December 6, 1999

ARCHITECTURAL DESIGN STANDARDS

ANALYSIS AND RECOMMENDATIONS

PLANNING DEPARTMENT

City Of McKinney
308 N. Tennessee
P. O. Box 517
McKinney, Texas 75069

12/6/99

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RECOMMENDATION

- **Establish minimum standards and enhanced standards for non-residential structures and multi-family structures.**
- **Each standard achieved will earn a specified number of points. A minimum total score, varying by project category, must be achieved for project approval.**
- **Variances for architectural merit may be granted by the City Council after recommendation by the Planning and Zoning Commission.**
- **Elevations must be submitted along with site plans, and reviewed for conformance to minimum standards during the normal site plan review process.**
- **Established design processes and standards in the Historic District would take precedence over these requirements.**
- **In conjunction with the Regional Employment Center study, develop overlay district standards for that area.**

Complete recommendations on Page 16.

As proposed, the standards would require that:

- Certain minimum standards must be met for all buildings
  - Masonry exterior
  - Additional setbacks where adjacent to residential areas
- In addition, a specific score must be achieved by selecting from a list of enhancement options, including:
  - Pitched roof
  - Enhanced landscaping, lighting, sidewalks, awnings, or paving
  - Enhanced signage plan
  - Façade offsets
  - Glass treatment
  - Approved color scheme
- Variances for projects of exceptional architectural merit may be approved by the Planning and Zoning Commission and the City Council.
- Buildings in Industrial Districts have lesser requirements than buildings in other business districts
- Standards apply to multi-family projects
- Single family and two family residential construction is exempted.
- Established design processes and standards in the Historic District would take precedence over these requirements.

Advantages of the proposed plan include:

- Standards are clearly defined, quantifiable measures that reduce subjective decision-making

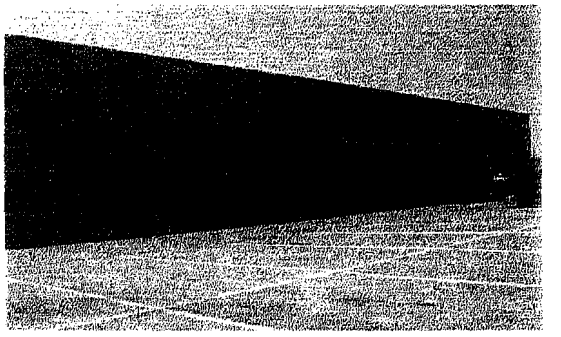
- Once established, standards can be modified as needed with relatively simple amendments to the Zoning Ordinance
- Clear standards promote simplicity of administration
  - Developer can determine acceptability prior to submittal
  - Approval can be done by staff, eliminating time and effort required for board meetings
- This plan recognizes the positive contribution of enhanced site features as well as building design
- Selection of enhanced options by the designer allows flexibility and creativity in designs
- A variance mechanism would allow exceptions for buildings of particular architectural merit

Problem Statement

In developing recommendations for building design standards for McKinney, staff identified several recently constructed buildings that are frequently cited by Council, the Planning and Zoning Commission, and citizens as detracting from the appearance of the community. These buildings were analyzed to determine which elements engender negative reactions. These elements are indicative of negative visual elements on many buildings throughout the community, and should not be construed as inherent only to these projects.

It should be noted that the developers for the following projects complied with existing ordinances, and in many cases worked with citizens, staff, the Planning and Zoning Commission and City Council to exceed minimum standards.

Skating Rink (US 75)



Design Issues:

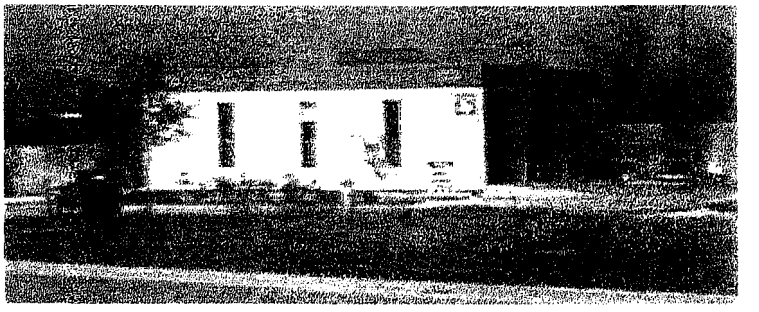
- Materials
  - Non-architectural finishing material
  - Minimum contrasting materials/colors
- Design Elements
  - Entryway has a "tacked on" appearance
  - "Boxy" and without character
  - Large plain façade facing US 75
  - Uninteresting flat roofline
- Site Elements
  - Limited landscaping

Retail Strip (Virginia, west of US 75)

Design Issues:

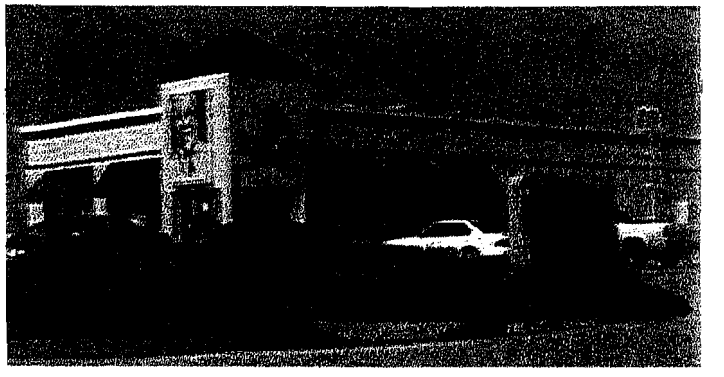
- Materials
  - Overuse of EFIS
- Design Elements
  - No architectural elements on sides and rear
  - Non-complementary contrasting façade and awnings
  - No continuity between visual elements
    - Awning placement does not relate to roofline
    - Awning signs create visual clutter
- Site Elements
  - Repetitive curbside landscaping emphasizes linear strip appearance
  - Inadequate screening and buffering for residential uses at rear

McKinney Oil Exchange (Eldorado Pkwy)



Design Issues
- Materials
  - Non-architectural, unfinished cinder block
- Design Elements
  - Non-complementary façade and trim contrast
  - Bays visible from street
  - No architectural articulation
  - Uninteresting flat roof adjacent to residential area
- Site Elements
  - Minimal Landscaping
  - Inadequate screening and buffering for residential
  - Uses at rear

Kentucky Fried Chicken (Eldorado Pkwy)



Design Issues:
- Materials
  - Overuse of EFIS
- Design Elements
  - Non-complementary contrasting façade and trim
  - Limited building articulation
  - Obtrusive signage on building
- Site Elements
  - Minimal Landscaping

Summary

The design issues identified in the examples above can be summarized as follows:

- Materials
  - Lack of appropriate materials/colors
  - Lack of complementary contrasting materials/colors
- Design Elements
  - Limited building articulation (rooflines, four-sided architecture, etc.)
- Site Elements
  - Inadequate landscaping
  - Poor relationship to adjacent residential areas

    - Inadequate screening and buffering
    - Lack of four-sided architecture
    - Inappropriate roof design
- Poor appearance on major corridors/entryways
- Obtrusive signage

Effective design standards should be developed to improve community appearance by eliminating or lessening the impact of these design issues in future new construction in McKinney.

Typical Approaches

There are several basic approaches to architectural standards. The general discussion below summarizes the strengths and challenges of four approaches that can be used to address community appearance.

1. SUBJECTIVE REVIEW

Subjective review is usually accomplished through project evaluation by a citizen board or commission. These boards are given a general direction as to what constitutes acceptable or unacceptable design for a community. Generally, it is desirable for board members to have some knowledge or background in the following:

- Architectural history or style
- General development principles
- Landscape architecture
- Historic Preservation

Strengths

- Subjective review is flexible and allows for varying expression.
- Since a group of individuals usually conducts this review, a number of views and preferences must be satisfied in order for a building to be considered acceptable.

Weaknesses

- This type of review is not standardized and can be highly subjective.
- As new committee members are appointed, the general view of what is acceptable or unacceptable may change drastically. Furthermore, what might be acceptable to one board member may not be acceptable to another.
- Since the review group is relatively small, it may or may not reflect community consensus.
- Time required to prepare agendas, meet with boards, etc., can be a burdensome addition to the development process.
- Except for historic preservation districts, the legal authority is often challenged for this type of approach.

Example:

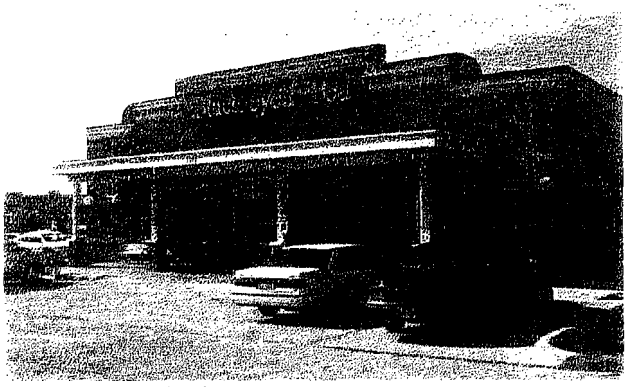
- The Woodlands near Houston utilizes a subjective review committee to evaluate proposed construction for compatibility with the surrounding area. The committee is composed of architects, landscape architects, interior designers and other construction professionals. Certain standards are identified which must be met. The Woodlands has

included this process in its restrictive covenants. (The Woodlands is not a city and has the legal authority to do this.)

- The City of McKinney's Historic Preservation Board serves as a design review committee for construction in the Historic District.
- Several area homeowners associations have architectural review boards that must approve designs for buildings in the development.

- Site elements:
  - No points are awarded for the use of additional mitigating site elements, such as walls, berms, extra landscaping, coordinated signage, etc.
  - No minimum standards for residential adjacency or major corridor frontage

The Black-eyed Pea is a good example of a building with a pleasing appearance. The following positive features in the building would not be awarded any points under the Colleyville model:



- Use of architecturally finished materials
- Appropriately contrasting materials
- Complementary color scheme
- Four sided architecture
- Decorative light fixtures and brick patterns
- Façade designs with framed windows
- Coordinated signage plan

The proposed recommendations (see p. 16) include many of the positive aspects of the Colleyville ordinance, including:

- Quantification of standards and avoidance of subjective terminology
- Recognition of positive architectural features, such as façade articulation, pitched roofs, shade features.
- Flexibility of choice for certain options (though specific minimum requirements must be met)

    - Inadequate screening and buffering
    - Lack of four-sided architecture
    - Inappropriate roof design
- Poor appearance on major corridors/entryways
- Obtrusive signage

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2. FORMULA APPROACH

Formula approaches attempt to standardize design evaluation by adhering to a methodology of points accumulation. This approach tries to reduce the subjective nature of aesthetic evaluation by identifying and quantifying the merits of positive elements such as:

- Roof slope
- Windows
- Façade designs

A weighted point system is used to rank the variables. The final score determines whether a structure is acceptable or unacceptable.

Strengths

- Formula approaches are intended to avoid arbitrary and capricious decision making by minimizing subjectivity of architectural review.
- Formulas attempt to translate aesthetic values into quantifiable measures.

Weaknesses

- Formula approaches do not guarantee aesthetically pleasing design. A building that meets the formula and has an acceptable score could still be visually unattractive.
- Conversely, buildings that may be aesthetically pleasing could fail to amass enough points for approval.
- Formula approaches can be complex and difficult to administer.

Example

The City of Colleyville developed an architectural standards model that was reviewed both by a McKinney citizens committee (approximately two years ago) and by City staff during the development of this report. The citizens committee favored the Colleyville model, largely due to its quantifiable approach. Staff agrees that clear, quantifiable standards are critical to successfully implementing architectural standards.

<u>Positive Aspects of the Colleyville Model</u>

- The model identifies a limited set of positive design elements. Value is given to each of the elements through a quantifiable formula.

- The Colleyville model awards points for several important building features:
  - Façade articulation
  - Vertical departure

- Building feature shade
- Roof planes
- Windows

Limitations of the Colleyville Model

- The Colleyville model is based on the following equation:

  Total Score or K(t) = K(a) + K(v) + K(c) + K(h) + K(n)

  Where,
  K(a) = 2(L/F) (L= length of building perimeter from street, F= length of longest horizontal section)
  K(v) = 10(R/P) (P= area of cube face which would enclose building, R= area of all slopes departing from cube face which enclose building)
  K(c) = 100(S/G) (S= square feet of covered but unenclosed area, G= total area of interior ground floor)
  K(h)<10 = E/Q (E= total horizontal and diagonal planes, Q= number of test cube faces visible from street, Z= 5%F (where F is defined above))
  K(n)<10 = W/Q (W= total number of light penetrating details, Q= number of test cube faces visible from street)

  Though the system is intended to be objective, interpretation of the requirements leads to varying scores. Several staff members evaluated various buildings, including the Virginia Parkway retail center used as an example by the committee. Staff's scores were widely inconsistent, ranging from 9.68 to 23.91. The committee scored the building at 14.35.

