ARCHITECTURAL AND SITE DESIGN STANDARDS:
ANALYSIS AND RECOMMENDATIONS

December 16, 2014

PLANNING DEPARTMENT

CITY OF MCKINNEY, TX
221 N. TENNESSEE ST.
MCKINNEY, TX 75069

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Introduction

The City of McKinney's current architectural and site standards have been in place for almost 15 years; adopted on May 2, 2000. McKinney has seen a lot of changes since then. Most notably, McKinney has grown from a population of approximately 55,000 in 2000 to a population of over 150,000 in 2015. McKinney currently finds itself in a period of transition; evolving from the quaint charm, typical of a smaller bedroom community to the hustle and bustle likely found in many larger first-ring suburban cities. McKinney is currently faced with, as was the case in 2000, the need to encourage non-residential development to support its ever growing residential population while carefully balancing the need to preserve its historical and small town character. It is generally understood and acknowledged that the encouragement of non-residential development should not come at the expense of quality.

In 1999, McKinney's City Council and Staff knew that commercial development and change would eventually come. To ensure that McKinney would stay unique and to ensure that the coming commercial development was with the character appropriate to McKinney's values and history, the City Council and Staff set out to adopt architectural and site development standards. McKinney's Staff went through the arduous task of seeking out various types of architectural standards ordinances. They compiled examples of subjective ordinances, objective ordinances, ordinances administered by Staff, ordinances administered by boards, ordinances with minimum point requirements, ordinances with formula requirements and ordinances that were not weighted by points.

In 2000, a weighted, objective point system that was administered by Staff with an optional, subjective administrative process by a board, best reflected the values of the City of McKinney and its City Council. These standards have not been significantly modified since that time even though the City of McKinney and the development climate of North Texas have changed considerably. It's fair to say that the current regulations should be re-evaluated to ensure that they still adequately reflect the desires of the City Council and the citizens of McKinney.

The Problem

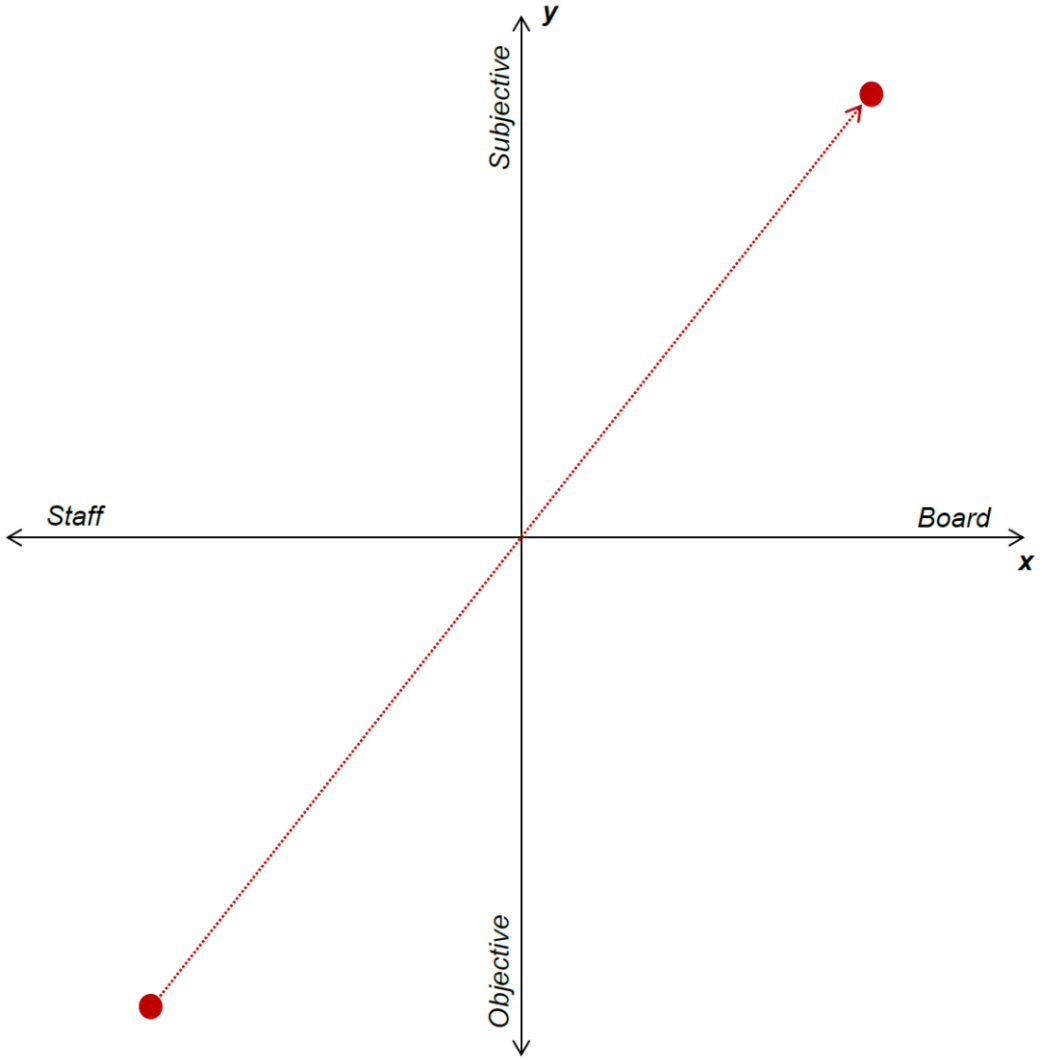
Because of McKinney's exponential growth over the last approximately 15 years, it's important to revisit our existing ordinances and the standards they contain to ensure the values they uphold are still the values held by McKinney's citizens and their elected representatives on the City Council. The existing architectural standards ordinance must also be revisited because, over the past few years, Staff has received specific feedback from several City Council members and from the development community that the current architectural and site standards ordinance is **too restrictive and stifles creativity**, **results in too many delays** and is **too confusing**. Staff has also heard comments that **additional building materials should be allowed by right**.

