source from a property line shall be a horizontal distance of 20'.

14. The use of high pressure sodium lamps is recommended.
15. Non-residential light shall be installed with time controls to ensure that light levels are reduced not later than 1 hour after the close of operations so the minimum levels needed under IESNA to ensure safety and security (approximately a 50% reduction).
16. To provide lighting that limits distortion of colors of the building, landscape and pedestrian activity areas, all lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED.
17. All lots with alleys shall have lighting fixtures within 5' of the alley's edge of pavement where it does not conflict with vehicle access and circulation. The fixture shall illuminate the alley, between 8' and 12' in height, and not cause glare into adjacent lots. When a structure in the lot is within 5' feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a light pole.
18. Building light fixtures should be designed to be architecturally compatible with the main structure, which should complement the theme of the surrounding area.
19. Blinking, flashing lights and exposed neon lighting used to illuminate building facades or to outline buildings are prohibited except as may be exempt herein.
20. The following are general requirements for lighting placement:
 - a. At least 3' away from the face of the curb (to avoid damage from car bumpers and door swings).
 - b. At least 5' from the point where a curb transitions into a driveway, curb cut or alley.
 - c. At least 20' from the extended flow line of the nearest intersection.
21. The following are general requirements for parking area lighting:
 - a. The maximum light pole height in all parking areas shall not exceed 25'.
 - b. Make all parking lot light fixtures similar in design for all surface parking areas.
 - c. Select lighting with a concealed light source of the "cut-off" variety to prevent glare and "light trespass" onto adjacent buildings and sites.

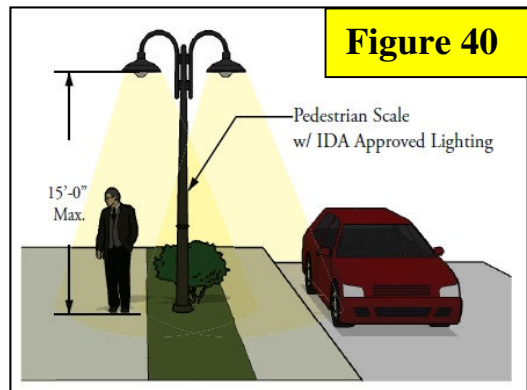
- d. Provide separate, pedestrian scale lighting for all pedestrian ways through parking lots. Locate poles in parking islands wherever possible with a maximum base height of 2'.

- e. Parking area light poles placed outside of parking islands are permissible if the poles are located in an area that is protected or the pole foundation has been designed to accept minimal levels of vehicular impact. All exposed pole foundations shall be aesthetically designed to match the detailing of the primary structure (i.e. stucco finished with matching paint color) and shall be surrounded by a 6" foundation curb. See **Figure 39**.



22. The following are general requirements for pedestrian area lighting:

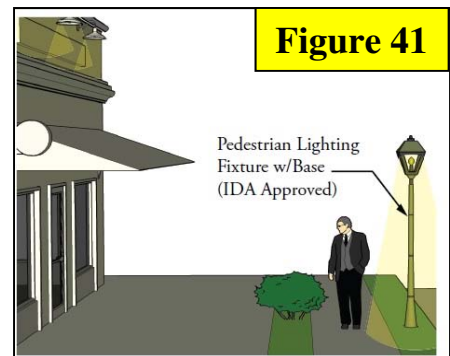
- a. Maximum light pole heights in all parking areas shall not exceed 15'. See **Figure 40**.
- b. The light fixture/luminaire shall be decorative in appearance, style and finish.



- c. The lamp source shall be metal halide LED, or compact fluorescent of a light source that produces a Color Rendering Index (CRI) of 65 or higher. Wattage shall not exceed 100 watts per bulb.

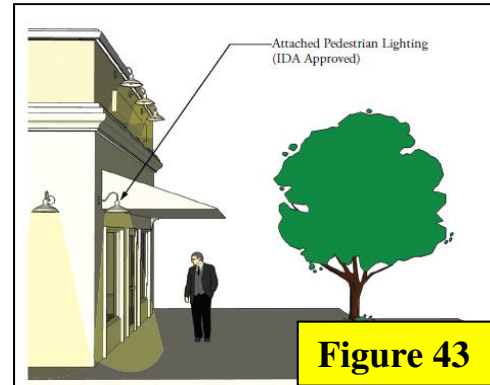
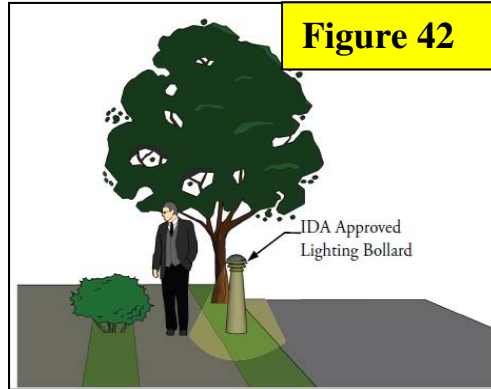
- d. Illumination levels shall range between a minimum of 0.2 f.c. and a maximum of 2.5 f.c.

