

BUILDING DESIGN STANDARDS

(Images used herein are for illustrative and informational purposes only. Specifically, they are intended to show how the standards are to be applied).

Building Orientation

Building shall be oriented towards Virginia Street and Chestnut Street. All other accessory buildings shall be oriented towards Herndon Street. Primary entrance to building shall be located on Virginia Street. At the intersection of Virginia Street and Chestnut Street, building may have the primary entrance oriented at an angle to the intersection. Primary entrance shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances shall be located from internal parking areas or from Herndon Street.

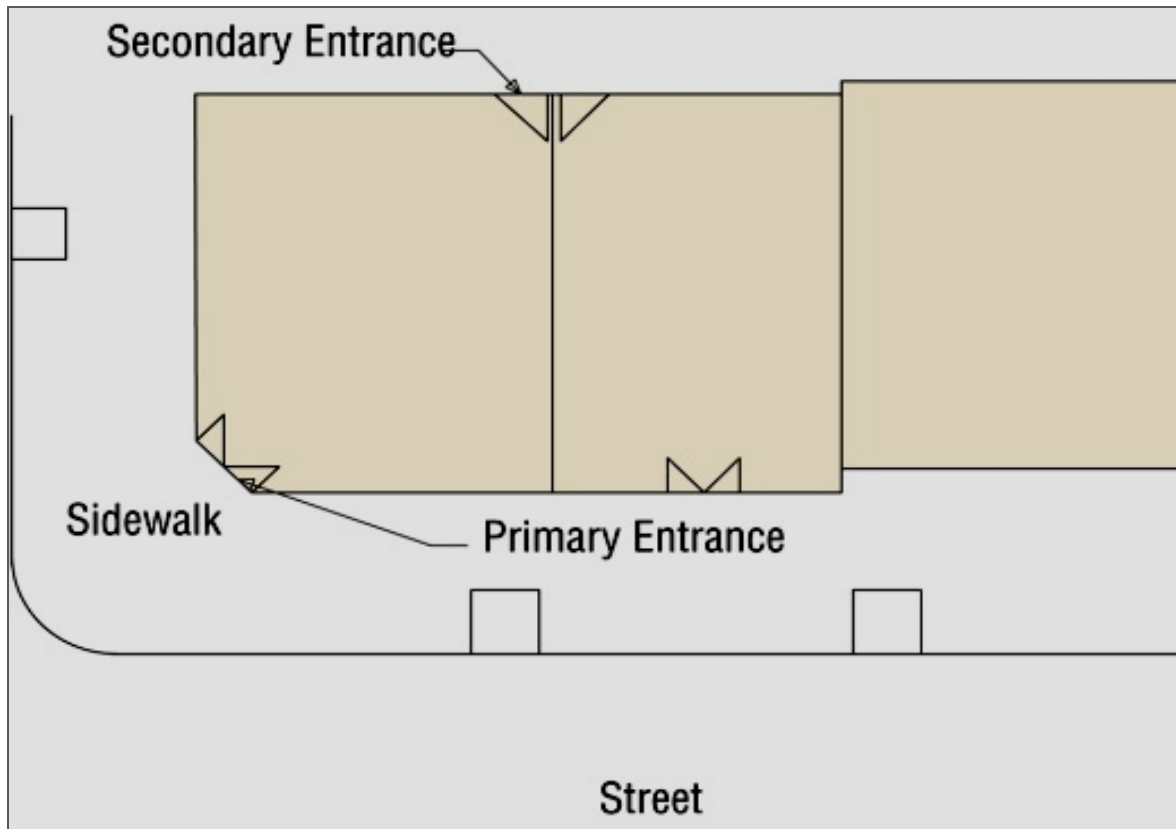


Image illustrating building orientation and location of primary/secondary entrances

Massing and Scale

Building shall be a simple, rectilinear form with a clear base, middle, and top. Along Virginia Street and Chestnut Street, the minimum floor-to-floor height on the ground floor shall be 15 feet. On upper stories, the minimum floor-to-floor height shall be 10 feet. Roofline shall be simple using flat or basic gable, hip, shed, or combination of these basic roof forms. Mansard roof shall be prohibited. If roofing materials are visible from public right-of-way, they shall be copper, factory finished architectural metal, slate, synthetic slate, or similar materials. Composition shingles, cement fiber shingles, and wood shake shingles shall not be used on any part of the roof that is visible from public right-of-way. Plumbing vents, skylights, or attic vents shall not be placed on any part of the roof that is visible from public right-of-way.



Image illustrating simple and rectilinear building form with a clear base, middle, and top

Façade Composition

Building façade along Virginia Street and Chestnut Street shall maintain the traditional façade rhythm of 20' – 30'. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the building façade.