Before drafting an amendment to the architectural and site standards section of the Zoning Ordinance, Staff needed to gauge how the values and opinions of the City Council and the citizens of McKinney may have changed over the past 15 years. Staff

must also ascertain if McKinney's ordinances are actually too restrictive and too confusing or if this is merely a common misperception.

Architectural Design Standards Ordinance Models

McKinney's approach to architectural and site standards can be easily illustrated by the model pictured below. In this model, there are two axis'; the "y" axis represents a continuum ranging from an ordinance that is completely objective to an ordinance that is completely subjective with variations of the two lying in between the two extremes and the "x" axis represents a continuum ranging from an ordinance completely administered by Staff to an ordinance that is completely administered by a board or commission with variations of the two lying in between the two extremes. The benefit of viewing architectural standards regulations in a graphical manner is that it's easy to recognize that there are an infinite number of possible regulation types that will fall within the parameters of this graph. The model that works best ultimately depends on the goals and objectives of a given community.



McKinney's Existing Architectural and Site Standards Ordinance Model

As one can see from the graphic above, McKinney currently utilizes an ordinance that is primarily objective in nature and is administered by Staff. However, McKinney's ordinance does allow for a limited discretionary approval by the Planning and Zoning Commission if a project does not fall perfectly within the confines of McKinney's ordinance.

As was previously stated, when drafting McKinney's model ordinance, Staff reviewed many other types of architectural standards ordinance models and formats. A few of these models are listed below for comparison along with the pros and cons of those models.

Subjective Review Model: Subjective reviews are usually accomplished through project evaluation by a board or by Staff. Staff and the board are typically given general direction from the City Council as to what constitutes acceptable or unacceptable design for a community. Generally, it is important for individuals participating in subjective reviews to have knowledge or a background in architectural history or style, general development principles, landscape architecture, and/or historic preservation.

Strengths

- Subjective reviews are flexible and allow for varying expression.
- Allows the reviewer(s) various amounts of discretion to ensure that community values are captured by a proposed building's design.

Weaknesses

- This type of review is not standardized and is highly subjective.
- As the composition of a board changes, so do their preferences.
- Less predictability for applicants and City over time.

Formulaic Model: Formulaic approaches to architectural standards attempt to standardize design evaluation by adhering to a methodology of point 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, and façade designs. These models typically use a weighted formula to place importance on specific architectural elements. The final score determines whether a structure is deemed acceptable or unacceptable.

Strengths

- Formulaic approaches typically avoid arbitrary and subjective decision making by minimizing the subjectivity in architectural review.
- Formulaic approaches ensure consistent architectural character throughout a municipality by placing high importance on specific architectural features and finishes.

Weaknesses

- Formulaic designs do not ensure architecturally pleasing designs.

- Conversely, buildings that may be architecturally pleasing may not receive enough points for approval.
- Formulaic approaches are often complex and difficult to understand and administer.

McKinney's current architectural standards ordinance assigns specific amounts of points for each architectural or site element reflected in most proposed non-residential designs. The points awarded for each element were determined by the City Council, in 2000, based on their importance. More points are awarded for architectural or site elements that are deemed more important than other less important elements resulting in a weighted point scale. If enough points are earned, the design is approved by Staff. If enough points are not earned, the design is modified or denied often resulting in the submittal of meritorious exception applications. Meritorious exceptions are intended to serve as a way for innovative designs to obtain approval without satisfying the required minimum point score. Meritorious exceptions were not intended to serve as a variance or appeal procedure or a cost saving measure for developers.

It should be noted that large portions of the non-residential properties in McKinney are also subject to the additional, typically more restrictive, architectural design standards of a property owner's association. While these standards are not enforced by the City of McKinney, these standards assist in maintaining a consistent architectural theme or quality throughout developments including, but not limited to Stonebridge Ranch (including Adriatica), the Villages of Eldorado, and/or Craig Ranch. In areas without these additional design controls, more architectural flexibility within the framework of McKinney's architectural and site design standards are often evident.

It's worth noting that the Cities of Plano, Frisco and Allen implement various types of regulations that fall more on the flexible, subjective Staff review side of the objective-subjective spectrum. It's also important to acknowledge that a strict, overly rigid series of architectural design requirements, in addition to other development regulations, may serve as a deterrent to desirable residential and non-residential developments.