- Because of the differences in interpretation, careful staff review of all points awarded would be required, even if an architect provided the preliminary calculations. This would add a significant number of staff hours to each building plan review. The amount of time required would vary depending on the complexity of the building design.

- The Colleyville model does not address some important visual elements, such as:
  - Materials:
    - No requirements for architecturally finished materials are included
    - No points are awarded for positive effects of multiple materials in a design
    - No points are awarded for limiting highly reflective glass
    - No points are awarded for complementary color schemes

  - Design Elements
    - No requirement for four sided design

3. VISUAL ELEMENTS

Many communities succeed in implementing architectural design standards through a "visual elements approach". This approach identifies positive design features and sets minimum standards for their use by ordinance. These features could include items such as:

- Architectural finish (masonry, complementary colors, etc.)
- Enhanced landscaping
- Enhanced screening of visually undesirable elements
- Building elements (façade offsets, roof pitch, etc.)
- Residential adjacency standards

This type of approach can be implemented citywide or for certain districts through the zoning ordinance.

Strengths

- Regulating the visual elements of a development ensures minimum standards are met.
- The standards can be tailored to a specific community.
- This approach is relatively easy to administer, as standards are clearly defined and can be relatively non-subjective in nature.
- This approach is developer friendly, in that developers can readily understand it, and standards for approval are known up-front.

Weaknesses

- Implementation of a strict set of standards can create a lack of flexibility.
- If standards do not reflect full range of expectations, final design result may still not be acceptable to the community

Examples

- The Woodlands mixes this approach to defining standards with a subjective review committee approval process.
- Cities that use a visual elements approach, in full or in part, include Plano, Richardson (US 75, President George Bush Tollroad), Grapevine, Round Rock, and Southlake.
- Many responsible developers include restrictive covenants to enforce visual elements standards as a means of ensuring quality development and maintaining their selected market profile.
- Minimum standards for visual elements are used to set design guidelines in planned development district provisions.

4. OVERLAY ZONING DISTRICTS

Overlay districts are distinct zoning categories that modify, but do not eliminate, the existing zoning districts. Historic District zoning in McKinney is an example of an overlay district. For corridors, the overlays are intended to provide uniformity across multiple zoning districts that may exist within the boundaries of the overlay district. Subjective, Formula, and Visual Elements approaches are usually zone specific and can cause discontinuity if zoning districts are not complementary in an area. Overlay districts avoid "hodge-podge" development patterns by providing a unified, often more restrictive set of regulations.

Overlay districts can also be used as a means of controlling visual elements along major thoroughfares. A thoroughfare overlay district could extend, for example, for 1000' on either side of the right of way. Enhanced standards can be developed which would be applicable only to those non-residential developments within the overlay district. These standards may be designed to improve the appearance of a major corridor, and may include:

- Increased setbacks
- Additional landscaping
- Screening and buffering
- Requirements for specific building materials
- Additional signage controls
- Building massing
- Parking controls

Major corridors are gateways that create a first impression to the City and should therefore have enhanced standards. In addition to major corridors (US 75, US 380 and SH 121), McKinney has a historically significant corridor in Highway 5 – Old US 75.

Strengths

- Overlay district standards provide continuity to corridors
- Overlay district standards can be relatively easy to administer

Weaknesses

- Since overlay districts only apply to a limited portion of a community, other means must be used to enhance appearance for remaining sections of the City.

Examples:

- Richardson and Plano co-developed overlay standards for the George Bush Tollway corridor.

- The City of Plano has adopted corridor design concepts, rather than specific standards, for the North Dallas Tollway corridor
- The Cities of Richardson, Plano and Allen have jointly developed and adopted similar overlay districts for US 75.
- Allen's "Vision 2000" US 75 Development Standards set minimum standards along that corridor. Many of these standards are similar to or exceeded by existing City of McKinney Zoning and Subdivision Ordinance requirements, such as requirements for:
  - Driveway location
  - Loading zone
  - Prohibition against parking in landscape buffers
  - Sight triangle visibility
  - Prohibition against outdoor storage in front of building
  - Screening for outdoor storage, mechanical equipment and loading areas
  - Location of loading docks and service bays
  - Landscaping

  Other standards from "Vision 2000", including those listed below, would be required of or optional for all commercial buildings in McKinney under the recommendations proposed herein (beginning on p. 16):
  - Minimum 80% masonry finish
  - Finished quality side and rear facades
  - Minimum offsets
  - Prohibition on highly reflective glass

  Standards from "Vision 2000" which could be considered for incorporation in an overlay district to be developed later include:
  - Parking garage finishes must complement nearby buildings
  - Street front openings in parking garages limited to 55% of façade
  - Enhanced queuing standards
  - Limitations on parking in front of primary building
  - Increased landscape standards for office buildings
  - Increased landscape buffer along certain streets

Recommendations

Staff recommends that architectural standards be adopted that combine positive aspects of both a Formula Methodology and a Visual Elements Approach:

- **Establish minimum standards and enhanced standards for non-residential structures and multi-family structures. (Specific recommendations are outlined on the following pages.)**
- **Each standard achieved will earn a specified number of points. A minimum total score, varying by project category, must be achieved for project approval.**
- **Variances for architectural merit may be granted by the City Council after recommendation by the Planning and Zoning Commission.**
- **Elevations must be submitted along with site plans, and reviewed for conformance to minimum standards during the normal site plan review process.**
- **Established design processes and standards in the Historic District would take precedence over these requirements.**
- **In conjunction with the Regional Employment Center study, develop overlay district standards for that area.**

Advantages of this recommendation are:

- Standards are clearly defined, quantifiable measures that reduce subjective decision-making
- Once established, standards can be modified as needed with relatively simple amendments to the Zoning Ordinance
- Clear standards promote simplicity of administration
  - Developer can determine acceptability prior to submittal
  - Approval can be done by staff, eliminating time and effort required for board meetings
- This plan recognizes the positive contribution of enhanced site features as well as building design
- Selection of enhanced options by the designer allows flexibility and creativity in designs
- A variance mechanism would be allowed for buildings of particular architectural merit

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	***10 pts.***	☐
b) 100% Category I Masonry*	***25 pts.***	☐
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	***15 pts.***	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	***10 pts.***	☐
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	***5 pts.***	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	***15 pts.***	☐
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	***10 pts.***	☐
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	***5 pts. each side***	☐
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	***5 pts.***	☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	***10 pts.***	☐
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	***5 pts.***	☐
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	***5 pts.***	☐
c) Trees planted on 30' centers along residential property boundary	***5 pts.***	☐
d) Increase landscape buffer along residential property boundary to 20'	***5 pts.***	☐
e) Trees planted on 30' centers along major interior circulation drives	***5 pts.***	☐
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	***5 pts.***	☐
b) Glass 27% maximum reflectivity (no highly mirrored glass)	***5 pts.***	☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	***5 pts.***	☐
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	***5 pts.***	☐
8. Approved decorative lighting (including coordinated decorative poles and building lights)	***5 pts.***	☐
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	***5 pts.***	☐
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	***5 pts.***	☐

Total Points (Minimum Score Required: 85) ☐

* **Category 1 Masonry:** Brick, brick veneer, and/or stone (including synthetic stone).
** **Category 2 Masonry:** Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: Requirements for masonry are calculated exclusive of windows and doors.

DESIGN STANDARDS SCORING SHEET
ML, MH and BC Districts

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) 100% Category I Masonry* (front face of building only)	*25 pts.*	
-or-	-or-	☐
b) Up to 50% Category II Masonry**, balance Category I Masonry* (front face of building only)	*15 pts.*	
2. Height slope standards:		
a) 1:3 (3 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	
-or-	-or-	☐
b) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	*15 pts.*	☐
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	☐
b) Minor: 3" x 12" minimum full-height offset for every 20' of wall length (front face of building)	*5 pts.*	☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	☐
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	☐
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	☐
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	☐
d) Increase landscape buffer along residential property boundary to 35'	*5 pts.*	☐
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	☐
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	☐
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	☐
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	☐
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	☐
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	☐
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	☐

Total Points (Minimum Score Required: 50) ☐

* Category 1 Masonry: Brick, brick veneer, and/or stone (including synthetic stone).

** Category 2 Masonry: Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: **Requirements for masonry are calculated exclusive of windows and doors.**

DESIGN STANDARDS SCORING SHEET
Multi-Family Residential Districts

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	*10 pts.*	☐
b) 100% Category I Masonry*	*25 pts.*	☐
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	*15 pts.*	
2. Height slope standards:		
a) 1:3 (3 feet of setback from SF and duplex residential property for every 1 foot of height)	*10 pts.*	☐
-or-	-or-	
b) 1:2 (2 feet of setback from SF and duplex residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	*15 pts.*	☐
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	☐
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	*5 pts. each side*	☐
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	*5 pts.*	☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	☐
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	☐
b) Increase landscape buffer along right-of-way to 20' (mandatory for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	☐
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	☐
d) Increase landscape buffer along residential property boundary to 25'	*5 pts.*	☐
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	☐
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	☐
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	☐
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	☐
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	☐
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10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	☐

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* Category 1 Masonry: Brick, brick veneer, and/or stone (including synthetic stone).

** Category 2 Masonry: Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: **Requirements for masonry are calculated exclusive of windows and doors. All chimneys must be finished with Category 1 masonry.**

APPENDIX

OTHER ARCHITECTURAL STANDARDS REVIEWED

Cities within the Metroplex:

Arlington
Allen
Colleyville
Grand Prairie
Irving (including Las Colinas)
Legacy Development
Plano
Richardson
Southlake

Cities within Texas:

Fredricksburgh
Galveston
Georgetown
The Woodlands
Round Rock

Cities outside Texas:

Albuquerque, New Mexico
Flagstaff, Arizona
Kansas City, Missouri
Portland, Oregon
Santa Barbara, California
Sarasota, Florida
Seattle, Washington
Yuba City, California

ARCHITECTURAL GUIDELINES

for the

CITY OF COLLEYVILLE

COMMERCIAL DESIGN OVERLAY DISTRICT

as adopted by

ORDINANCE O-95-1013

Community Development Department

February 19, 1996

COMMERCIAL BUILDING DESIGN DISTRICT ORDINANCE

PURPOSE of THIS BOOKLET:

This booklet is designed to give the reader an idea of how the commercial building design regulations in the Colleyville Zoning Ordinance work in practice. Included are the following:

- **Goals and Objectives** of the ordinance.
- **Summary of the Rules** and a general description of how the factors are calculated.
- **Illustrations and Photos** of typical buildings in Colleyville (the last illustration is a building in Colleyville contrasted with one in the same chain from outside Colleyville.)
- **Section 24.17 of the Zoning Ordinance** which is formatted in "worksheet" fashion. (Exhibit I - Ordinance O95-1013), along with some helpful instructional illustrations.

GOALS & OBJECTIVES:

The goal of Section 24.17 of the Colleyville Zoning Ordinance is to provide a method to create better design for commercial buildings in Colleyville. The ***Colleyville Boulevard Corridor Plan***, approved in 1994, recommended several ways that the built environment along the Boulevard might be improved. The ultimate design of anything is an artistic expression, and is therefore subjective in nature. Subjective factors such as color, the "look" of a building, etc. cannot be quantified or easily regulated. However, some design features with general community acceptance can be defined and this ordinance will go a long way towards discouraging a featureless redundancy. With the realization that total aesthetic agreement within the community is not likely, the practical **objective** of the ordinance is to encourage visual interest in a building's appearance from the street. At the same time, these guidelines should be encouraging more thoughtful, aesthetically pleasing solutions. The regulatory concept is to calculate design points for five different aspects of a building's design. The five design rules or factors summarized below are fashioned to give a developer / architect some flexibility in achieving the **minimum** number of total points for a particular building. There is no minimum for any of the five factors.

SUMMARY of RULES:

The Design District Worksheet for Section 24.17 is a part of the site plan application package presented to the Community Development staff along with landscaping, parking and civil engineering drawings for review prior to building permit review. The scoring system is designed to achieve a simple minimum number as low as 15 in the ML (Manufacturing) District to a high of 30 in the CC-1 (Village Retail) District. This score will be calculated during the normal site plan review process. The rules are divided into five categories designed to prevent long, uninteresting facades. Points are given for changing the plane of a building facade, for providing contrast with shade, or providing interesting design features, roof slopes or wall openings. Since most designs would not score enough points from one category, the objective for the building designer is to gain sufficient points in several categories to achieve the minimum number for the particular zoning district. The categories are:

A. FACADE ARTICULATION VARIABLES:

This rule gives points for breaking long facades by a variation in the buildings surface.

B. VERTICAL DEPARTURE VARIABLES:

This rule gives points for breaking walls in the vertical such as providing roof slopes.

C. SHADE COVERAGE VARIABLES:

Points are awarded in this category for building facades that have projections or other features that provide building shadows that visually break up long flat building facades.