- e. Pedestrian street lights must be placed 2' from the back of curb on each side of the street and travel lanes, unless otherwise indicated.



- f. A combination of International Dark-Sky Association ("IDA") permitted pole lights, bollard lighting and landscape accent lighting are an encouraged design. See **Figure 40 Figure 41 and Figure 42**.

23. A pedestrian lighting plan shall incorporate a combination of pole light, bollard light and accent lighting. See **Figure 40, Figure 41, Figure 42 and Figure 43.**



E. Lighting Standards

1. Lighting intensities for buildings, projects, or other uses not specifically regulated by this Schedule (for example athletic fields, courts and swimming pools) shall be designed as recommended by the Illuminating Engineering Society of North America (IESNA). However, all such uses shall comply with this Schedule for control of glare and light level at the property line.
2. The City hereby adopts the following outdoor lighting recommendations of the IESNA:

Parking Lots	Horizontal Illuminance (Foot-candles)		Uniformity Ratio
	Maximum	Minimum	
High Level of Activity: Major Athletic Events Major Cultural or Civic Events Regional Shopping Centers Fast Food Facilities	3.6	0.9	4/1
Medium Level of Activity: Community Shopping Center Cultural, Civic, Recreational Event Office Parking Airport, Commuter Lots, etc. Residential Complex Hospital	2.4	0.6	4/1
Low Level of Activity: Neighborhood Shopping Industrial Employee Parking Educational Facilities Churches	0.8	0.2	4/1
Building Exterior: Entrance, Active Entrance, Inactive Vital Locations or Structures Building Surrounds	Lighting Level (Foot-candles) 5 1 5 1		

	Dark surroundings (Residential, Rural & Undeveloped Areas) (Maximum Foot-candles)	Bright surroundings (Commercial areas) (Maximum Foot-candles)
Service Stations:		
Approach	1.5	3
Driveway	1.5	5
Pump Island	20	30
Service Area	3	7

Auto Lots:		
Circulation	5	7
Merchandise Display	20	30
Outdoor retail selling areas:	Shall not exceed ten (10) times the illumination of the adjacent street.	
Storage Yards:		
Active	20	
Inactive	1	
Loading Platforms	20	

F. **Lighting of Gas stations, Convenience Stores and All Outdoor Canopies.** In addition to the above standards, the following shall apply:

1. Lighting of gas stations and convenience stores shall not be used to attract attention to the business.
2. Areas on the apron away from the gasoline pump islands which are used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
3. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

G. **Lighting Plan Required.** The applicant shall submit a lighting plan depicting the foot-candle dispersion on the site and detail of the proposed fixtures as part of the site plan/development application. The plan shall include at least the following:

1. A site plan, drawn to scale, showing all buildings, landscaping, parking areas, all proposed exterior lighting fixtures;
2. Specifications (details) for all proposed lighting fixtures including photometric data; designation is IESNA 'cutoff' fixtures, and other descriptive information on the fixtures;
3. Proposed mounting height of all exterior lighting fixtures;

4. Analyses and luminance level diagrams showing that the proposed installation conforms to the lighting standards of this section. Off-site lighting shall be considered in the analyses; and
5. Drawing of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the luminance levels of the walls and the aiming points for any remote light fixtures.

H. **Technical deviations.** The applicant shall submit a lighting plan depicting the foot-candle dispersion on the site and detail of the proposed fixtures as part of the site plan/development application. The plan shall include at least the following:

1. Any proposal which includes technical deviations from these lighting standards shall demonstrate the unique aesthetic and/or engineering design that meets or is within the intent and purpose of these regulations. Such presentation shall include appropriate calculation and drawings or illustrations as necessary to explain the request or as may be required by the City.
2. The Building Official shall make a determination whether to accept such proposed technical deviation after consulting with a mutually acceptable licensed professional engineer. The cost of making such determination shall be borne by the party requesting the technical deviation.

I. **Certificate of occupancy.** The Building Official shall not issue a certificate of occupancy until a licensed professional engineer delivers a certificate of compliance to the City stating that the exterior lighting at the building and site complies with this Schedule. However, where a project is of such a small scale that the lighting layout is considered an incidental engineering service, a certificate of compliance may be rendered by the licensed professional rendering the incidental service if allowed by controlling State law.

SECTION 5.0 PERMITTED AND NOT PERMITTED PHOTO LIBRARY

PERMITTED	NOT-PERMITTED
PEDESTRIAN ENVIRONMENT	
	
<p><i>Architecture shall emphasize and support the pedestrian environment with amenities awnings and a clear pedestrian zone.</i></p>	<p><i>Architecture that does not support pedestrian environments with appropriately scaled architecture shall not be permitted.</i></p>
	
<p><i>Architecture that is at least 40% transparent on the pedestrian level shall be permitted.</i></p>	<p><i>Architecture that does not have a certain level of transparency shall not be permitted.</i></p>

PERMITTED

NOT-PERMITTED

ARCHITECTURAL MASS



Architectural mass and scale shall be considered with building sites taken into consideration. Corner architecture shall have a greater mass and scale.