Stated Concerns with McKinney's Current Regulations

There are three main concerns that Staff has heard in regard to McKinney's current architectural design regulations:

1. *The current regulations are too restrictive;*
2. *The current point system is too confusing; and*
3. *The current architectural and design standards create delays in the development timeline.*

In order to properly address these concerns, Staff has examined each stated concern greater depth below to establish if the stated concern is valid or if it is merely a case of misperception.

Concern 1: *The current regulations are too restrictive.*

Before evaluating how restrictive the City of McKinney's current regulations are, it's important to recognize the common complaints which lead to this perception.

- The current regulations evaluate design on a "per wall" basis rather than a "per elevation" basis. Because the City's regulations place a significant level of importance on masonry content (brick, stone or synthetic stone) combined with the "per wall" evaluation approach, buildings can feel very heavy and monotonous. This may have a negative impact on the visual interest of a building.

- Additionally, McKinney's current regulations only allow exterior finishing materials including, but not limited to brick, stone, synthetic stone, stucco, EIFS, architectural concrete masonry units, or concrete tilt wall construction. Architectural metal and glass-curtain walls were added as approved finishing materials in limited instances in 2010. Architectural wood accents are not currently allowed, but may be permitted with the Planning and Zoning Commission's approval of a meritorious exception. While the majority of buildings will be finished with brick, stone, or a synthetic stone material, other materials are allowed but meritorious exceptions are needed in order to approve the use of new or innovative products which may delay the approval and development process.

- Additionally, the meritorious exception process has begun to lose its purpose over the last approximately five years. Originally, the meritorious exception process was designed to allow for exceptional quality or innovative architectural designs that were not allowed by the existing ordinance provisions. More recently, the meritorious exception process has served more as a de facto variance procedure which offers relief from the rigidity and lack of architectural variation offered by the existing regulations. Simply stated, an innovative or exceptional architectural design is no longer the basis for which approval is granted. In current practice, a meritorious exception application need only show that the building's design has been stifled by the current regulations. That said, there are still instances where innovative or exceptional designs are approved through the meritorious exception process, but these cases have become the exception rather than the rule.

It is not difficult to see why regular users of the City of McKinney's architectural standards find it to be too restrictive as it offers a fairly limited finishing materials palette and requires buildings to be evaluated on a "per wall" basis which may stifle architectural design and creativity. ***Staff recommends amendments to eliminate or significantly reduce the rigidity of the existing regulations which should address these stated concerns.*** Doing so will allow for more flexibility in design and material placement and will offer opportunities for more interesting façade compositions.

Concern 2: *The current point system is too confusing.*

As previously stated, the City of McKinney's current architectural and site design standards utilizes a weighted point system to approve or disapprove an architectural design proposal. This point system assigns specific values for architectural features deemed important by the community and allows the design professional to pick and choose from a list of architectural design elements that will be implemented to satisfy the architectural design requirements of McKinney's regulations. While to a layman this point system may seem confusing, design professionals are adept at following and adhering to McKinney's architectural standards without much difficulty. In fact, McKinney's weighted point system is similar to the approval system utilized by the U.S. Green Building Council for LEED certification.

With that stated, there are several aspects of McKinney's architectural and site standards that may rightly be perceived as being confusing.

- While the point system, in theory, is not confusing, the ordinance provisions that feed the point system are often verbose and at-times poorly worded. These overly wordy ordinance provisions are necessary due to the objectivity of the ordinance. Without the specific verbiage tying down every aspect of a given design principle or requirement, subjectivity, room for interpretation and disagreement, and confusion may be introduced. Inevitably, attempting to eliminate confusion by creating very specifically worded ordinance provisions, introduces confusion into the overall point system.

    - For example, ordinance provisions like "…the combined width of offsets shall be at least 20 percent but no greater than 50 percent of the total length of that elevation; and the height of such offsets shall be equal to or greater than 75 percent of each elevation…" exist throughout the ordinance. This provision is clearly confusing to read and is equally confusing to apply and enforce. In this aspect, McKinney's regulations are very confusing and are extremely problematic.

Staff agrees that there are ordinance provisions in the current regulations that are confusing and also agrees that the overly wordy style of the ordinance provisions leads to confusion. ***Staff recommends amending the ordinance to eliminate the current point system and its verbose ordinance provisions in favor of a clearly worded ordinance which is easy to understand, interpret, apply, and enforce.***

Concern 3: *The current architectural and site design standards create delays in the development timeline.*

When the current regulations were created, the meritorious exception was intended to serve as a subjective approval process for innovative or exceptional quality designs. Unfortunately, many developers don't realize a meritorious exception submittal will be necessary until they have submitted their building construction documents for review

and approval which is typically after the Planning Department's portion of the development process is complete. This results in untimely delays to the project's schedule as a new submittal must be made to the Planning Department, possibly delaying the project by up to a month. If a developer knows in advance that a meritorious exception will be sought because of a proposed building's design not being able to meet the City's regulations, no additional time is added to the design schedule.