D. HORIZONTAL & DIAGONAL ROOF PLANES VARIABLES:

Decorative features, roof or wall designs like parapets, ridges, eaves, etc. that provide visual interest will gain a small number of points, but can be useful to the designer as a tool to get the points needed.

E. FENESTRATION VARIABLES:

Doors, windows and other framed building openings help to break up the "bleak" look of a long blank wall. Points are given for the amount of openings in a building surface.

(desgnbk.607)

City of Colleyville Commercial Design District

The Commercial Design District is just one product of a strategic planning process, which itself is the product of a citizen driven master planning process. Colleyville is primarily a residential community, developed in heavily landscaped subdivisions with homes ranging from $300,000 to $1,000,000 and more. Because of high residential values, Colleyville's tax payers currently enjoy one of the lowest tax rates in the Dallas-Fort Worth area. There is good reason to worry about the future, though. A study of typical urban growth patterns indicates that future maintenance of the still maturing city is going to require a stable tax base, resulting from the preservation of high property values in every commercial and residential neighborhood.

Since Colleyville is completely surrounded by other cities, the finite space that is left must be thoughtfully planned, particularly the commercial areas, which will cover only about 10 percent of city's land area at full buildout. That means there is little room for trial and error development, or a blind dependency on the commercial real estate market to build asset value into development sites.

The first step in taking control of the community's economic future was to study the capital improvement and growth management needs of the State Highway 26 (Colleyville Boulevard) corridor where most of Colleyville's commercial properties are found. The 1994 Colleyville Boulevard Corridor Plan identified the need for architectural control in the commercial corridor as one method of building community asset value. Soon after that the staff began researching the two sides of the ongoing debate regarding the legislation of aesthetics.

Colleyville ignored ordinance models using words like *appropriate, harmonious, compatible* and *attractive*. Though effective in older communities with cultural identities to protect, such vague ordinances are difficult to defend in most cities.

Front yards, lot sizes, floor area ratios, and a wide variety of "normal" measurable zoning standards have been in place in American cities for most of this century. Many cities also regulate the percentage of masonry construction, clearly a measurable form of architectural control. Measurable tree preservation, site planning and landscaping ordinances have been working in Colleyville for several years. Since these kinds of ordinances rarely face court challenges it is logical to assume that an architectural standards ordinance written in concrete algebraic terms should be viable.

The Design District Worksheet adopted by Ordinance O-95-1013 is a part of the site plan application package submitted along with landscaping, parking and civil engineering drawings for review prior to building permits. The design model is detailed but short, and architects are happy because of the creative freedom it provides. Commercial builders are happy because there is no architectural review board to slow down the process. This success has also begun to attract the attention of other cities in the region where development professionals wonder why such ordinances are so uncommon.

Section 24.17 of the Zoning Ordinance
City of Colleyville
Regulating Buildings within the Commercial Design District
as adopted by Ordinance O-95-1013

It shall be the duty of the Community Development Director to calculate the design score for all buildings in the Commercial Design District as part of the building permit and site planning process using Subsections A through G below as a design calculation work sheet.

Commercial Building Design Factors Work Sheet

A. Facade Articulation Variables

1. ***L*** = Length in feet of building perimeter visible from the street. _____ ft.

2. ***F*** = Length of the longest horizontal straight section of the exterior facade visible from the street. _____ ft.

In order to determine that any two horizontal straight sections of wall in the same plane are separate walls;

a. There shall be an intervening physical separation of space or other wall sections which separate the two subject walls by not less than three feet.
b. The average off-set distance of the intervening space and/or wall section shall be not less than one foot from the subject plane.
c. The total perimeter beam length of the intervening space and/or wall section shall be not less than five feet.
d. Materials used within the intervening separation may not be identical to materials used in more than one of the two same plane test sections.
e. Any two or more same-plane wall sections which do not meet all of the requirements of Paragraphs a, b and c above shall be determined to be part of one complete wall section.

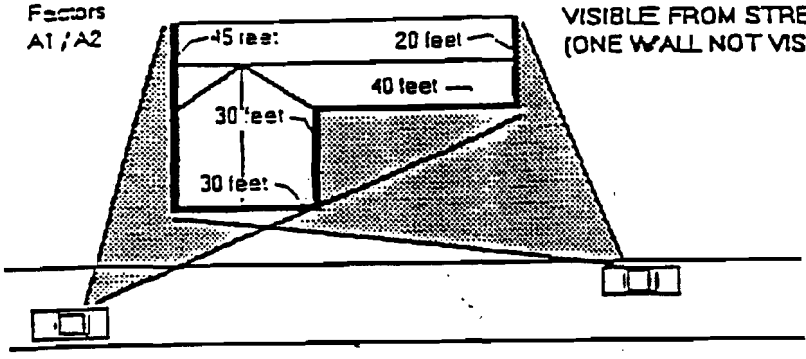
3. ***A*** = Articulation ratio or $\frac{L}{F}$ = _____

4. ***Ka*** = Articulation Score = ***A x 2*** = _____

FIGURE 1

Factors
A1 / A2

DIAGRAM OF TOTAL LENGTH OF PERIMETER VISIBLE FROM STREET. (ONE WALL NOT VISIBLE)

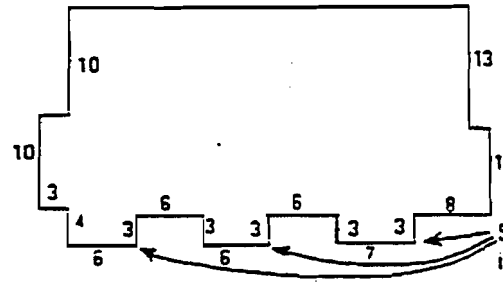


L = 45' + 30' + 30' + 40' + 20' = 165'
(total perimeter visible from street)

F= Longest horizontal straight section of facade visible from the street.
(in the example above, F = 45')

FIGURE 2

Factor A2a



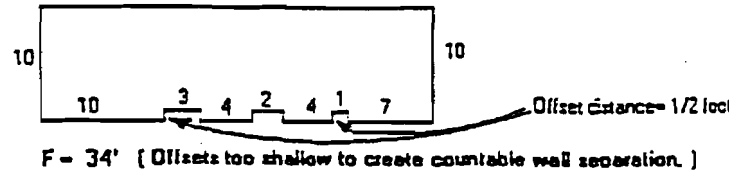
F = 13'
(longest visible section of wall)

Seperate sections of wall in same plane.

STREET

FIGURE 3

Factors
A2b / A2c / A2a



Offset distance= 1/2 foot

F = 34' (Offsets too shallow to create countable wall separation.)

STREET

B. Vertical Departure Variables

1. ***P*** = Total surface area of a projection of all surfaces visible from the street and which are relative to the four vertical planes of an imaginary cube which would enclose the building. _____s.f.

2. ***R*** = Total surface area of a projection of all sloping or vertical departure surfaces of the building relative to the four vertical planes of an imaginary cube which would enclose the building. _____s.f.

For the purpose of the calculation of "***R***";

a. Buildings with principal wall sections which are generally rectangular must be aligned so that principal wall sections are parallel to a face of the test cube.

b. Only those surfaces which slope at an angle of not less than 15 degrees nor more than 75 degrees from the vertical plane may be included in this area calculation.

c. Circular, convex or concave regular surfaces which are offset at the central point of the curve by not less than one foot from the vertical surface and have a central angle of not less than 60 degrees may also be included.

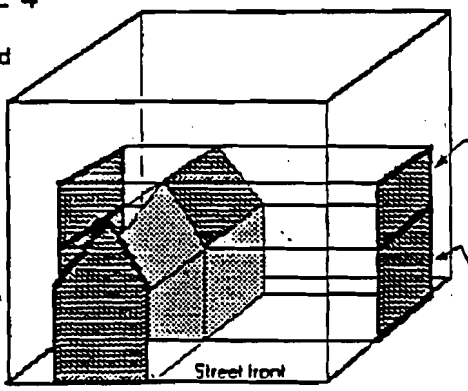
d. ***Q*** = Number of test cube vertical surface projections(1,2,3 or 4) visible from the street. _____

3. ***V*** = Vertical departure ratio or $\frac{R}{P}$ = _____

4. ***Kv*** = Vertical Departure Score = ***10 x V*** = _____

FIGURE 4

Factors
B1 / B2 / B2d

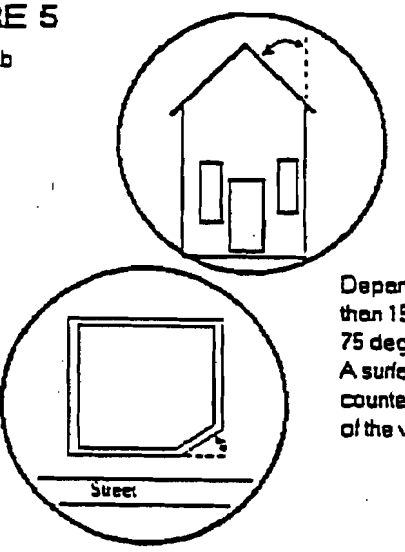


P = Total area of all projections visible from the street.

Q = Number of cube faces visible from the street.
(In the example above. Q = 3)

FIGURE 5

Factor B2b



Departure angle must be more than 15 degrees and less than 75 degrees from the vertical wall. A surface outside this range is counted only toward calculation of the vertical surface projection

C. Shade Coverage Variables

1. S = Total covered but unenclosed structural exterior area attached to the building as measured in square feet on a horizontal plane. _____ s.f.

   a. The floor area of covered exterior balconies may be included. Attached canopies, porches, verandas, and other shade oriented structural design features may also be included.

   b. Each vertical opening into the shaded area must be framed on the top and sides by structural building materials with a cross sectional area parallel to the face of the opening which is equal in the aggregate to not less than 20 percent of the surface area of the opening.

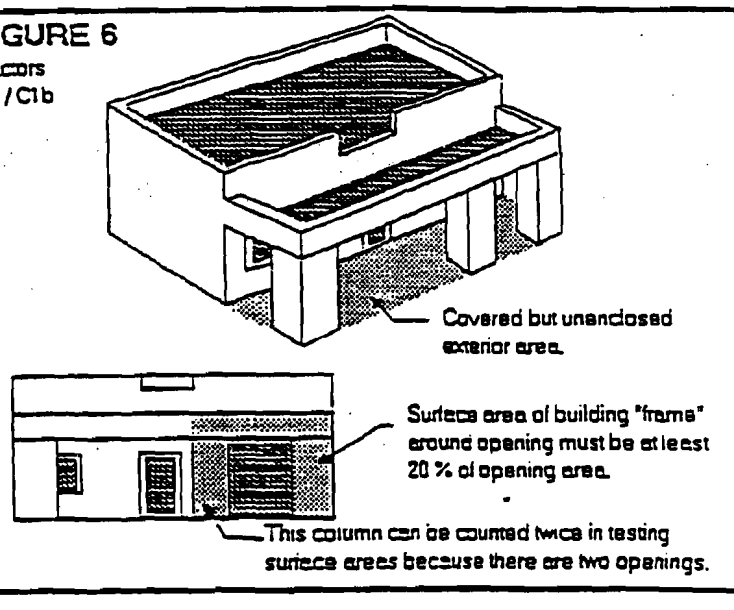
   c. The area under detached canopies shall be excluded.

2. G = Total area of the interior ground floor of the building. _____s.f.

3. C = Shade coverage ratio or $\frac{S}{G}$ = _____

4. Kc = Shade Score = $100 \times C$ = _____

FIGURE 6
Factors
C1 / C1b



D. Horizontal and Diagonal Roof Planes Variables

1. F = "F" as previously calculated in subsection A(2) above._____ 5% of F = _____

2. E = Total visible horizontal and diagonal eave planes, ridge planes and/or parapet top planes on the building. _____

For the purpose of this paragraph;

a. Two eaves in the same horizontal plane but which are separated by not less than 5 percent of "F" shall be considered separate planes.
b. Two parapets in the same horizontal plane but which are separated by not less than 5 percent of "F" shall be considered separate planes.
c. A parapet with a wall length of less than 5 percent of "F" shall be considered a crenelation and shall not be counted as a parapet.
d. For every five crenellations, regardless of elevation, one equivalent plane may be added to the calculation of total planes. In like manner, one crenelation shall equal 0.2 horizontal / diagonal planes.
e. For an eave, canopy or mansard which overhangs the vertical surface of the building by not less than 18 inches, one plane shall be counted for the outer edge of the eave and one plane shall be counted at the intersection of the eave and the wall.
f. One plane shall be counted for each diagonal ridge or edge of a sloped roof and, if the edge is also an eve which overhangs the wall by not less than 18 inches it shall be counted as two planes.
g. For mansards which wrap around a building corner, planes shall not be counted as separate unless there are actual changes in elevation.
h. Two parapet tops which intersect at 90 degrees in the same horizontal plane shall be counted as separate planes.

