

PART III - LAND DEVELOPMENT CODE
Article 6. - DEVELOPMENT STANDARDS

6.6. - BUILDING DESIGN, MATERIALS, COLORS, AND LIGHTING

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6.6.1. - General intent for all buildings.

All new primary structures in the Standard Zoning Districts, New Communities Subdistricts, Clear Creek Subdistricts, and PUD Districts should strive to meet the following goals, unless more specific goals for a particular area or type of building are stated elsewhere, and those more specific goals are inconsistent with the general intent statements below.

- A. *Visual Interest and Compatibility.* New buildings should create visual interest in ways that are compatible with the architectural character of the surrounding area, through the use of similar elements such as rooflines, materials, colors, window design, building articulation, and other architectural details. This standard shall apply to new buildings that are part of an existing activity center or other unified, planned development, including all development in a PUD zoning district.
- B. *Texture and Relief.* All buildings should create texture and relief in facades, should avoid large, flat, unbroken, wall planes, and should take advantage of the sun to bring out changes in plane, material, and detail through light and shadow.
- C. *Human Scale Detailing.* Facades of buildings that face the street should incorporate human scale detailing through the use of reveals, belt courses, cornices, expression of structural or architectural bays, recessed windows or doors, material or material module changes, color and/or texture differences, or strongly expressed mullions.
- D. *Public Entries.* Primary public entries of buildings should be emphasized through the use of differing colors or materials, arches, arcades, or other architectural treatments. Building entrances used by residents, employees, or the public shall be visible from an adjacent street, where possible.
- E. *Materials.* All primary buildings should use materials that are durable, economically maintained, and of a quality that will retain their appearance over time.
- F. *Colors.* Large areas of wall should be subdued in color and not reflective. Bright colors should be used sparingly and limited to accenting a building, and should not be used to act as signs or create "sign buildings" Monotonous color palettes are strongly discouraged.
- G. *Mechanical Equipment.* For all primary structures except single family residences, rooftop, wall-mounted, and ground-mounted mechanical equipment and appurtenances shall be screened so that they are not visible when viewed from public streets or the ground level of adjacent properties.

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6.6.2. - Residential architecture—General standards.

The following general standards shall apply to all new residential single-family, duplex, and multifamily structures in all zoning districts, including PUD Districts. These standards are in addition to the more specific design standards for single-family/duplex dwellings in [§ 6.6.3](#) and for multifamily dwellings in [§ 6.6.4](#) below.

- A. *Intent.* All residential buildings shall emphasize the location and importance of entryways, and shall avoid tall, monotonous facades near street frontages and parking areas.
- B. *Facade Materials and Design.*
 - 1. Where lap siding is used, it shall have a maximum 9-inch exposed board face. Highly reflective opaque materials, natural cinder block, and metals are not permitted as exterior finishes.
 - 2. Siding material shall be continued down to within 9 inches of finished grade on any elevation, except that siding shall be allowed to step to follow grade (for example, garden or walkout elevations) with the bottom of the stepped siding 6 inches minimum and 24 inches maximum from finished grade.
- C. *Facade and Roof Colors.*
 - 1. Bright colors shall be used sparingly and only as accents.
 - 2. In addition, all building projections, including, but not limited to, chimneys, flues and vents, shall match in color the permanent color of the surface from which they project or match the building's trim color. The Community Development Director may approve alternatives where the color or material of a projection, such as a brick or stone chimney, complements the permanent color of the surface from which it projects.
- D. *Entryway Design.* The front entry of any residential structure with no porch or a porch of less than 50 sq. ft. and/or extending less than 5' beyond the front wall plane of the home, shall be emphasized by the use of at least one of the following:
 - 1. The location of the front door in a visually prominent location, or within a courtyard feature;
 - 2. The inclusion of side-lights (glazed openings to the side of the door), or transom-lights (glazed opening above the door) in the entry design.
- E. *Side Facade Design (Corner Lots).* Where a side facade of a residential building abuts a street, the facade shall be designed to provide human scale by the use of at least two of the following:
 - 1. At least one change in the vertical or horizontal wall plane within 20 feet above grade.
 - 2. At least one change in the color or material of the wall;
 - 3. Provision of a bay window, porch or balcony;
 - 4. Detailing the wall with reveals, belt courses, cornices, projections or other devices; or
 - 5. Provision of windows or glazed doors to overlook the street.
- F. *Rear Facade Design-Double Frontage Lots.* Double frontage lots shall be required to comply with [§ 6.2.2](#) (Double Frontage Lots), which requires the use of greater building setbacks or stepped setbacks for taller buildings. In addition, primary structures of two stories or more shall incorporate at least one of the following rear elevation treatments:
 - 1. The building façade on the rear elevation shall have brick, stone, or stucco cladding in a minimum amount equivalent to 50% of the façade, (excluding windows, doors, trim and