Recognizing that portions of the existing architectural standards ordinance are confusing and possibly too restrictive which may lead to unexpected, redundant case submittals being necessary, ***Staff recommends modifying the submittal and approval process to eliminate unnecessary delays and additional case submittals.***

Summary

It's important to reiterate that the current regulations have served the City of McKinney and its residents fairly well over the past approximately 15 years; with a few obvious and notable areas for improvement. McKinney has seen a number of visually appealing buildings built within those 15 years through the Staff approval and meritorious exception processes. However, the City has also seen some buildings constructed that leave a lot to be desired but met the minimum requirements of our ordinances. It's important to remember that no architectural standards regulations exist which will prevent "bad" designs 100% of the time.

Currently, Staff exercises objective approval authority over designs while a-typical designs require the Planning and Zoning Commission's approval via the meritorious exception process. In this aspect, the current ordinance works exactly as it was designed in 2000.

The current architectural standards and site standards section of the Zoning Ordinance ensures that a high level of masonry will be provided on each building that is to be built in McKinney unless the Planning and Zoning Commission exercises their discretionary approval of a proposed design via the meritorious exception process. In this aspect, the current ordinance works exactly as it was designed in 2000.

That said, it's obvious to see that the City of McKinney, the development climate, and architectural standards regulations locally and nationwide have changed significantly over the last 15 years thereby mandating amendments to our existing regulations. The existing regulations place more importance on a building's masonry content than its architectural design and subjective appeal. While this approach may be appropriate for a prototypical building, this approach can stifle creativity and architectural variety across multiple sites and developments.

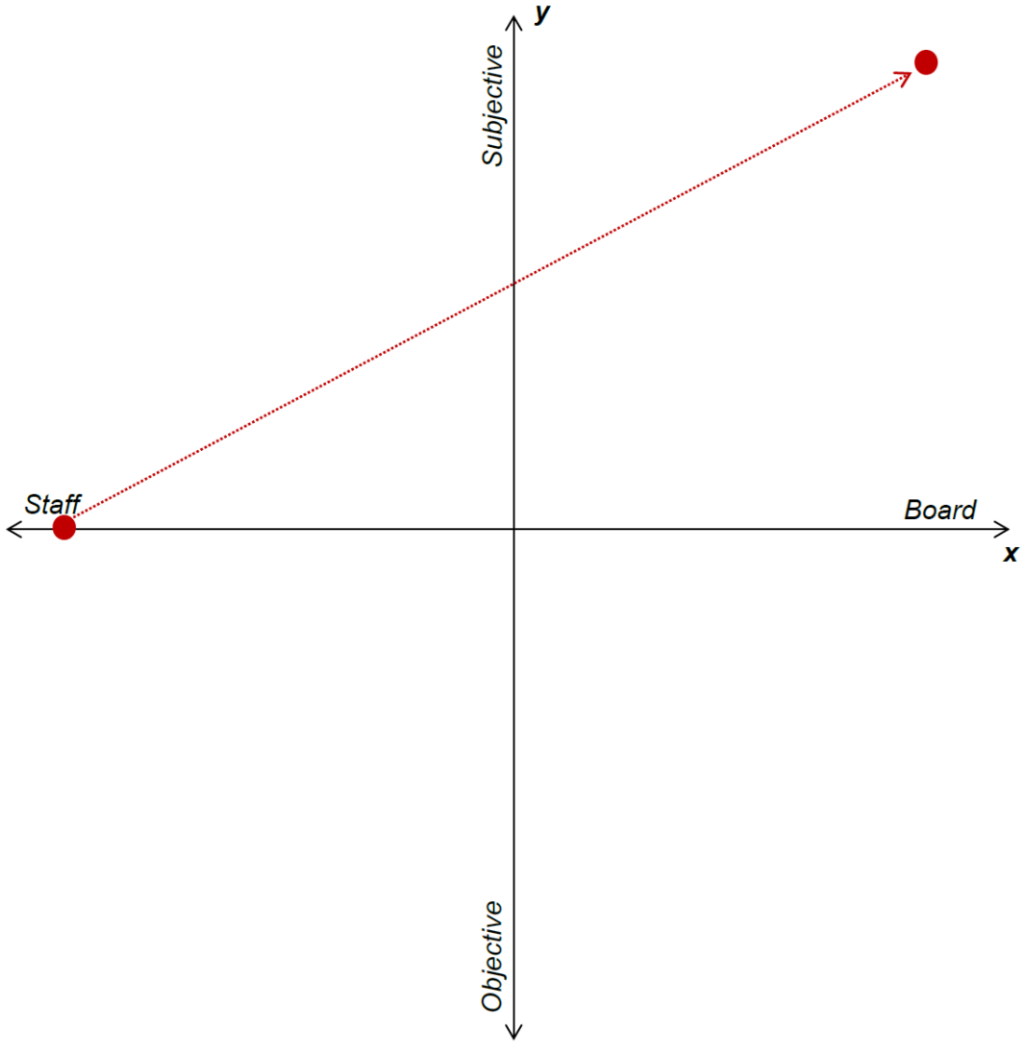
Questions to Consider Before Revising the Current Ordinance

Question 1: Does the ordinance need to allow architectural flexibility and variety? If so, to what degree?

Question 2: Does the City Council want to allow a more subjective Staff review with an appeal process to the Planning and Zoning Commission (and ultimately to the City Council if need be)?