3. Q = Total # of test cube surfaces visible from the street as identified in subsection B(2)(d) above. _____

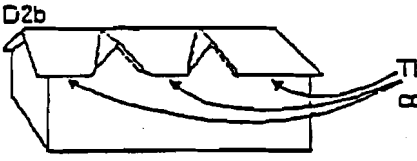
4. H = Horizontal / Diagonal Planes Ratio or $\frac{E}{Q}$ = _____

5. Kh = Hor./Diag. Planes Score = H if total floor area is less than 50,000 sf. For floor area greater than or equal to 50,000 sf., "Kh" shall be not more than 10 points. _____

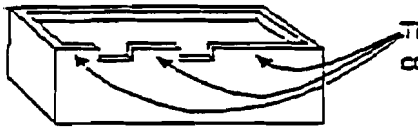
FIGURE 7

Factors

D2a / D2b



Three eaves in same plane counted as three seperate planes.



Three perepets in same plane counted as three separate planes.

E. Fenestration Variables

1. W = Total number of windows, doors, and other openings into the structure through which light may pass. _____

   For the purpose of this paragraph each opening must be framed on the sides, top and/or bottom by structural building materials with a surface area equal in the aggregate to not less than 50 percent of the surface area of the opening.

2. Q = As previously calculated in subsection B(2)(d) above. _____

3. N = Fenestration Ratio = $\frac{W}{Q}$ = _____

4. Kn = Fenestration Score = N if total floor area is less than 50,000 sf. For floor area greater than or equal to 50,000 s.f., "Kn" shall be not more than 10 points. _____

F. Total Design Score: $Kt = Ka + Kv + Kc + Kh + Kn$ = _____

G. Minimum Design Scores (Kt) by Zoning District

Zone-	CN	CPO	CC1	CC2	CC3	ML
Score-	25	25	30	25	20	15

H. An applicant for a permit to construct a building which does not meet the minimum design score in Subsection G above may present an appeal of the building design to the Planning and Zoning Commission. The Community Development Director may also present an appeal of a proposed design to the Commission or request an interpretation of a particular design guideline. Following a review of an alternate design the Planning and Zoning Commission shall have the authority to find that the facade, horizontal / diagonal planes, fenestration, vertical departures and shade oriented design features of the alternate design meet the intent of Commercial Design District guidelines. The decision of the Planning and Zoning Commission shall be final.

PROJECT NAME:

VI. BUILDING DESIGN CHECKLIST: (this is a summary only, refer to Ord. no. #O-95-1013)

The Colleyville zoning ordinance requires building facades of new construction to contain design complexity features that achieve a certain minimum score for each type of zoning district (see Section G below for required scores). This checklist is in the format of a worksheet, since the ordinance requires computations of the building facades. Please show all calculations and the final result at the bottom of this page at Section F. If not familiar with this ordinance, applicant is encouraged to utilize the "*Colleyville Building Design Booklet*" available at the Community Development Department.

A. Facade Articulation Variables:

___ 1. ***L*** = Length in feet of building perimeter visible from the street. _____ ft.

___ 2. ***F*** = Length of longest horizontal straight section of the exterior facade visible from the street. _____ ft.

___ 3. ***A*** = Articulation ratio = ***L / F*** = _____.

___ 4. ***Ka*** = Articulation Score = ***A x 2*** = (_____).

B. Vertical Departure Variables:

___ 1. ***P*** = Total surface area of a projection of all surfaces visible from the street and which are relative to the four vertical planes of an imaginary cube which would enclose the building _____ s.f.

___ 2. ***R*** = Total surface area of a projection of all sloping or vertical departure surfaces of the building relative to the four vertical planes of an imaginary cube which would enclose the building _____ s.f.

___ 3. ***V*** = Vertical departure ratio = ***R / P*** = _____.

___ 4. ***Kv*** = Vertical Departure Score = ***10 x V*** = (_____).

C. Shade Coverage Variables

___ 1. ***S*** = Total covered but unenclosed structural exterior area attached to the building as measured in square feet on a horizontal plane. _____ s.f.

___ 2. ***G*** = Total area of the interior ground floor of the building. _____ s.f.

___ 3. ***C*** = Shade coverage ratio or ***S / G*** = _____.

___ 4. ***Kc*** = Shade Coverage Score = ***100 x C*** = (_____).

D. Horizontal and Diagonal Roof Planes Variables:

___ 1. ***Z*** = Crenelation spacing factor = "F" as previously calculated in subsec. A(2) above X 5% = _____.

___ 2. ***E*** = Total visible horiz. & diag. eave planes, ridge planes and/or parapet top planes on the building = _____.

___ 3. ***Q*** = Total number of test cube vertical surface projections (1,2,3 or 4) visible from the street as identified in subsection B(2)(d) of Ordinance O-95-1013. (see design booklet). No. of test faces = _____.

___ 4. ***H*** = Horizontal / Diagonal Planes Ratio of E/Q = ***E*** = _____ / Q = _____ = _____.

___ 5. ***Kh*** = Horizontal / Diagonal Planes Score = ***H*** if total floor area is less than 50,000 sf. For floor area greater than or equal to 50,000 sf., "***Kh***" shall be not more than 10 points (_____).

E. Fenestration Variables:

___ 1. ***W*** = Total windows, doors, and other openings into the structure through which light may pass = _____.

___ 2. ***Q*** = As previously calculated in subsection D(3) above _____.

___ 3. ***N*** = Fenestration Ratio = ***W / Q*** = _____.

___ 4. ***Kn*** = Fenestration Score = ***N*** if total floor area is less than 50,000 sf. For floor area greater than or equal to 50,000 s.f., "***Kn***" shall be not more than 10 points (_____).

F. Total Design Score:

Kt = (_____) + (_____) + (_____) + (_____) + (_____) = _____

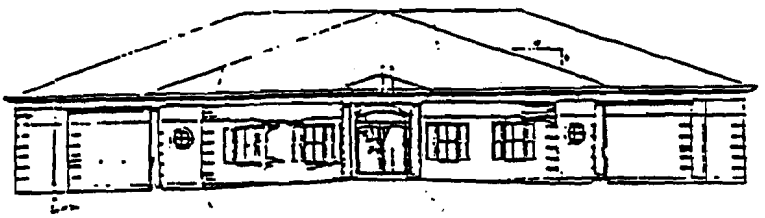
___ ***Kt*** = ***Ka*** + ***Kv*** + ***Kc*** + ***Kh*** + ***Kn*** = Total score

G. Minimum Design Scores (Kt) by Zoning District:

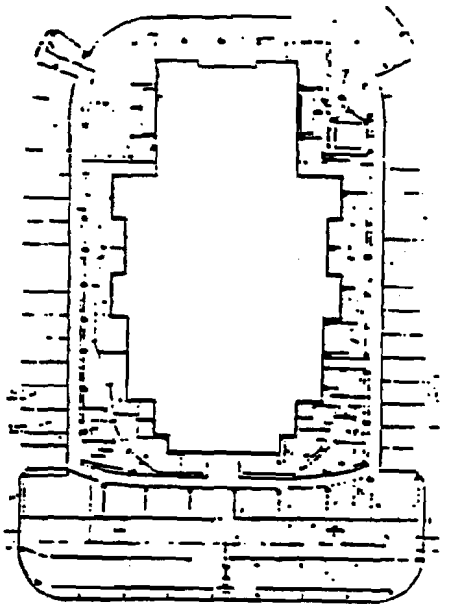
Zone-	CN	CPO	CC1	CC2	CC3	ML
Score-	25	25	30	25	20	15

STAFF COMMENT:

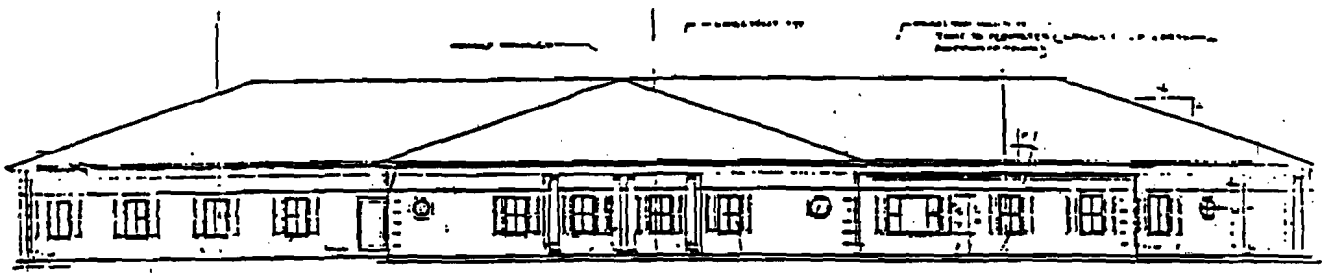
COMMERCIAL BUILDING DESIGN ILLUSTRATION - A



FRONT ELEVATION



BUILDING FOOTPRINT



STREET FRONT

LEFT SIDE (NORTHWEST) & RIGHT SIDE (SOUTHEAST - NOT SHOWN) ELEVATIONS

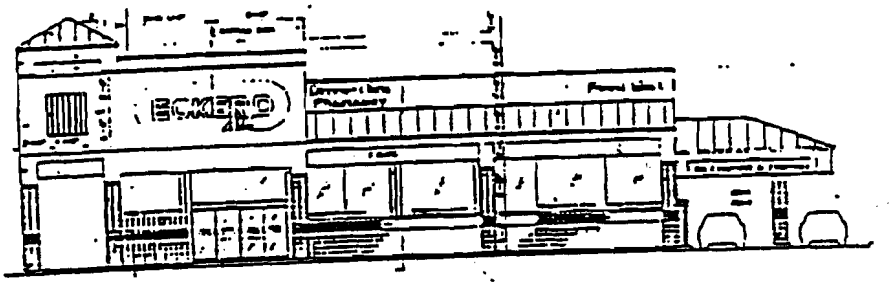
PROJECT: Columbia HCA Medical Office Building // 4301 Brown Trail

SCORING:		NOTES:
ZONING DIST. = CC-1 - Village Retail		* score required = 30 points
A. Facade Articulation:	25.88 pts.	* multiple corner breaks on all sides
B. Vertical Departure:	6.20 pts.	* residential style sloped roof
C. Shade Coverage:	4.00 pts.	* several porticos on all visible sides
D: Horizontal Planes:	17.30 pts.	* multiple roof planes
E. Fenestration:	16.60 pts.	* multiple window and door openings

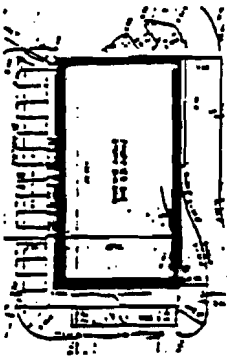
TOTAL POINTS: 69.98 points — APPROVED // DISAPPROVED

COMMENTS: This building scored very high and is approved because of the sloped roof and the many porticos and window and door openings. These features break up the building v planes providing for much visual relief. Even though the building is long and design features a somewhat repetitive, the end result is an attractive, visually appealing facade that is ver compatible with Collevville architecture. (g3:comilus.hca)

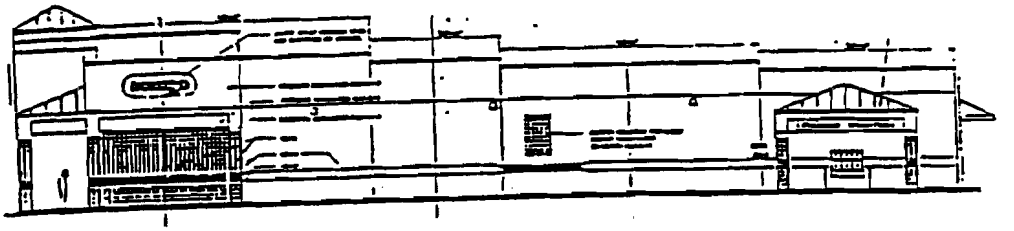
COMMERCIAL BUILDING DESIGN ILLUSTRATION - C



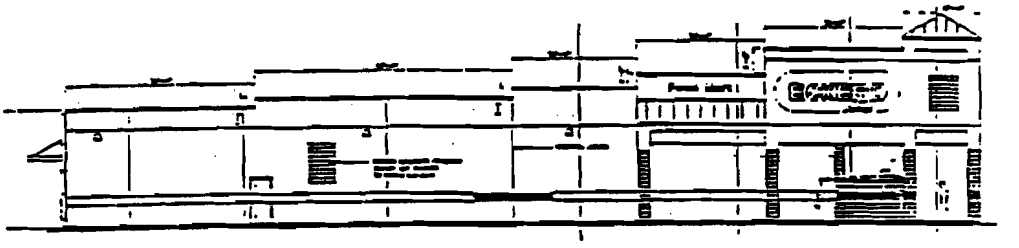
FRONT ELEVATION



BUILDING FOOTPRINT



RIGHT SIDE (NORTHEAST) ELEVATION



LEFT SIDE (SOUTHWEST) ELEVATION

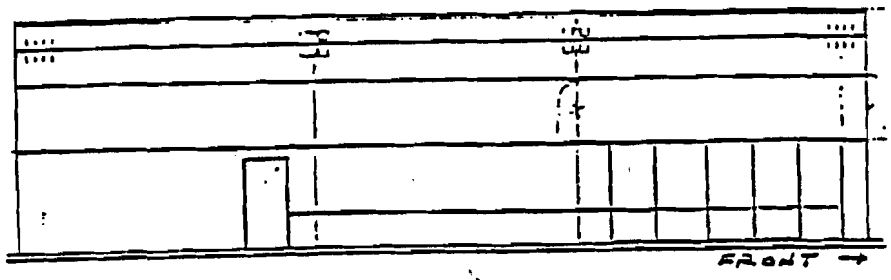
PROJECT: Eckerds Drug Store // Glade Road at Colleyville Blvd.