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- vents) from the average grade to the highest eave or 9'-6" above the average grade, whichever is lowest; or
2. At least 50% of the area of the building facade shall have a minimum 4-foot horizontal difference (plan view) in the rear wall plane at the height of one of the floors.
- G. *Rear Facade Design-Walkout Structures.* Residential walkout structures where the rear of the structure is adjacent to a public right-of-way or open space shall incorporate at least one of the following rear elevation treatments:
1. The rear building façade shall have brick, stone, or stucco cladding in a minimum amount equivalent to 50% of the façade, (excluding windows, doors, trim and vents) from the average grade to the highest eave or all brick up to 9'-6" above the average grade, whichever is lowest; or
 2. At least 50% of the rear building facade shall have a minimum 4-foot horizontal difference (plan view) in the rear wall plane at the height of one of the floors.
- H. *Universal Design.* Wherever possible, primary structures for residential use are strongly encouraged to incorporate elements of "universal design," such that the structures may be accessible to persons of all ages and abilities for the life of the structure. For example, dwelling units may be designed with at least one no-step entrance, wider interior doorways and hallways, wall reinforcement in bathrooms, and accessible environmental controls and light switches.

6.6.3. - Single-family detached/duplex residential architecture.

In addition to the general standards set forth in [§ 6.6.2](#) (Residential Architecture) above, the following standards shall apply to each new development containing 10 or more single-family or two-family (duplex) dwelling units in all zoning districts.

- A. *Intent.* The architectural design of the single-family detached homes and duplex homes should create visual variety, promote an integrated character for the neighborhood, and avoid monotony in home designs and layouts.
- B. *Garages.*
 1. Fifty percent of all street access garages shall use at least one of the following devices:
 - a. Recessed garage doors - Garage doors facing the street shall be recessed a minimum of 4 feet behind the front wall plane of the house.
 - b. Separation of garage doors - All two and three car garages with doors that face the street shall include at least one 2-foot wide column or a 2-foot façade setback separating each garage door.
 - c. Side loaded garages - Garage doors shall be located at a right angle to the street (or as closely as possible), and the design of the garage wall facing the street shall be faced with the same predominant materials used on the remainder of the front house façade. See Table [6.2.1](#) for permitted setback reductions.
 - d. Rear yard garages - The garage shall be located to the rear of the house either as a detached structure or as a part of the house. If constructed as part of the house, the front wall of the garage shall be setback at least 15 feet behind the front façade of the house. See table [6.2.1](#) for permitted setback reductions.
 2. Where ten lots in a row face the same street, not less than two of the homes shall have a side or rear loaded garage.
 3. No more than three garage spaces shall face towards a street on a lot.

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C. *Facade and Porch Requirements.*

1. Minimum Facade and Front Porch Requirements. Except as exempt under C.2 below, the minimum facade and front porch requirements for single-family detached or duplex dwelling units shall be:

Feature	Minimum Requirement
[a] 75% brick, stone or stucco front façade up to the highest eave or 9'6", whichever is lower	25% of all homes
[b] Covered front porch with a minimum area of 50 sq. ft., extending by 5 feet or more either forward or behind (courtyard) the front wall plane	An additional 25% of all homes
[c] Either 50% brick, stone or stucco front façade up to the highest eave or 9'6", whichever is lower, or a covered porch	An additional 25% of all homes
[d] Neither a 75% brick or stone front façade up to the eave line, nor a covered porch	A maximum of 25% of all homes

MIN. 25% BRICK FRONT FACADES	MIN. 25% COVERED FRONT PORCHES
MAX. 25% NEITHER BRICK NOR PORCHES	BALANCE BRICK FACADES AND/OR FRONT PORCHES

Facade and Porch Distribution

2. *Exemption for Final Lots.* The facade and porch requirements in subsection C.1 above shall not apply to the final 10% of lots or the final 10 lots, whichever is smaller, in the approved final subdivision or approved final phase of a subdivision, provided that the amount of homes with neither brick, stone or stucco cladding nor covered porches shall not exceed 30% of all homes.