Image illustrating acceptable building rhythm

Building façade along Virginia Street and Chestnut Street shall consist of traditional façade components: cornice, upper façade with large regularly spaced windows (if multi-story), horizontal expression line (if multi-story), and a ground floor storefront (including transom windows, large display windows, recessed entry, and a bulkhead at the base).

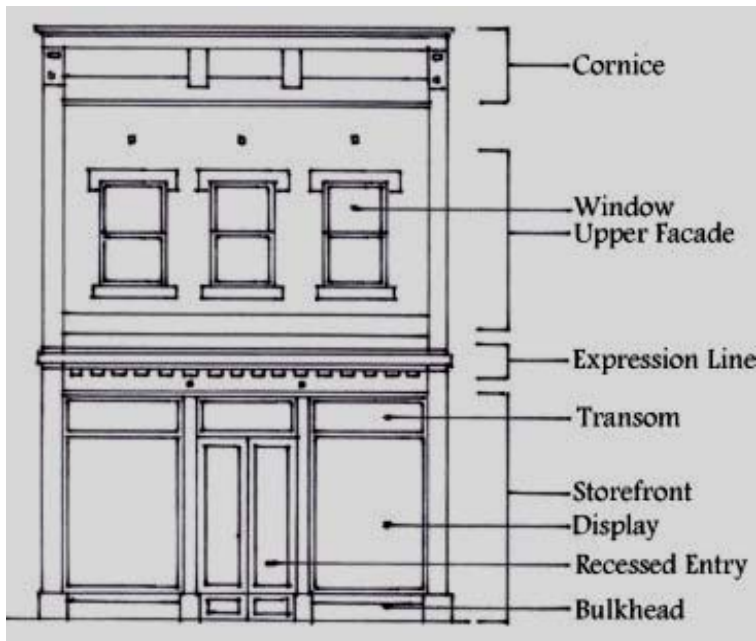


Image illustrating acceptable façade composition

Infill buildings shall generally maintain the alignment of horizontal elements already prevalent along adjacent blocks.



Image illustrating how horizontal elements in new infill building shall generally maintain the alignment of horizontal elements already prevalent along adjacent blocks.

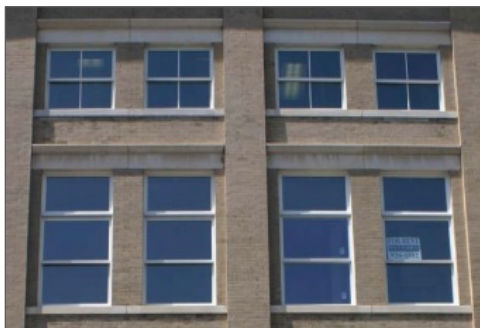
Corner-emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies should be used on the Virginia Street façade and the Chestnut Street façade to add pedestrian interest.



Images illustrating acceptable architectural features and storefront elements that add pedestrian interest along the street.

Windows and Doors

Windows and doors on the Virginia Street façade and the Chestnut Street façade shall be vertically proportioned and similar in size and shape to those used historically in McKinney's downtown area. Residentially sized (e.g., 3'X5') and proportioned windows shall not be permitted on the Virginia Street façade and the Chestnut Street façade.



Images illustrating acceptable window and door designs and proportions

The ground floor facades along Virginia Street and Chestnut Street shall have transparent storefront windows covering at least 65% of the façade area. Each upper floor façade along Virginia Street and Chestnut Street shall contain transparent windows covering at least 35% of the façade area. Ground floor storefront windows shall not be of a residential type (e.g. double hung or casement). Ground floor storefront windows shall not be reflective, mirrored or significantly tinted glass.



Images illustrating acceptable storefront display windows with transparency

Exterior Building Materials

At least 80% of the Virginia Street façade and at least 80% of the Chestnut Street facade (excluding doors and windows) shall be finished in one or more of the following masonry materials: brick, stone, or cast stone.

No more than 20% of the Virginia Street façade and no more than 20% of the Chestnut Street facade (excluding doors and windows) shall be finished in one or more of the following accent materials: architectural metal, architectural concrete masonry units, tile, stucco, or exterior insulating finishing system (EIFS). EIFS shall not be used on the ground floor of the Virginia Street and Chestnut Street facades but is permitted as an accent material on upper floors.



Images illustrating acceptable exterior building materials

The rear façade (facing Herndon Street) and the side facade (facing the adjacent property to the east) shall be of a similar finished quality and color that blend with the Virginia Street and Chestnut Street facades. In addition to the primary and accent façade materials listed above, the rear facade may be painted EIFS or painted concrete block matching the same color of the rest of the building.