Staff Recommendation

In light of all of the comments and input that Staff has received regarding the existing architectural standards and site standards section of the Zoning Ordinance, Staff recommends overhauling the City's architectural and site design standards. The proposed amendments should create regulations which offer a more subjective review that allows for architectural variety in terms of design and finishing materials while offering up an appeal process to a higher approval authority. A graphic representation of this recommended model is provided below and a preliminary draft version of architectural and site standards regulations implementing this model is attached for reference purposes (Appendix A).



Recommended Architectural and Site Standards Ordinance Model

Sec. 146-139. - Architectural and site standards.

A. Purpose. The purpose of this section is to set minimum standards for the appearance of non-residential, attached single family residential (townhome), and multi-family residential buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City. The standards contained herein are intended to serve as a baseline for the minimum design expectations of the City. These standards are not intended to prohibit architectural innovation nor are they intended to mandate specific architectural styles and concepts. The illustrations contained herein are intended to serve as a visual representation of how the associated standards could be satisfied and not how they must be satisfied. The development community is encouraged to seek out new and innovative ways to implement the standards contained herein which result in a significant contribution to the visual character of the area and the City of McKinney as a whole.

B. Applicability. The standards contained herein shall be applicable to all multi-family residential, townhome residential, and non-residential buildings constructed after the effective date of this section, except the provisions of this section shall not apply to the following:

1. Buildings constructed within the “MTC” – McKinney Town Center District which are subject to the design requirements contained in Appendix G of the Zoning Ordinance;

2. Buildings constructed within the “CHD” – Commercial Historic Overlay District or “H” – Historic Preservation Overlay Districts whose design conflicts with any applicable historic preservation design criteria because of the minimum requirements contained herein;

3. Buildings that are four stories in height or taller which are located within the “CC” – Corridor Commercial Overlay District;

4. Portable or temporary buildings for non-profit places of worship or private schools, which are screened from the view of adjacent properties and public rights-of-way via a building and/or a minimum six foot tall opaque screening device and canopy trees planted every 30 linear feet of visible exposure;

5. Portable buildings or temporary buildings for public schools;

6. Temporary uses defined under section 146-42 of this chapter;

7. Buildings for which a site plan for the project was approved prior to the effective date of this section, provided the site plan has not expired, and a building permit has been issued and construction is underway within two

years of the effective date of the ordinance from which this section is derived;

8. Any expansion of an existing building which was constructed and occupied prior to the effective date of this section; and/or

9. Reconstruction of a non-residential or multi-family building due to damage of any kind that necessitates improving, rehabilitating, or reconstructing not more than 50 percent of the original structure or by the cumulative effect of a series of reconstructive activities.

C. Conflicts with other ordinances. All applicable provisions of the zoning ordinance, subdivision ordinance, building codes, planned development districts, and other ordinances shall apply. Where provisions of the zoning ordinance or other ordinances conflict with this section, the more restrictive provision shall control.

D. Administration and interpretation. The provisions of this section shall be administered by the Director of Planning who shall also make interpretations regarding any subjectivity contained herein. Interpretations of the Director of Planning may be appealed to the Executive Director of Development Services. If the Director of Planning's interpretation is upheld by the Executive Director of Development Services, the applicant may request that the architectural and site design review application be forwarded to the Planning and Zoning Commission via the process contained in subsection 146-139(E).

E. Architectural and site design review application approval. The Director of Planning shall have the authority to approve or approve with conditions any architectural and site design review application which is deemed to satisfy the minimum requirements of this section. Applications shall include all information deemed necessary by the Director of Planning to thoroughly evaluate a proposed building's design for conformance with the provisions of this section. Any architectural and site design review application which the Director of Planning cannot approve due to nonconformance shall be forwarded to the Planning and Zoning Commission for consideration and action. Architectural and site design review applications that are considered by the Planning and Zoning Commission shall provide property owner notifications and post signs on the subject property in accordance with the zoning change requirements outlined in Section 146-164 of this chapter prior to holding a public hearing at a Planning and Zoning Commission meeting. The decision of the Planning and Zoning Commission may be appealed to the City Council within 30 days of the Commission's action. The City Council shall be the final approval authority for architectural and site design applications.

1. When considering an architectural and site design review application which the Director of Planning cannot approve due to nonconformance

with the provisions of this section, the Planning and Zoning Commission and/or the City Council shall consider the following:

a. The extent to which the application meets other specific standards of this chapter;

b. The extent to which the application meets the spirit and intent of this chapter through the use of building materials, colors, and facade design to create a building of exceptional quality and appearance;

c. The positive or negative impact of the proposed project on surrounding property use and property values, in comparison to the expected impact of a project, which could be built in conformance with standards of this section; and

d. The extent to which the proposed project accomplishes City goals as stated in the comprehensive plan or other approved document.

e. Convenience to the applicant and/or reasons related to economic hardship shall not be grounds for approval of an application.