SCORING:		NOTES:
ZONING DIST. = CC-1 - Village Retail		* score required = 30 points
A. Facade Articulation:	6.20 pts.	* some credit for 100% visibility (4 sides)
B. Vertical Departure:	0.40 pts.	* lack of sloped or rounded rooflines or edges
C. Shade Coverage:	14.83 pts.	* strong front portico with wide column framing
D: Horizontal Planes:	6.00 pts.	* wall-roof parapets and roofline changes
E. Fenestration:	4.00 pts.	* good window openings and few side openings

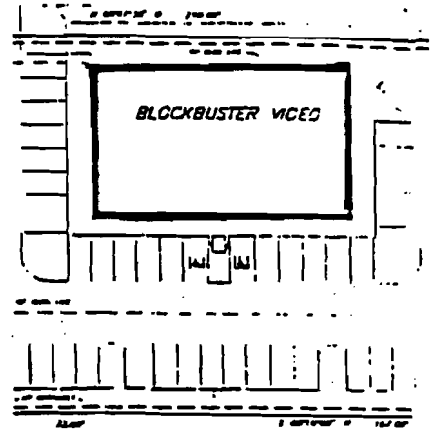
TOTAL POINTS: 31.43 points — APPROVED /// DISAPPROVED

COMMENTS: This building achieved a more than adequate score and is approved. The strongest feature of the facade is the front portico with large columns that frame the openings at the front. Most of the other scores were mid-range. While the sides were relatively flat, material changes and the porte cochere at the side for prescription pick-up helped to alleviate this aspect. Since all four sides of this building are visible from the street, it took a concerted effort to provide sufficient interesting facades to gain a passing score. (g3:camillus.ecx)

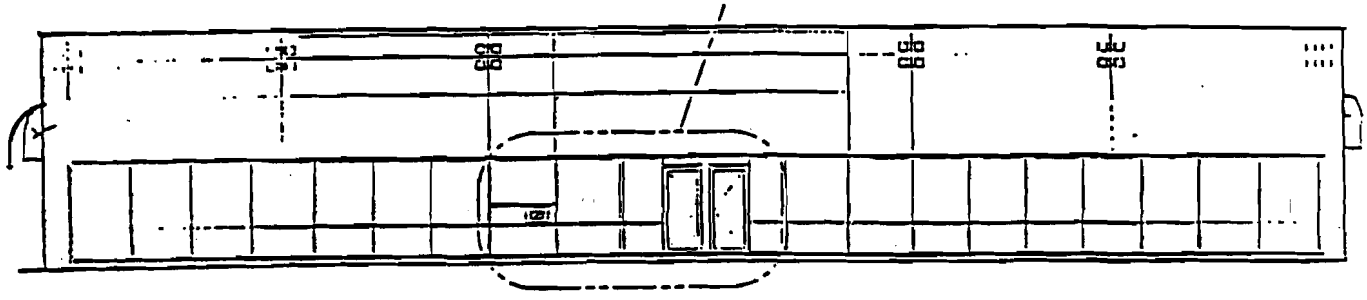
COMMERCIAL BUILDING DESIGN ILLUSTRATION - B



LEFT SIDE (SOUTH) & RIGHT SIDE
(NORTH - NOT SHOWN) ELEVATIONS



BUILDING FOOTPRINT



FRONT ELEVATION

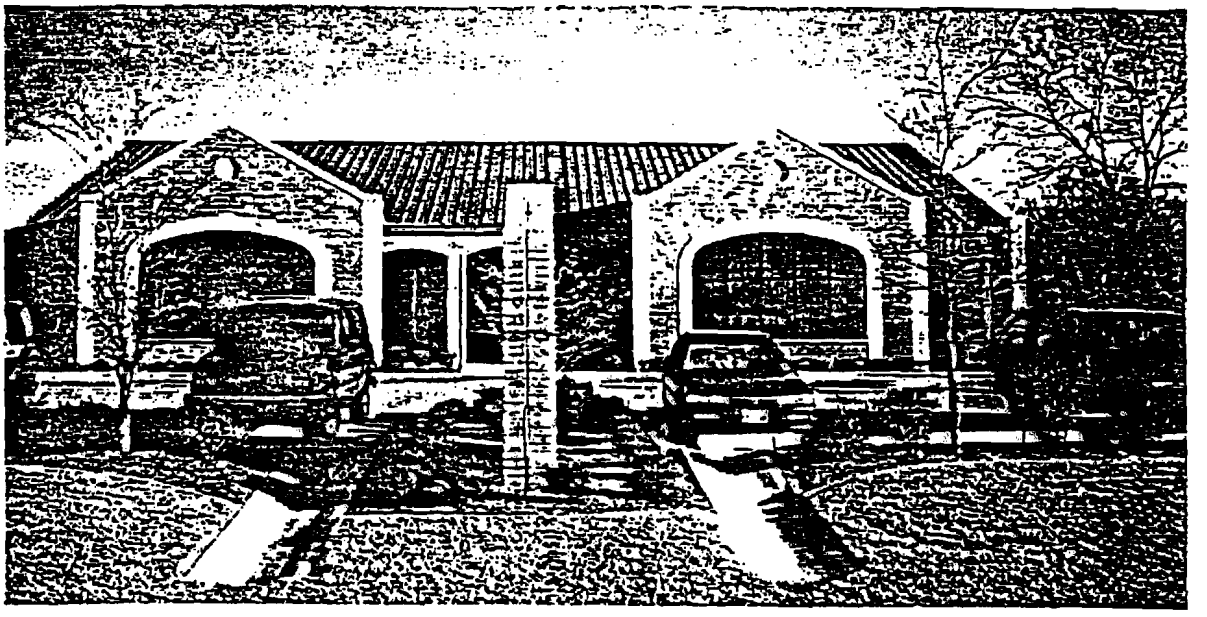
PROJECT: Blockbuster Video // SH 121 north of Glade Road

SCORING:		NOTES:
ZONING DIST. = CC2 - Shopping Center		* score required = 25 points
A. Facade Articulation:	6.40 pts.	* long building sections bring points down
B. Vertical Departure:	0.24 pts.	* some credit for rounded edge of canopy
C. Shade Coverage:	0.00 pts.	* no credit is given for unframed shaded areas
D: Horizontal Planes:	2.00 pts.	* credit for canopies that create roof planes
E. Fenestration:	1.30 pts.	* large glass expanses without framing

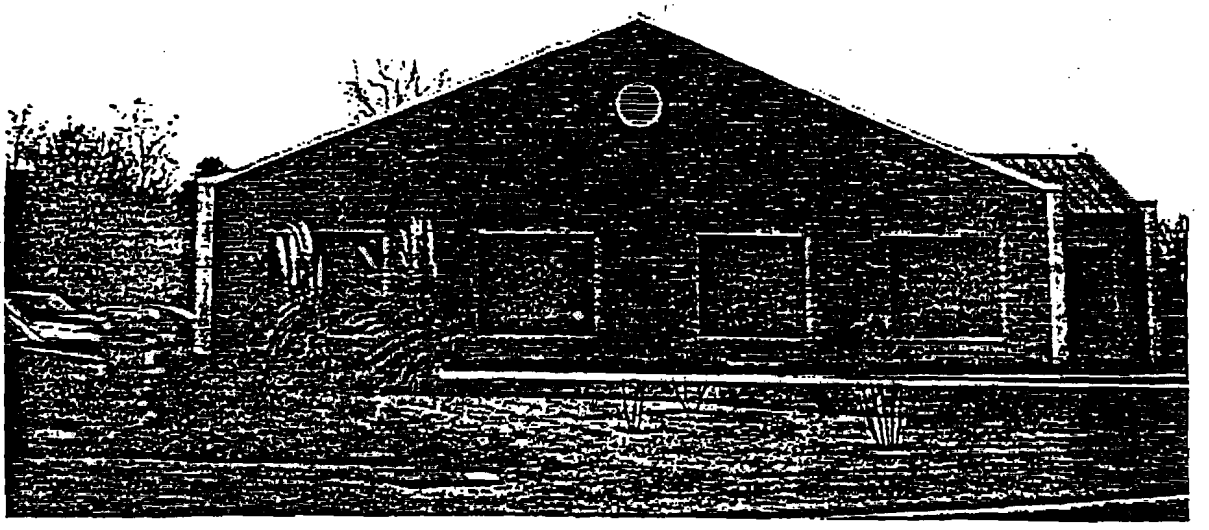
TOTAL POINTS: 9.94 points APPROVED // DISAPPROVED

COMMENTS: This building scored very low and is not approved because of the long wall expanses without visual relief. The windows are flush with the wall surface and there are few door openings to break the wall planes. The roofline is straight and unbroken continuing the stark look of the wall planes. The canopies are the only design feature that do provide a visual break in the building, but that feature is not sufficient to bring the points up to a passing grade. The end result of this design is a commercial "box look" with little visual appeal. (g3:comillus.blk)

COMMERCIAL BUILDING DESIGN ILLUSTRATION - D (CP-O District)



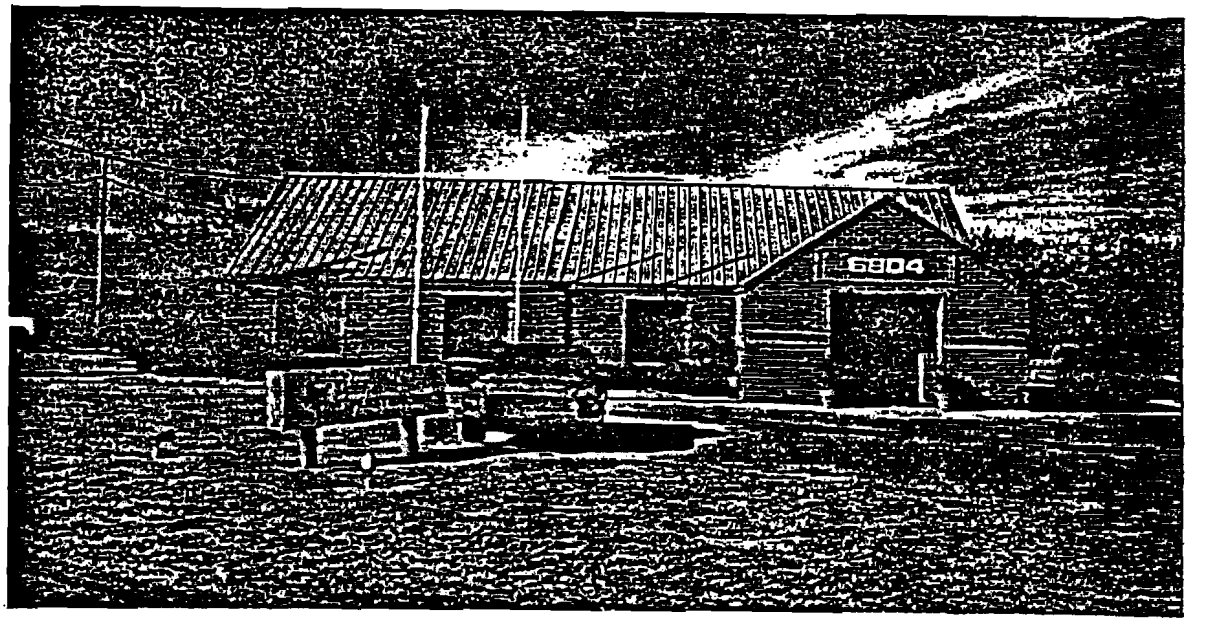
FRONT ELEVATION



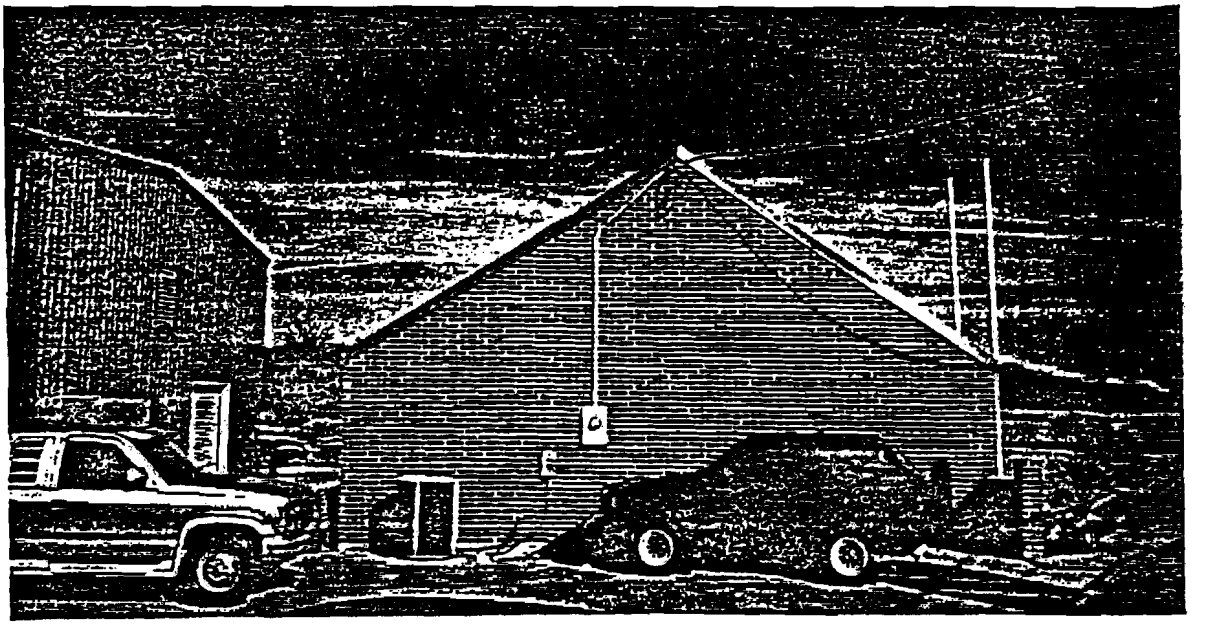
TYPICAL SIDE ELEVATION (SAME BOTH SIDES)