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3. *Application of Cladding.* Where brick, stone or stucco cladding is used, they must be applied to logical places on the building facade, and cladding shall begin and end at logical breaks related to the structure of the house (such as ground floor window sill level, ceiling lines, or interior corners of projecting bays or similar elements). All brick, stone or stucco cladding shall wrap around all outside building corners a minimum of two feet, and must wrap all sides of a column on which it is used. Belt coursing such as rowlock, header, and/or other suitable course patterns shall be used to transition from brick, stone or stucco to other materials.
- D. *Roof Design and Materials.*
1. *Roof Pitch and Design.* Roof slopes, excluding covered porches and patios, shall have a minimum pitch of 5:12, subordinate roofs can be of a lesser pitch, and shall have 1-foot minimum overhanging eaves. A house of a style that is traditionally associated with flatter roofs such as Prairie style may be allowed on a case by case basis as determined by the Community Development Director. The maximum length of a continuous roof ridge line is 35 feet. Roofs with dormers and other architectural details are exempt from this requirement. At least 50% of all units shall have a roofline that changes elevation at least once.
 2. *Roof Materials.* Roofs of single-family detached and duplex homes may be constructed of conventional asphalt roofs, but roofs constructed of clay or concrete tiles, slate, or similar material approved by the Community Development Director, or heavy duty/hail resistant dimensional composition material are preferred.
- E. *Repetitive Design Prohibited.* Dwellings placed adjacent to or directly across the street from other dwellings shall have significantly different front elevations. For the purposes of this subsection, front elevations will be considered "significantly different" from one another if at least three of the seven design conditions set forth below are met as determined by the Director of Community Development:
1. The locations of at least 50 percent of the windows and doors differ by one foot or more.
 2. The shapes of at least two window dormers and/or window bays differ by two feet or more.
 3. The shapes of at least two gable ends differ by two feet or more.
 4. The shapes of porches and/or other similar projecting design elements differ by two feet or more.
 5. More than 50 percent of the front elevation cladding is of a different material.
 6. The overall width of the front elevation differs by four feet or more.
 7. The overall height of the front elevation differs by four feet or more.
- F. *Additional Standards for R-NT Zone District.*
1. Lots of at least two different widths, differing by at least 5 feet, shall be incorporated into each block.
 2. No more than 75% of the residential buildings on each block shall have the same number of stories above grade, when viewed from the street in front of such residential units.
 3. Residential units on corner lots shall have a minimum of two occupied stories, when viewed from the street in front of such residential units.
 4. At least 50% of all residential units shall have a covered front porch with a minimum area of 50 square feet, extending at least 5 feet beyond the front wall plane of the home.

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5. Where street-accessed garages are used, at least 50% of all curb cuts for garages shall be no wider than 12 feet.
6. See § 5.3.3.B, which allows accessory dwelling units in the R-NT District, subject to specified conditions.

6.6.4. - Multifamily (including single-family attached) residential architecture.

The following standards shall apply to all new multifamily residential structures, including single-family attached residential structures, in the Standard Zoning Districts, New Communities Subdistricts, Clear Creek Subdistricts, and PUD Districts.

- A. *Intent.* Multifamily housing shall be designed to reflect the same level of quality, detail, and craftsmanship as single-family housing.
- B. *General Requirements.* The architectural design of all multifamily residential structures shall comply with all requirements of [§ 6.6.2](#) (Residential Architecture) as well as the requirements of this Section.
- C. *Site Planning.*
 1. Multifamily sites of 10 acres or more shall include a minimum of one public street or private drive that is built to the city standards, is continuous through the site, and connects to a public street on both ends. The Community Development Director may waive this requirement for a through-access street or drive if the Applicant shows there are adequate alternatives available for residents and vehicles to travel through the development to adjacent properties and developments.
 2. Primary structures shall to the extent practicable be placed so that open space amenities occur between buildings, and so that open spaces are visible from curves in streets, to maximize the perception of open space within the development.
 3. Primary structures and landscaping shall to the extent practicable be located and designed so that residents can easily observe the common open spaces, circulation paths, and access points into the development.
 4. At least 50% of required off-street parking shall be provided in garages, rather than surface lots. Where surface parking lots are used, they shall to the extent practicable be located between buildings, rather than adjacent to street frontages, wherever possible.
 5. Primary structures shall be located and designed to avoid having more than 5 primary structures in a row presenting the same garage facade to the street, through the use of building orientation, side-loaded garages, and the use of non-garage units to break up the monotony of similar garage treatments.
- D. *Wall Planes.* Each facade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
- E. *Balconies, Porches, and Stairways.* Multifamily residential buildings shall provide at least 75% of the total dwelling units with at least one private outdoor yard, patio, or balcony with a minimum 6 feet along at least one dimension. The use of exterior staircases is discouraged without integrating into the overall design.
- F. *Roof Design, Materials, and Equipment.*