F. Standards for approval. Projects that conform to the minimum standards specified herein shall be approved.

1. Multi-family residential (including senior multi-family).

a. Roof treatment.

i. A pitched roof of any style, including, but not limited to, hipped, gabled or shed roofs shall be acceptable. The roof must cover 100 percent of the total roof area, excluding porches and porte-cocheres. No flat roof line shall be visible.

ii. A parapet wall shall be acceptable if constructed so that no flat roof shall be visible.

iii. Standing seam metal roofs, which meet all the criteria of this section shall be acceptable.

iv. No more than one color shall be used for visible roof surfaces, however, if more than one type of roofing material is used, the materials shall be varying hues of the same color.

b. Exterior finishing materials.

i. Each elevation of each building shall be finished with at least 85 percent masonry, unless the elevation is located within an interior courtyard and/or the elevation is not visible from adjacent rights-of-way or properties zoned or used for residential purposes. Elevations located within interior courtyards and/or elevations that are not visible from adjacent rights-of-way or properties zoned or used for residential purposes shall be a minimum of 50 percent masonry. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to slate, flagstone, granite, limestone, and marble. The area of exterior finish shall be calculated exclusive of doors and windows.

ii. The balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems. Sheet siding fabricated to look like wood lap siding is prohibited. Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation.

c. Exterior color.

i. One hundred percent of total exterior building surfaces (exclusive of glass) shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earth-tone colors (including approved finishing materials). Examples of acceptable colors include, but are not limited to burgundy, forest green, navy blue, eggplant, rust, or ochre. Subtle variations of such colors shall also be permitted.

ii. No more than six colors shall be used; however, natural, unaltered materials such as brick or stone used on the building shall not be counted toward the maximum number of colors allowed.

d. Building massing.

i. Horizontal wall planes longer than 30 feet in width shall be segmented in to smaller sections by a structural or ornamental minor facade offset (recess or projection) of a minimum five feet deep and 10 feet wide.

ii. The height of such offsets shall be equal to the building's height at the location of the offset.

e. Amenities conforming to the regulations provided herein shall be provided.

i. The number of required amenities shall be based on the number of units within the development.

ii. Developments with less than 20 dwelling units shall provide at least one amenity.

iii. Developments with 20 or more dwelling units but less than 100 dwelling units shall provide at least two amenities.

iv. Developments with 100 or more dwelling units but less than 180 dwelling units shall provide at least three amenities.

v. Developments with 180 or more dwelling units but less than 260 dwelling units shall provide at least four amenities.

vi. Developments with 260 or more dwelling units but less than 520 dwelling units shall provide at least five amenities;

vii. Developments with 520 or more dwelling units but less than 1000 dwelling units shall provide at least seven amenities;

viii. Developments with 1000 or more dwelling units shall provide ten amenities.

ix. The following items shall be classified as acceptable amenities. Providing two or more of the same amenity shall not count as multiple required amenities unless specifically stated:

1. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas);

2. Centralized swimming pool (minimum 3,000 square foot surface area) with cooling deck (minimum 20 feet wide in all areas). This amenity shall qualify as 2 required amenities;

3. Centralized swimming pool (minimum 5,000 square foot surface area) with cooling deck (minimum 20 feet wide in all areas). This amenity shall qualify as 4 required amenities;

4. Jacuzzi or hot tub area (minimum eight person);

5. At least four barbeque grills with shaded seating areas for at least 16 people;

6. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space;

7. Tot play lot (minimum 4,000 square foot area);

8. A splash pad (water play amenity for children) which is a minimum of 1,000 square feet in area;

9. A dog park which is at least 5,000 square feet in area which satisfies the following requirements:

    a. The dog park is enclosed by a minimum five-foot tall vinyl coated chain link fence;

    b. No side of the enclosure shall be shorter than 50 feet in length;

    c. One dog waste station which shall include a bag dispenser and waste receptacle must be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park; and

    d. One 25 square foot animal washing bay (with associated plumbing) is provided in conjunction with the dog park.

10. One regulation size volleyball, basketball, tennis, or other similarly related playing court. Each court shall count as an amenity up to a limit of two;

11. Fitness center and/or weight room (minimum 500 square feet);

12. Library and/or business center (minimum 500 square feet);

13. Movie theater room including seating for a minimum of 50 people;

14. Outdoor amphitheater with seating for at least 50 people (if individual seats are not provided, then 150 linear feet of seating shall be provided);

15. Golf putting green (minimum 1,000 square feet);

16. A centralized internal open space meeting or exceeding the following minimum specifications. This amenity shall qualify as five required amenities:

    a. The minimum size of the centralized internal open space shall be one acre with no side being less than 50 feet. The shape of the centralized internal open space shall be rectangular insofar as practicable.

    b. A five-foot wide handicap accessible concrete sidewalk shall be provided adjacent to the entire perimeter of the open space.

    c. One seating area which is a minimum of six feet long shall be provided along each side of the open space.

    d. One canopy tree shall be planted every 30 linear feet adjacent to the perimeter of the open space.

    e. The centralized internal open space shall be completely covered with grass, unless otherwise specified herein, and shall be provided with an automatic underground irrigation system as specified in section 146-135(e)(2) of the zoning ordinance.

    f. Other amenities as required herein shall not be located within the centralized internal open space.

    g. The centralized open space shall be free of any drainage facilities and/or related

easements, floodplain, erosion hazard setbacks, or other related facilities.