PROJECT: Ratikin Title Company Building // 5301 Colleyville Blvd.
REQUIRED SCORE: 20 PROJECT SCORE: 32.47

COMMERCIAL BUILDING DESIGN ILLUSTRATION - H (ML District)



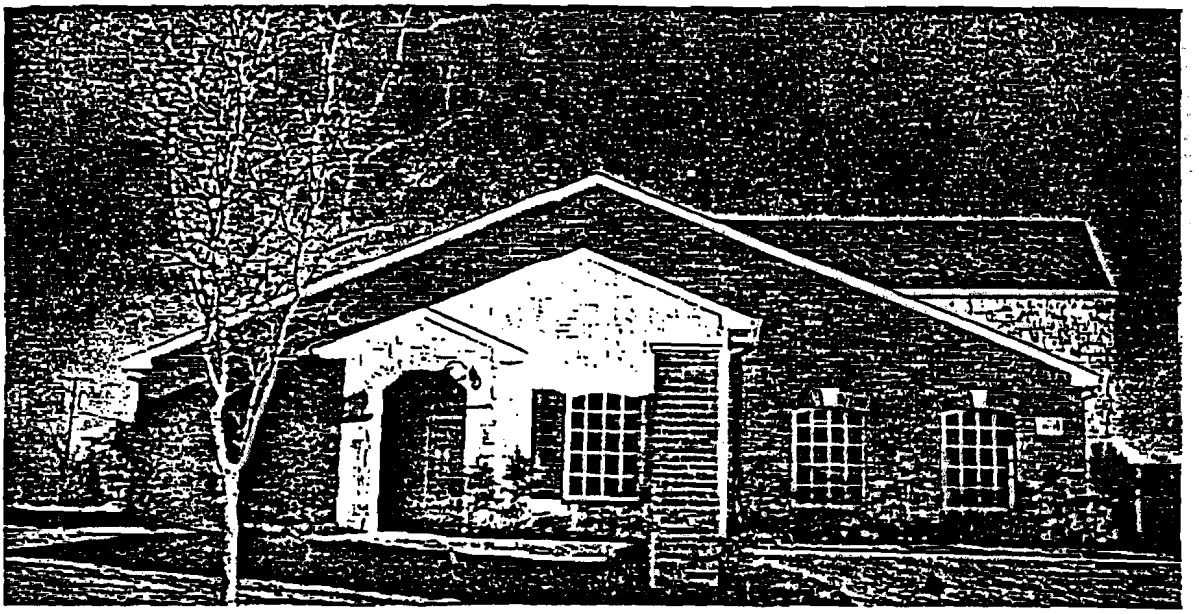
FRONT ELEVATION



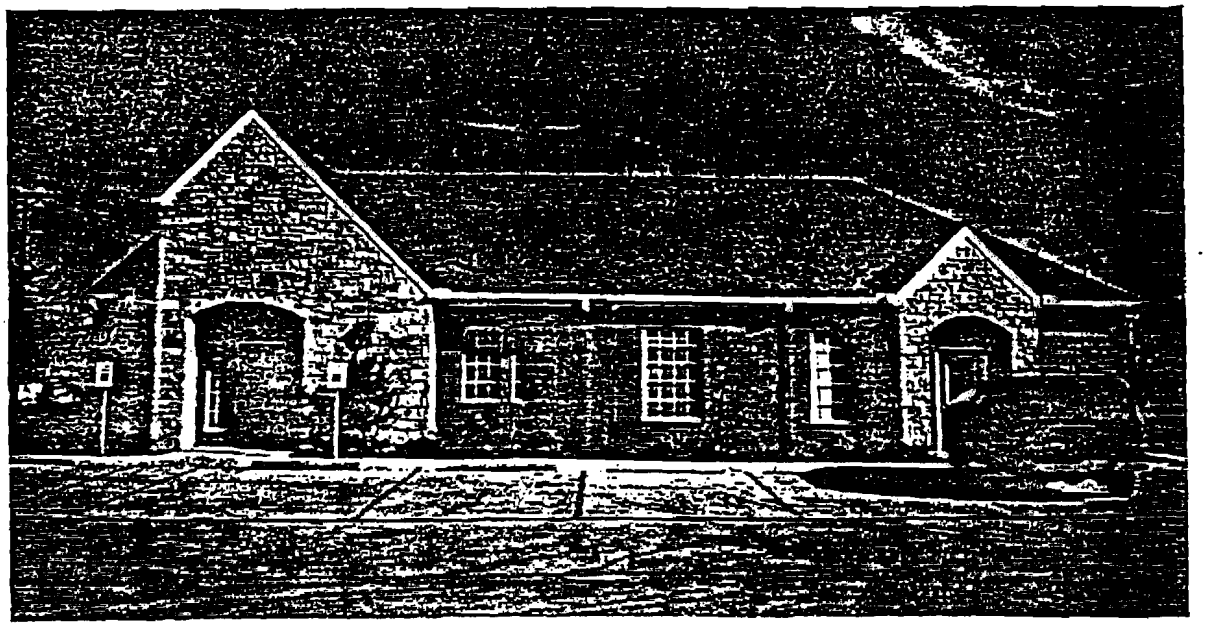
TYPICAL SIDE ELEVATION (SAME BOTH SIDES)

PROJECT: D-FW Plastics, Inc. Building // 6804 Colleyville Blvd.
REQUIRED SCORE: 10 PROJECT SCORE: 27.94

COMMERCIAL BUILDING DESIGN ILLUSTRATION - I (ML District)



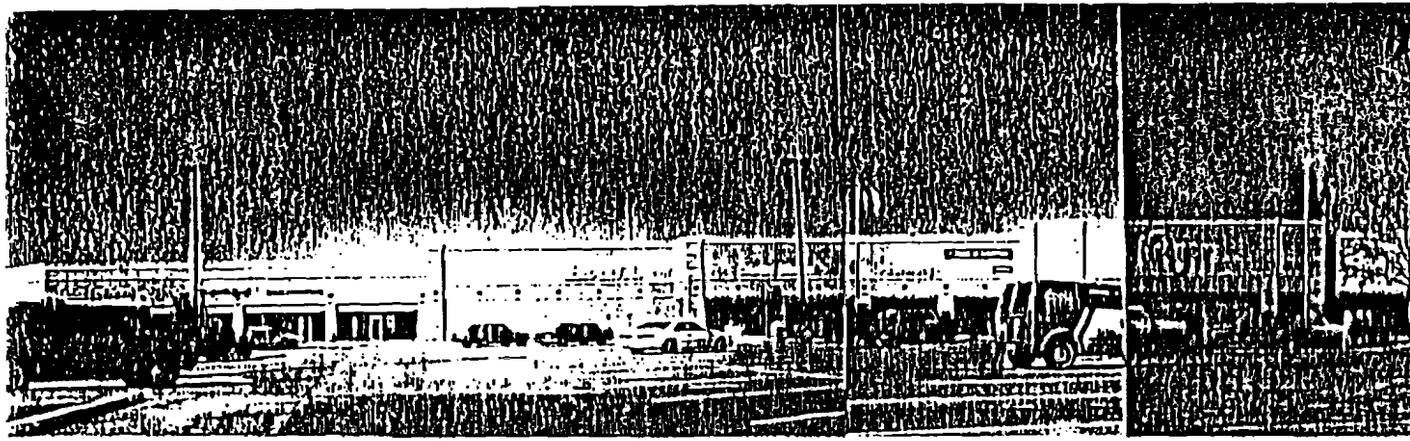
FRONT ELEVATION



RIGHT SIDE ELEVATION

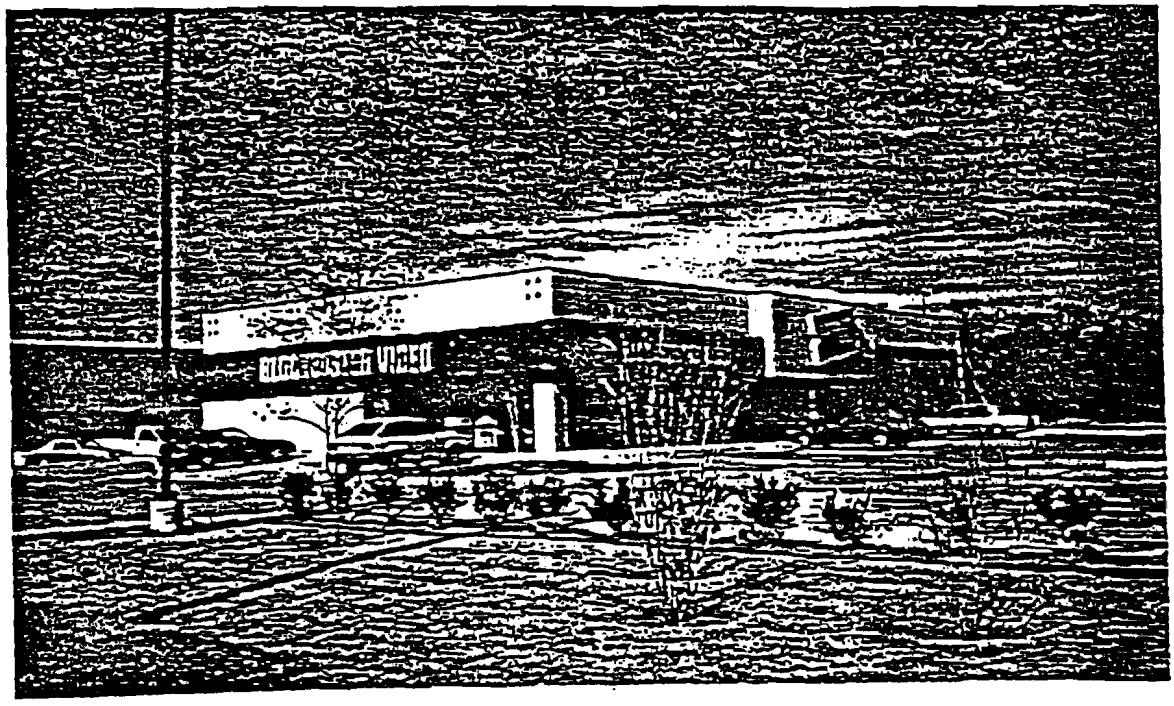
PROJECT: Boulevard Animal Hospital Building // 6413 Colleyville Blvd.
REQUIRED SCORE: 10 PROJECT SCORE: 34.69