Buildings that have no change in architectural mass, scale or fenestration creates monotony and shall not be permitted.

PERMITTED

NOT-PERMITTED

PEDESTRIAN STYLE



Architecture that reflects a pedestrian style or identity shall be permitted.



Architecture that does not reflect a pedestrian style or identity shall not be permitted.

PERMITTED	NOT-PERMITTED
BUILDING MASSING	
 <p data-bbox="203 672 787 777"><i>Urban buildings shall be “massed” against the primary arterial or collector roadways to create a “street wall”.</i></p>	 <p data-bbox="815 672 1469 819"><i>Building massing does not reflect various footages and building elevations and increases the visual monotony typical of suburban commercial “strip” developments.</i></p>
 <p data-bbox="203 1333 787 1470"><i>Building massing that reflects various square footages and building elevation and decreases the visual monotony typical of suburban commercial “strip” developments.</i></p>	

PERMITTED

NOT-PERMITTED

BLANK WALLS



Blank wall with vertical relief (brick pilaster) and horizontal trim detail and a base.



Retail building with a blank wall facing a street. The blank wall is abutting a sidewalk with openings used for ventilation grilles instead of storefront and entryways.



Blank wall with vertical relief (brick pilaster) and architectural metal work in between.



Blank wall facing the parking area which is visible from the street. The blank wall is painted plain and scored concrete block with only an emergency exit at the end of building.



Blank wall of building sides with architectural details of a storefront appearance.



Store has attempted to enhance the blank wall by applying arches on the brick surface in a different material and color and placement of sign. Unfortunately, this side is missing entryways, storefront and display windows.

PERMITTED

NOT-PERMITTED

BLANK WALLS



Blank wall vertical relief (brick pilaster).

PERMITTED

NOT-PERMITTED

PARAPETS



Raised parapet with substantial varied rooflines. Rooftop mechanicals are completely screened by the parapet.



Avoid extending vertical façade of a building face above the actual parapet or roofline to give the appearance of a false front. Avoid unscreened mechanical equipment.

PERMITTED

NOT-PERMITTED

MECHANICAL EQUIPMENT



Dumpsters and utilities are suitably screened in a parking lot with an architectural wall, solid metal gate and a mixture of landscaping materials.



Utility Switch box is not adequately screened from pedestrian view.



Equipment is shielded from the right-of-way with a masonry structure attached to a parking garage.



Unscreened rooftop mechanical equipment.



Brick piers, evergreen screening and a decorative wood gate screen a large generator.



Screening materials should be compatible with the building architecture, rather than draw pedestrians' attention to the screen.

PERMITTED	NOT-PERMITTED
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UTILITIES



Utility equipment is painted to blend with the building.



Locating utility boxes in the landscape planter prevents the installation of plant material.



Ground vaults at project entrances should be properly screened.

PERMITTED

NOT-PERMITTED

LIGHTING



Parking lot poles shall be protected in landscape islands.



Lighting shall not have mixed lighting on one pole.



Lighting shall be shielded.



Lighting shall not cause glare.



The downward facing light illuminates the parking lot without causing glare.



High wattage sconces that illuminate architecture upwards creates unnecessary glare and light pollution.

PERMITTED

NOT-PERMITTED

LIGHTING



Architectural lighting that is utilized to highlight the entrance of a building is an effective means of illumination.



Lighting shall not be mounted on the sides of canopies. It causes unnecessary light pollution. Under canopy lighting shall be recessed.



Recessed lighting creates a well-lit space without causing glare.



Architectural lighting does not need to be an extremely high wattage to be effective.

PERMITTED

NOT-PERMITTED

LIGHTING



Lighting shall be placed at pedestrian entrances and exits to encourage way finding.



Car dealerships shall not engage in excessive lighting of their product.



Globe fixtures result in glare and light pollution, as they emit light in all direction and are not recessed.

PERMITTED

NOT-PERMITTED

PAINTING



Use of subdued colors such as earth tone colors and the use of natural colors such as brick.



Bright and florescent colors are not compatible with traditional color schemes; and are visually distracting



Use of subdued colors such as earth tone colors.








Color does not fit within overall color scheme and becomes distracting and inconsistent.



Use of subdued colors such as earth tone colors.



Incompatible colors make building facades distracting and inconsistent with traditional color schemes.

PERMITTED	NOT-PERMITTED
AWNINGS & CANOPIES	
 <p data-bbox="201 674 792 745"><i>Metal awnings highlight individual storefront openings.</i></p>	 <p data-bbox="850 506 1338 577"><i>Avoid awnings extending over several windows and doors.</i></p>
 <p data-bbox="201 1010 721 1081"><i>Awnings highlight individual storefront openings and enhance storefront design.</i></p>	 <p data-bbox="850 1010 1435 1081"><i>Inappropriate awning, shape, form and color make for an unsightly environment.</i></p>
 <p data-bbox="201 1549 776 1619"><i>Triangular shaped awnings are a simple but attractive way to articulate a storefront.</i></p>	