17. Other amenity as approved by the planning and zoning commission as part of the site plan approval process.

f. Major architectural and site enhancements. All buildings or developments shall be required to provide at least two of the following elements:

i. Each ground-floor residential unit which fronts onto a public right-of-way, a major internal drive aisle designed to function as a public right-of-way or boulevard, an amenity as required herein, a centralized internal open space as provided for herein, or another similar community gathering space (excludes units which front onto parking fields, multi-level structured parking facilities, minor drive aisles, or other similar vehicular use areas) has an exterior oriented entrance that features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, canopies, awnings, or other similar architectural elements;

ii. Each unit is provided a private balcony or porch that is at least 50 square feet in area. Balconies shall be designed so that visual and auditory intrusions on private outdoor space of other units or adjacent developments are minimized;

iii. All entrances into the multi-family residential development shall feature a landscaped median. The median shall be provided as indicated below:

1. The landscaped median shall be at least eight feet wide and at least 50 feet long (measured from back of curb to back of curb). The median and its plantings shall not be permitted to interfere with necessary sight visibility lines;

2. At least one canopy tree for every 50 linear feet that the median extends (in length);

3. At least two ornamental trees for every 50 linear feet that the median extends (in length); and

4. The required median shall be completely covered with living plant materials and shall be provided with an automatic underground irrigation system as specified in section 146-135(e)(2) of the zoning ordinance. Non-living materials including, but not limited to concrete, pavers, stone, decomposed granite, or similar materials may be utilized for secondary design elements, sidewalks, and/or crosswalks.

5. The city engineer and/or fire marshal shall be permitted to allow deviations to these standards as needed on a case by case basis to facilitate proper vehicular access, emergency access, sight visibility, and other related engineering design or life safety principles.

iv. A structured parking garage (at least two levels) is provided and wrapped with or screened from the view of right-of-way by the multi-family residential building(s) it serves; or

v. Another major architectural or site enhancement as approved by the planning and zoning commission as part of the site plan approval process which is comparable to the significance of the other elements listed herein may count as one of the required elements.

g. Minor architectural and site enhancements. All buildings or developments shall be required to provide at least four of the following elements:

i. Each exterior elevation of each building shall be finished with 100 percent masonry. Elevations within internal courtyards and/or elevations that are not visible from adjacent rights-of-way or properties zoned or used for residential purposes shall not be required to satisfy this requirement;

ii. Each elevation of each building which is visible from the right-of-way or property zoned or used for residential purposes contains two types of complementary masonry finishing materials and each of the materials is used on at least 25 percent of the elevation;

iii. A minimum of 15 percent of each elevation of each building which is visible from the right-of-way or property zoned or used for residential purposes features patterned brick work (not including running bond or stacked pattern);

iv. At least one dormer is provided for each roof plane over 1,000 square feet in area which faces a public street. The dormer must be appropriately scaled for the roof plane and shall not be wider than the windows on the building elevation below;

v. All chimneys are finished on all sides with 100 percent masonry finishing materials;

vi. All ground level mechanical, heating, ventilation, and air conditioning equipment is completely screened by a masonry screening wall that is at least six feet tall;

vii. All mechanical, heating, ventilation, and air conditioning equipment is roof-mounted and is screened per section 146-132 (fences, walls, and screening) of this chapter;

viii. All windows feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;

ix. All windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element;

x. Downspouts associated with gutters are internally incorporated into the building's construction rather than attached to the building after construction of the façade is complete; and/or

xi. Another minor architectural or site enhancement as approved by the planning and zoning commission as part of the site plan approval process which are comparable to the significance of the other elements listed herein may count as two of the required elements.

h. Additional requirements.

i. All covered and enclosed parking shall be of similar and conforming architectural design and materials as the main multi-family structures. Exposed steel or timber support columns for covered parking structures shall be prohibited and shall be finished with a masonry finishing material to match the building.

ii. All off-street parking areas shall be screened from view from public thoroughfares by one or more of the following:

1. A combination of low masonry walls and earthen berms reaching a minimum of six feet tall;

2. Earthen berms reaching a minimum of six feet tall;

3. A six-foot tall brick masonry, stone masonry, or other architectural masonry finish; or

4. A six-foot tall primed and painted tubular steel or wrought iron fence with masonry columns spaced 20 feet on center with structural supports placed every ten linear feet, and with sufficient evergreen landscaping to create a screening effect;

5. A multi-family residential building(s) that the off-street parking is serving; or

6. Another alternate screening device as approved by the planning and zoning commission.

iii. All paving for drives, fire lanes, and parking shall be concrete and shall feature curbs.

iv. All multi-family residential buildings (excluding senior multi-family residential buildings) located outside of the Regional Employment Center Overlay District shall be limited to two stories in height.

v. Exterior stairways shall be covered with a roof, roof overhang, or porch and shall be incorporated into the architectural design of the building rather than appearing as an appendage to the building.

vi. Multi-family residential structures located outside of the Regional Employment Center Overlay District and within 150 feet of an adjacent single family residential use or zone shall be situated so that no exterior facing window is oriented towards said adjacent single family residential use or zone. If a right-of-way with an ultimate width of 120 feet or greater is located between said multi-family residential structure and an adjacent single family residential use or zone, this requirement shall not be applicable. Windows, for the

purposes of this subsection, shall be defined as any transparent panel in an otherwise opaque wall surface.