COMMERCIAL BUILDING DESIGN ILLUSTRATION - J (CC-2 D

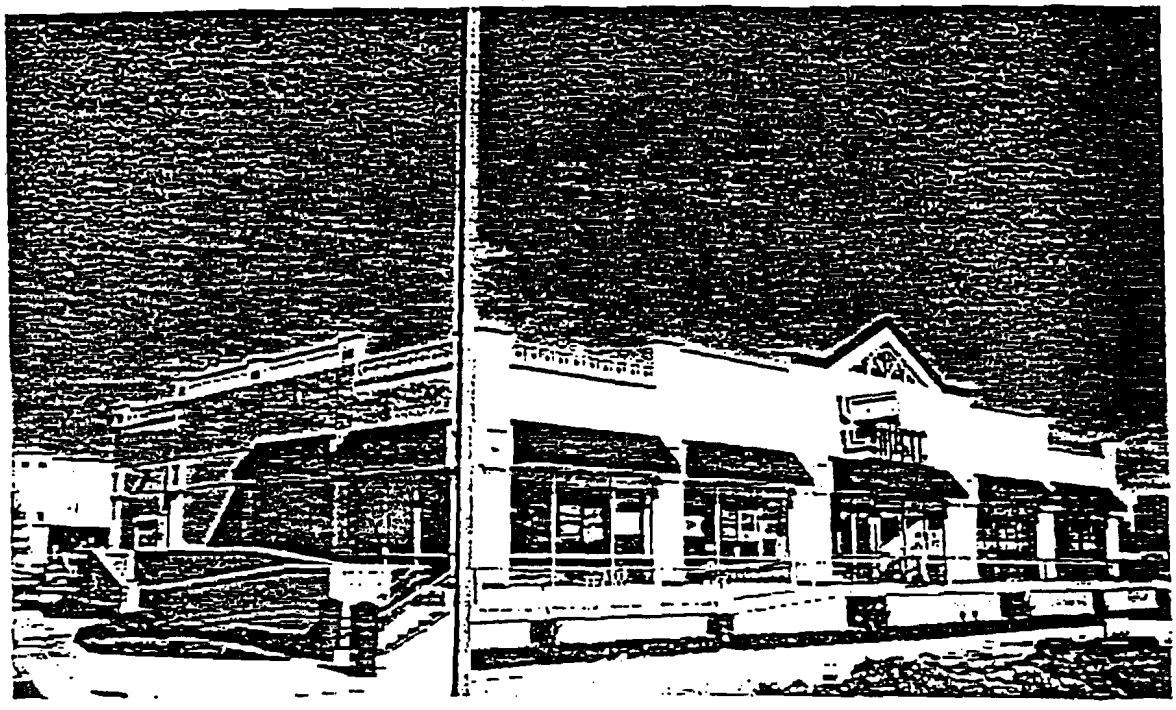


COLLEYVILLE BLVD. FRONT ELEVATION

COMPARISON OF TWO BLOCKBUSTER VIDEO STORES



COLLEYVILLE STORE / SH 121 / DESIGN SCORE = 11.21



NORTH RICHLAND HILLS STORE / HWY. 183 / SCORE = 28.64

Architectural Design Standards

Analysis & Recommendations

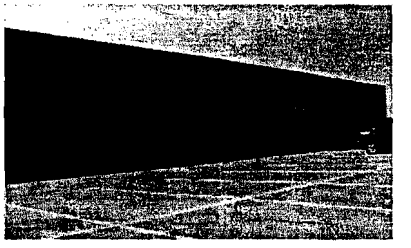
Dec. 6, 1999

Goals

- Flexible enough for variety
- Quantifiable standards
- Readily understandable
- Avoid arbitrary decisions

Design Issues

- Non-architectural finishing materials; minimum contrast
- "Tacked on" appearance of entry
- Boxy appearance
- Large plain façade
- Flat roof
- Limited landscaping

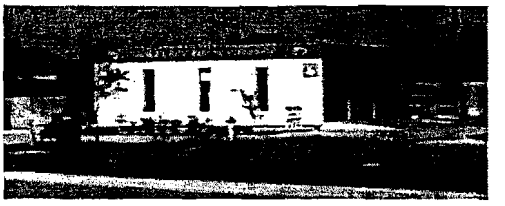


Design Issues

- Overuse of EFIS
- No architectural elements side/rear
- Non-complementary contrast-façade & awning
- Repetitive landscaping
- Inadequate screening at rear
- No continuity between elements:
  - Awning placement
  - Awning signs

Design Issues

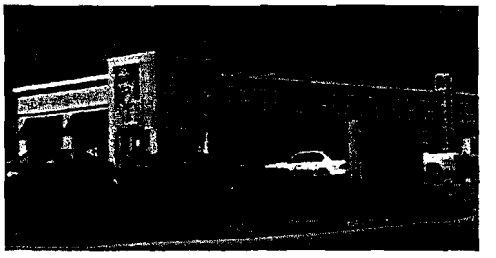
- Cinder block finish
- Non-complementary façade/trim contrast
- Bays visible from street
- Little architectural variation
- Flat roof adjacent to residential



- Minimal landscaping
- Inadequate screening/buffering for residential uses at rear

Design Issues

- Overuse of EFIS
- Non-complementary contrasting façade and trim
- Limited building articulation
- Obtrusive signage
- Limited landscaping



Problem Summary

- Materials
  - Lack of appropriate types of materials and colors
  - Lack of complementary contrasting materials and colors
- Design Elements
  - Limited building articulation: rooflines, four sided architecture, wall offsets, etc.

Problem Summary (cont.)

- Site Elements
  - Inadequate landscaping
  - Obtrusive signage
  - Poor appearance on major corridors/entryways
  - Poor relationship to adjacent residential areas
    - Inadequate screening & buffering
    - Lack of 4-sided design
    - Inappropriate roof design

Typical Approaches: Subjective Review

- Design review by committee or expert
- Strengths
  - Flexible
  - Varying viewpoints can be discussed
- Weaknesses
  - Highly subjective
  - Standards vary with personal viewpoints

Typical Approaches: Subjective Review (cont.)

- Weaknesses
  - Highly subjective
  - Evaluations vary with personal viewpoints
  - Board's values may not reflect community
  - Adds time to development process
  - Legal authority sometimes challenged

Typical Approaches: Formula Approach

- Points accumulation methodology
- Identifies/quantifies merits of design elements
- Strengths
  - Intended to avoid arbitrary decisions by minimizing subjectivity
  - Formulas translate aesthetic values into quantifiable measures

Typical Approaches: Formula Approach (cont.)

- Weaknesses
  - Does not guarantee attractive design
  - Possible for good designs to fail
  - Can be complex / difficult to administer

Formula Approach Example: Colleyville

- Based on formula:
  - K(t) = K(a) + K(v) + K(c) + K(h) + (K)n
  - Evaluates
    - Façade articulation
    - Vertical departure
    - Building feature shade
    - Roof planes
    - Windows

Formula Approach Example: Colleyville (cont.)

- Does not consider:
  - Finish materials
  - Multiple materials (contrast)
  - Glass
  - Color schemes
  - Four sided design
  - Site elements (extra landscaping, signage, etc.)
  - Residential adjacency

Formula Approach Example: Colleyville (cont.)

- No points for:
  - Brick
  - Stone trim
  - Attractive color scheme
  - 4-side design
  - Decorative lighting
  - Brick patterns
  - Coordinated signage

Typical Approaches: Visual Elements

- Identifies positive design elements
- Sets minimum standards to implement them
- Strengths
  - Ensures minimum appearance standards
  - Standards can be tailored to community
  - Relatively easy to administer
  - Developer knows approval standards up-front

Typical Approaches: Visual Elements (cont.)

- Weaknesses
  - Implementation of strict standards can limit flexibility
  - If standards do not reflect community expectations, final design result may still be unacceptable

Typical Approaches: Overlay Districts

- Sets additional standards for a specific area
- Historic district is an example
- Strengths
  - Corridor overlay districts can enhance visual continuity
  - Relatively easy to administer

Typical Approaches: Overlay Districts (cont.)

- Weaknesses
  - Applies to a limited portion of community--other mechanisms must be created to influence design in remainder

Recommendations

- **Establish minimum standards and enhanced standards for non-residential structures and multi-family structures.**
- **Each standard achieved will earn a specified number of points. A minimum total score, varying by project category, must be achieved for project approval.**

Recommendations (cont.)

- Variances for architectural merit may be granted by the City Council after recommendation by the Planning and Zoning Commission.
- Elevations must be submitted along with site plans, and reviewed for conformance to minimum standards during the normal site plan review process.

Recommendations (cont.)

- Established design processes and standards in the Historic District would take precedence over these requirements.
- In conjunction with the Regional Employment Center study, develop overlay district standards for that area.

Recommendations (cont.)

- Certain minimum standards must be met for all buildings
  - Masonry exterior
  - Additional setbacks where adjacent to residential areas

Recommendations (cont.)

- In addition, a specific score must be achieved by selecting from a list of enhancement options, including:
  - Pitched roof
  - Enhanced landscaping, lighting, sidewalks, awnings, or paving
  - Enhanced signage plan
  - Façade offsets
  - Glass treatment
  - Approved color scheme

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b., below)

1. Exterior finish:
   a) Architectural finishing on all sides of the building — 15 pts. — Score ☐
   b) 100% Category I Masonry* — 25 pts.
   -or-
   Up to 50% Category II Masonry**, balance Category I Masonry* — -or- 15 pts. ☐
2. Height slope standards:
   a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height) — 10 pts.
   -or-
   b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height) — -or- 5 pts. ☐

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run) — 15 pts. ☐
2. Façade offsets:
   a) Major: 30% of front building face offset a minimum of 10' (minimum width 10') — 10 pts. ☐
   b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points) — 5 pts. each side ☐
   c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length — 5 pts. ☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure) — 10 pts. ☐
4. Additional landscaping:
   a) Trees planted on 30' centers along right-of-way — 5 pts. ☐
   b) Increase landscape buffer along right-of-way to 20' (mandatory for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380) — 5 pts. ☐
   c) Trees planted on 30' centers along residential property boundary — 5 pts. ☐
   d) Increase landscape buffer along residential property boundary to 25' — 5 pts. ☐
   e) Trees planted on 30' centers along major interior circulation drives — 5 pts. ☐
5. Glass treatment:
   a) No floor to ceiling glass (3' of wall above sill below windows) — 5 pts. ☐
   b) Glass 27% maximum reflectivity (no highly mirrored glass) — 5 pts. ☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building) — 5 pts. ☐
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings) — 5 pts. ☐
8. Approved decorative lighting (including coordinated decorative poles and building lights) — 5 pts. ☐
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings) — 5 pts. ☐
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length) — 5 pts. ☐

Total Points (Minimum Score Required: 85) ☐

Category I Masonry: Brick, brick veneer, and/or stone (excluding synthetic stone).
Category II Masonry: Stucco, EIFS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).
Note: Requirements for masonry are calculated exclusive of windows and doors.

DESIGN STANDARDS SCORING SHEET
ML, MH and BC Districts

Mandatory Requirements (see Enhanced Standards 4b, below)

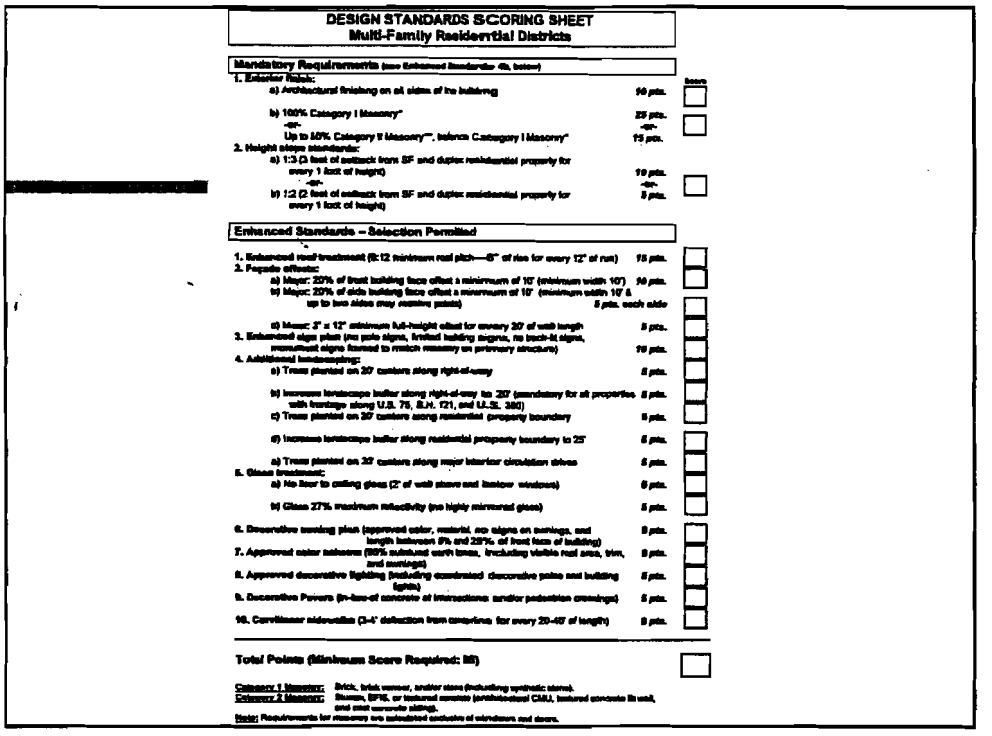
1. Exterior finish:
   a) 100% Category I Masonry* (front face of building only) — 25 pts. — Score ☐
   -or-
   b) Up to 50% Category II Masonry**, balance Category I Masonry* (front face of building only) — -or- 15 pts. ☐
2. Height slope standards:
   a) 1:3 (3 feet of setback from SF, duplex, or MF residential property for every 1 foot of height) — 10 pts.
   -or-
   b) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height) — -or- 5 pts. ☐

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run) — 15 pts. ☐
2. Façade offsets:
   a) Major: 20% of front building face offset a minimum of 10' (minimum width 10') — 10 pts. ☐
   b) Minor: 3" x 12" minimum full-height offset for every 20' of wall length (front face of building) — 5 pts. ☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure) — 10 pts. ☐
4. Additional landscaping:
   a) Trees planted on 30' centers along right-of-way — 5 pts. ☐
   b) Increase landscape buffer along right-of-way to 20' (mandatory for all properties with frontage along U.S. 75, S.H. 121 and U.S. 380) — 5 pts. ☐
   c) Trees planted on 30' centers along residential property boundary — 5 pts. ☐
   d) Increase landscape buffer along residential property boundary to 35' — 5 pts. ☐
   e) Trees planted on 30' centers along major interior circulation drives — 5 pts. ☐
5. Glass treatment:
   a) No floor to ceiling glass (3' of wall above sill below windows) — 5 pts. ☐
   b) Glass 27% maximum reflectivity (no highly mirrored glass) — 5 pts. ☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building) — 5 pts. ☐
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings) — 5 pts. ☐
8. Approved decorative lighting (including coordinated decorative poles and building lights) — 5 pts. ☐
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings) — 5 pts. ☐
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length) — 5 pts. ☐

Total Points (Minimum Score Required: 60) ☐

Category I Masonry: Brick, brick veneer, and/or stone (excluding synthetic stone).
Category II Masonry: Stucco, EIFS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).
Note: Requirements for masonry are calculated exclusive of windows and doors.