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1. **Roof Design.** Multifamily residential buildings shall be designed to avoid any continuous roofline longer than 100 feet. Rooflines longer than 100 feet shall include at least one vertical elevation change of at least 2 feet. The height of each multifamily building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of a street-right-of-way or an adjacent area with single-family residential development. All sloped roofs shall have overhanging eaves of at least 1 foot, and roofs with a pitch of less than 2:12 shall be screened by a parapet wall.
2. **Roof Materials.** Roofs of multifamily residential buildings may be constructed of conventional asphalt (3-tab) roofs, architectural metal, or other acceptable material, but roofs constructed of clay or concrete tiles, slate, Masonite, or heavy duty/hail resistant dimensional composition are preferred. All composition shingle roofing shall be constructed using high profile, textured shingles.
3. **Rooftop Mechanical Equipment and Flues.** Rooftop mechanical equipment and appurtenances shall be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level. Screening enclosures shall use at least one of the predominant materials used in the facades of the primary structure and one of the predominant colors used in the primary structure. All air conditioning compressors shall be completely screened. All rooftop and wall vents and flues extending above the top of the nearest parapet shall be painted with one of the predominant colors used in the primary structure. Any rooftop equipment generating off-site noise shall also be baffled or otherwise attenuated to direct unavoidable noise upward.

G. *Additional Standards for the R-NT Zoning District.*

1. Lot widths for townhome developments should average between 20 and 30 feet.
2. No more than eight townhomes shall be constructed adjacent to each other. Each group of eight (or fewer) adjacent townhomes shall be separated from the next group by a walkway leading from the street in front of the townhome to the alley behind the townhome, or if there is no alley, then to the next public street to the rear.
3. The front entry of each townhome, and at least one front entry of each multifamily residential structure, shall face the street in front of the townhome, and shall be emphasized by the use of at least one of the following:
 - a. A covered front porch with a minimum area of 20 square feet, extending at least 4 feet beyond the front wall plane of the home;
 - b. An elevation at least 1 foot above the grade of the nearest sidewalk;
 - c. The inclusion of side-lights (glazed openings to the side of the door), or transom-lights (glazed opening above the door) in the entry design; or
 - d. The installation of taller or more dense landscaping than would otherwise be required near the entryway.
4. Multifamily residential buildings shall provide each dwelling unit with at least one private outdoor yard, patio, or balcony with a minimum 6 feet along at least one dimension.

6.6.5. - Nonresidential building architecture.

The following standards shall apply to all new nonresidential buildings in the Standard Zoning Districts, New Communities Subdistricts, Clear Creek Subdistricts, and PUD Districts.

A. *Materials and Colors.*

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1. All primary buildings shall be constructed or clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including but not limited to wood siding, pre-cast concrete, stone, brick, or stucco.
 2. Architectural metals may be used only on industrial buildings. All buildings constructed of metal or metal cladding shall conform to all applicable design standards for non-metal buildings.
 3. Natural wood or wood paneling shall not be used as a principle exterior wall cladding system, but durable synthetic materials with the appearance of wood may be used.
 4. Materials intended for indoor finishes shall not be used for exterior cladding.
 5. Exterior siding may be of finish grade wood, plastic or metal which simulates the appearance of wood siding, glass, natural or synthetic stone, brick, stucco, or textured block. Siding material shall be continued down to within 9 inches of finished grade on any elevation, except that siding shall be allowed to step to follow grade (for example, garden or walkout elevations) with the bottom of the stepped siding 6 inches minimum and 24 inches maximum from finished grade.
 6. Except for windows, glass is not permitted as an exterior surface, except for spandrel glass within window units. Windows shall be confined to areas between floors. In all instances, the exterior building materials used at separations between floors shall be of non-reflective materials other than glass. No glass curtain walls or curtain walls of highly reflective materials other than glass are permitted.
 7. All building projections, including, but not limited to, chimneys, flues, vents, gutters, and down spouts, shall match in color the permanent color of the surface from which they project or match the building's trim color.
 8. Primary or other bright colors shall be used sparingly and only as accents.
 9. In addition, the following standards shall apply in the NC Subdistricts:
 - a. Exterior materials for all nonresidential buildings shall only be constructed of, wood, rock, brick, textured concrete, or architectural metals, and
 - b. The majority of exterior wall surfaces shall be natural materials such as exposed aggregate concrete, brick, natural stone, stucco or natural woods.
- B. *Facades.* Primary structures should not have continuous building frontages longer than 200 feet facing streets or parking areas. Adjacent buildings should be separated from each other by pedestrian walkways allowing passage from areas located behind the buildings.