DESIGN STANDARDS SCORING SHEET
Multi-Family Residential Districts

Mandatory Requirements (see Enhanced Standards #b, below)

1. Exterior finish:
   a) Architectural finishing on all sides of the building — 50 pts. — Score ☐
   b) 100% Category I Masonry* — 25 pts. — ☐
   -or-
   Up to 50% Category II Masonry**, balance Category I Masonry* — 15 pts.
2. Height slope standards:
   a) 1:3 (3 feet of setback from SF and duplex residential property for every 1 foot of height) — 10 pts.
   -or-
   b) 1:2 (2 feet of setback from SF and duplex residential property for every 1 foot of height) — 5 pts. — ☐

Enhanced Standards – Selection Permitted

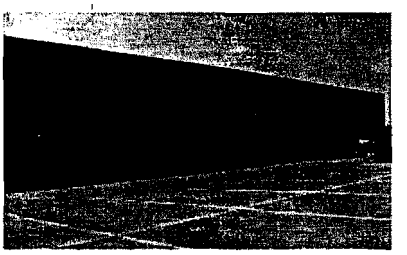
1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run) — 15 pts. — ☐
2. Façade offsets:
   a) Major: 20% of front building face offset a minimum of 10' (minimum width 10') — 10 pts. — ☐
   b) Major: 20% of side building face offset a minimum of 10' (maximum width 10' & up to two sides may receive points) — 5 pts. each side — ☐
   c) Minor: 2' x 12' minimum full-height offset for every 20' of wall length — 5 pts. — ☐
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure) — 10 pts. — ☐
4. Additional landscaping:
   a) Trees planted on 20' centers along right-of-way — 5 pts. — ☐
   b) Increase landscape buffer along right-of-way to 25' (mandatory for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380) — 5 pts. — ☐
   c) Trees planted on 20' centers along residential property boundary — 5 pts. — ☐
   d) Increase landscape buffer along residential property boundary to 25' — 5 pts. — ☐
   e) Trees planted on 20' centers along major interior circulation drives — 5 pts. — ☐
5. Glass treatment:
   a) No floor to ceiling glass (2' of wall above and below windows) — 5 pts. — ☐
   b) Glass 27% maximum reflectivity (no highly mirrored glass) — 5 pts. — ☐
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building) — 5 pts. — ☐
7. Approved color scheme (90% subdued earth tones, excluding visible roof area, trim, and awnings) — 5 pts. — ☐
8. Approved decorative lighting (excluding combined decorative poles and building lights) — 5 pts. — ☐
9. Decorative Pavers (in lieu of concrete at intersections and/or pedestrian crossings) — 5 pts. — ☐
10. Curvilinear elevation (3-4' deflection from centerline for every 20-40' of length) — 5 pts. — ☐

Total Points (Minimum Score Required: 85) — ☐

Category I Masonry: Brick, brick veneer, granite stone (excluding synthetic stone).
Category II Masonry: Stucco, EIFS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).
Note: Requirements for masonry are calculated exclusive of windows and doors.

Non-Residential Scoring

- Required Score: 85
- Actual Score: 35
- Add to bring to required score:
  - **4-sided architecture**
  - **100% masonry**
  - **Extra Trees**
  - **Enhanced Sign Plan**



Non-Residential Scoring

- Required Score: 85
- Actual Score: 10
- Add to bring to required score:
  - **4-sided architecture**
  - **100% masonry**
  - **Increase set-back**
  - **Extra Trees / Buffer**
  - **Enhanced Sign Plan**
  - **Awning Plan**
  - **Pavers**
  - **Curvilinear sidewalks**

Non-Residential Scoring

- Required Score: 85
- Actual Score: 10
- Add to bring to required score:
  - **Masonry Combination / 4 sided**
  - **Pitched Roof**
  - **Extra Trees / Landscape buffer**
  - **Trees for residential buffer**
  - **Enhanced Sign Plan**
  - **Awning Plan**

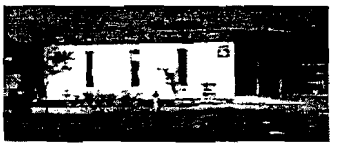
Non-Residential Scoring

- Required Score: 85
- Actual Score: 20
- Add to bring to required score:
  - **100% Masonry**
  - **Enhanced Sign Plan**
  - **Awning Plan**
  - **Approved Color Scheme**
  - **Pavers**
  - **Curvilinear sidewalks**

Non-Residential Scoring

- Required Score: 85
- Actual Score: 95

ML, MH, CB Scoring



- Required Score: 50
- Actual Score: 10
- Add to bring to required score:
  - **Masonry**
  - **Extra Landscaping**

SKATING RINK

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	*10 pts.*	0
b) 100% Category I Masonry*	*25 pts.*	0
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	*15 pts.*	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	10
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	*15 pts.*	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	10
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	*5 pts. each side*	0
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	*5 pts.*	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	0
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	0
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	0
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	0
d) Increase landscape buffer along residential property boundary to 20'	*5 pts.*	0
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	0
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	5
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	0
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	0

Total Points (Minimum Score Required: 85) 35

* **Category 1 Masonry:** Brick, brick veneer, and/or stone (including synthetic stone).
** **Category 2 Masonry:** Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: Requirements for masonry are calculated exclusive of windows and doors.

RETAIL CENTER

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	***10 pts.***	0
b) 100% Category I Masonry*	***25 pts.***	0
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	***15 pts.***	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	***10 pts.***	0
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	***5 pts.***	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	***15 pts.***	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	***10 pts.***	0
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	***5 pts. each side***	0
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	***5 pts.***	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	***10 pts.***	0
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	***5 pts.***	0
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	***5 pts.***	0
c) Trees planted on 30' centers along residential property boundary	***5 pts.***	0
d) Increase landscape buffer along residential property boundary to 20'	***5 pts.***	0
e) Trees planted on 30' centers along major interior circulation drives	***5 pts.***	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	***5 pts.***	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	***5 pts.***	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	***5 pts.***	0
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	***5 pts.***	0
8. Approved decorative lighting (including coordinated decorative poles and building lights)	***5 pts.***	0
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	***5 pts.***	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	***5 pts.***	0

Total Points (Minimum Score Required: 85) 10

* Category 1 Masonry: Brick, brick veneer, and/or stone (including synthetic stone).
** Category 2 Masonry: Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: **Requirements for masonry are calculated exclusive of windows and doors.**

OIL EXCHANGE

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	*10 pts.*	0
b) 100% Category I Masonry*	*25 pts.*	0
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	*15 pts.*	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	0
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run).	*15 pts.*	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	0
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	*5 pts. each side*	0
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	*5 pts.*	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	0
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	0
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	0
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	0
d) Increase landscape buffer along residential property boundary to 20'	*5 pts.*	0
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	0
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	0
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	0
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	0

Total Points (Minimum Score Required: 85)

10

* **Category 1 Masonry:** Brick, brick veneer, and/or stone (including synthetic stone).
** **Category 2 Masonry:** Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: **Requirements for masonry are calculated exclusive of windows and doors.**

BLACK-EYED PEA

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	*10 pts.*	10
b) 100% Category I Masonry*	*25 pts.*	15
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	*15 pts.*	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	10
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run).	*15 pts.*	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	10
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	*5 pts. each side*	10
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	*5 pts.*	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	10
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	5
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	0
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	0
d) Increase landscape buffer along residential property boundary to 20'	*5 pts.*	0
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	5
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	5
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	5
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	0

Total Points (Minimum Score Required: 85) 95

* **Category 1 Masonry:** Brick, brick veneer, and/or stone (including synthetic stone).
** **Category 2 Masonry:** Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: Requirements for masonry are calculated exclusive of windows and doors.

DESIGN STANDARDS SCORING SHEET
Non-Residential Projects
(Does not apply to non-residential projects in ML, MH, or BC districts)

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) Architectural finishing on all sides of the building	*10 pts.*	0
b) 100% Category I Masonry*	*25 pts.*	0
-or-	-or-	
Up to 50% Category II Masonry**, balance Category I Masonry*	*15 pts.*	
2. Height slope standards:		
a) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	10
-or-	-or-	
b) 1:1 (1 foot of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run).	*15 pts.*	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	0
b) Major: 20% of side building face offset a minimum of 10' (minimum width 10' & up to two sides may receive points)	*5 pts. each side*	6
c) Minor: 3" x 12" minimum full-height offset for every 20' of wall length	*5 pts.*	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	0
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	0
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	0
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	0
d) Increase landscape buffer along residential property boundary to 20'	*5 pts.*	0
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	0
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	0
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	0
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	0

Total Points (Minimum Score Required: 85) 20

* **Category 1 Masonry:** Brick, brick veneer, and/or stone (including synthetic stone).
** **Category 2 Masonry:** Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: Requirements for masonry are calculated exclusive of windows and doors.

DESIGN STANDARDS SCORING SHEET
ML, MH and BC Districts

Mandatory Requirements (see Enhanced Standards 4b, below)

		Score
1. Exterior finish:		
a) 100% Category I Masonry* (front face of building only)	*25 pts.*	
-or-	-or-	
b) Up to 50% Category II Masonry**, balance Category I Masonry* (front face of building only)	*15 pts.*	0
2. Height slope standards:		
a) 1:3 (3 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*10 pts.*	
-or-	-or-	
b) 1:2 (2 feet of setback from SF, duplex, or MF residential property for every 1 foot of height)	*5 pts.*	0

Enhanced Standards – Selection Permitted

1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run)	*15 pts.*	0
2. Façade offsets:		
a) Major: 20% of front building face offset a minimum of 10' (minimum width 10')	*10 pts.*	0
b) Minor: 3" x 12" minimum full-height offset for every 20' of wall length (front face of building)	*5 pts.*	0
3. Enhanced sign plan (no pole signs, limited building signs, no back-lit signs, monument signs framed to match masonry on primary structure)	*10 pts.*	0
4. Additional landscaping:		
a) Trees planted on 30' centers along right-of-way	*5 pts.*	0
b) Increase landscape buffer along right-of-way to 20' (**mandatory** for all properties with frontage along U.S. 75, S.H. 121, and U.S. 380)	*5 pts.*	0
c) Trees planted on 30' centers along residential property boundary	*5 pts.*	0
d) Increase landscape buffer along residential property boundary to 35'	*5 pts.*	0
e) Trees planted on 30' centers along major interior circulation drives	*5 pts.*	0
5. Glass treatment:		
a) No floor to ceiling glass (2' of wall above and below windows)	*5 pts.*	5
b) Glass 27% maximum reflectivity (no highly mirrored glass)	*5 pts.*	5
6. Decorative awning plan (approved color, material, no signs on awnings, and length between 5% and 25% of front face of building)	*5 pts.*	0
7. Approved color scheme (95% subdued earth tones, including visible roof area, trim, and awnings)	*5 pts.*	0
8. Approved decorative lighting (including coordinated decorative poles and building lights)	*5 pts.*	0
9. Decorative Pavers (in-lieu-of concrete at intersections and/or pedestrian crossings)	*5 pts.*	0
10. Curvilinear sidewalks (3-4' deflection from centerline for every 20-40' of length)	*5 pts.*	0

Total Points (Minimum Score Required: 50) 10

* Category 1 Masonry: Brick, brick veneer, and/or stone (including synthetic stone).

** Category 2 Masonry: Stucco, EFIS, or textured concrete (architectural CMU, textured concrete tilt wall, and cast concrete siding).

Note: **Requirements for masonry are calculated exclusive of windows and doors.**