Each nonresidential primary structure shall meet at least one of the three facade design standards listed below:

1. *Transparency.* A minimum of 10% of each facade area that faces a street shall be composed of transparent materials, unless the Community Development Director determines during the development approval process that such transparency would be inconsistent with the operational requirements of the building. At least one-half of this amount shall be provided so that the lowest edge of the transparent materials is no higher than 4 feet above the street level. In areas used to meet this transparency requirement, glazing shall have a visible light transparency percentage of at least 60%.
2. *Relief.* Each facade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.

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3. Surface Features. Each façade greater than 100 feet in length measured horizontally shall include 25% of their surface area in balconies, patios, windows, or natural materials (brick, stone, exposed aggregate concrete, stucco, or natural wood).
- C. *Reflective Glazing*. Reflective glass whose percentage of outdoor, visible light reflectivity is greater than 19% or having a transmittance factor of less than 60% shall not be used on more than 10% of glazed surfaces.
- D. *Standardized Buildings*. New primary structures that express a standardized corporate identity shall incorporate at least two of the following elements to create a facade and building design similar to those on an existing primary structure visible from the new primary structure and located within 500 feet of the new primary structure. Significant departures from "off-the-shelf" buildings may be required to meet this standard.
 1. A similar roofline or roof material;
 2. Similar facade colors and materials;
 3. Similar pedestrian entry locations and entryway architecture; or
 4. Similar amounts of glazing on facades visible from public streets.
- E. *Fast-Food Restaurants*. See also [§ 5.2.13](#) for additional design criteria applicable to fast-food restaurants. In case of conflict between a design criteria set forth in [§ 5.2.13](#) and in this [§ 6.6.5](#), the design criteria in [§ 5.2.13](#) shall apply.
- F. *Industrial, Storage, and Distribution Buildings*.
 1. No facade of an industrial primary structure may exceed 35 feet in height without a change in cladding material or surface plane.
 2. Each primary entrance for employees or visitors that faces a public right-of-way shall be emphasized through the use of differing colors or materials, arches, arcades, or other architectural treatments.
 3. All front facades of primary structures, and all side wall facades within 40 feet of the front facade, shall be of masonry (brick, stone, and/or stucco).
 4. All primary structures with flat roofs shall include a parapet or fascia around all sides of the building.
 5. Walls other than the front facade of a primary building may be clad with architectural metals, but when such metals are used on side wall facades they shall not extend closer than 40 feet to the front facade of the building.
 6. Facades of the primary structure shall incorporate architectural relief through the use of at least two of the following tools: reveals, visible joint patterns, projected sills, belt courses, reporting brick header and stretcher courses, or differing colors and textures.
 7. Wherever consistent with the standards above, the design of primary structures shall reflect the activities conducted within the building, or the mechanical or structural systems of the building, through the use of special roof shapes (such as skylights) or special corner treatments.
- G. *Roof Design, Materials, and Equipment*.
 1. Roof Design. Roofs with a pitch of less than 2:12 shall be screened by a parapet wall.
 2. Rooftop Mechanical Equipment and Flues. Rooftop mechanical equipment and appurtenances shall be screened so that they are not visible from adjacent public streets or adjacent properties less than 200 feet away when viewed from 5 feet above grade level.

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Screening enclosures shall use at least one of the predominant materials used in the facades of the primary structure and one of the predominant colors used in the primary structure. All air conditioning compressors shall be completely screened. All rooftop and wall vents and flues extending above the top of the nearest parapet shall be painted with one of the predominant colors used in the primary structure. Any rooftop equipment generating off-site noise shall also be baffled or otherwise attenuated to direct unavoidable noise upward or away from residential uses.

H. *Additional Standards for R-NT Zoning District.*

1. Each building taller than 35 feet shall include facades articulated to identify a base, body, and top.
2. Nonresidential buildings shall be oriented to face the street in front of such building, and shall have at least one front entryway located no further than 10 feet from the sidewalk parallel to the public street in front of such building.
3. No off-street parking spaces shall be provided between the front facade of a nonresidential building and the street in front of such building.
4. The front facade of each nonresidential building shall incorporate at least one display window with a glazed area of at least 25 square feet, and the lower edge of that glazed area no higher than 3 feet above sidewalk grade.
5. The front facade of each nonresidential building shall incorporate a canopy or arcade along at least 50% of its horizontal length.