2. Attached single family residential (townhome).

    a. The exterior finish on each elevation of every townhome unit shall be a minimum of 85 percent brick, stone, or synthetic stone materials. The balance of any exterior finishing materials shall be masonry, stucco, EIFS, architecturally finished concrete masonry units (CMU), lap siding (excluding vinyl siding), and/or glass curtain wall systems. Sheet siding fabricated to look like wood lap siding is prohibited. Architecturally finished metal materials, which does not include corrugated metal, shall be allowed on no more than 20 percent of each elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation. Area of exterior finish shall be calculated exclusive of doors and windows.

3. Industrial uses in industrial districts.

    a. One hundred percent of each building elevations facing a public right-of-way shall be finished with brick, stone, synthetic stone, stucco, EIFS, architecturally finished CMU, or architecturally finished concrete tilt-wall construction.

    b. Other exterior walls may be finished with metal or any other building material which is allowed by the International Building Code.

    c. Exterior wall area shall be calculated exclusive of doors and windows.

    d. Any building three stories or greater in height must be set back from adjacent residential property at least two feet for every one foot of building height.

4. Other non-industrial uses in industrial districts.

    a. Building and site design shall conform to the “other non-residential uses in non-industrial districts” regulations contained herein.

5. Aircraft hangars.

a. When more than 50 percent of a structure's total floor area is intended for use as an aircraft hangar, all exterior walls may be metal.

b. A uniform color scheme shall be provided for all airplane hangars around each taxiway. The color scheme shall be established by the developer of the first hangar to be constructed around each taxiway as part of the architectural approval for said building at time of application for a building permit.

c. Colors shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earthtone colors.

d. No more than one color shall be used for visible roof surfaces. No more than one color may be used for wall surfaces, exclusive of one accent color.

6. Structured parking facilities.

    a. Structured parking facilities shall be designed to be architecturally consistent on all sides with the building for which it serves. Architecturally consistent shall generally mean utilizing the same or similar architectural design elements and building materials and/or wrapping the parking facility with the building it's serving. Where possible, the narrow portion of the facility shall be oriented to the public right-of-way.

7. Other non-residential uses in non-industrial districts.

    a. Exterior finishing materials.

        i. All elevations for buildings that are three stories or smaller in height shall be finished with at least 50 percent masonry finishing materials. All elevations for buildings that are taller than three stories in height shall feature a minimum of 25 percent masonry finishing materials.

        ii. Acceptable exterior finishing materials include:

            1. Masonry (brick, stone, synthetic stone which includes, but is not limited to limestone, granite, and slate);

            2. Stucco;

            3. EIFS;

4. Architecturally finished CMU;

5. Glass curtain wall systems;

6. Architecturally finished metal panels (does not include corrugated metal);

7. Lap siding (lap siding may include but not be limited to wood or cementitious fiber lap siding but does not include vinyl lap siding or sheet siding fabricated to look like wood lap siding which is prohibited);

8. Architectural wood accents which are not to exceed more than 20 percent of any elevation; and

9. Another material which is visually and physically indistinguishable from one of the aforementioned exterior finishing materials, subject to review and approval by the Director of Planning.

iii. Percentages shall be calculated exclusive of doors, windows and trim.

b. Exterior colors.

i. A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, pastel, or deep, rich, non-reflective or earthtone colors.

ii. No more than 20 percent of any building elevation may be finished with bright, pure tone primary or secondary colors. These colors shall be limited to use on accent features including, but not limited to window and door frames, moldings, cornices, canopies, and awnings.

iii. These percentages may be modified by up to 10 percent by the Director of Planning in special cases if the building's elevations maintain sufficient visual continuity.

c. Building massing.

i. All buildings shall utilize façade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.

ii. At a minimum, elevations that are 50 feet or longer in horizontal length shall be interrupted by at least two offsets (projection or recess) from the primary façade plane of at least 18 inches. This requirement may be suspended in limited cases for buildings which are three stories or taller in height by the Director of Planning if a proposed building features sufficient architectural interest and composition to make this requirement unnecessary.

d. Fenestration.

i. Windows shall appear as holes that are punched through walls rather than an appendage to the wall. This shall be accomplished through the use of recessed windows, awnings, sills, drip caps, projecting trim casings or surrounds, projecting muntins or mullions and/or other elements which cause the formation of shadows on the window and the adjacent façade.

ii. Windows shall be utilized and scaled appropriately so as to remain proportionate to the wall plane within which they are located.

e. Roof treatment.

i. Long uninterrupted roof lines and planes that are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall be broken into smaller segments through the use of appropriately scaled gables and/or dormers, changes in height, changes in roof form, type or planes which typically correspond to offsets in the building's façade, or other appropriate architectural elements.

ii. Parapet roof lines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.

f. Additional requirements.

i. Buildings constructed on a pad site within a larger shopping center or non-residential development shall be designed to be architecturally consistent with the other buildings within the development. Architecturally consistent shall generally mean utilizing the same or similar architectural design elements, colors, roof type, and/or building materials.

ii. Additions to existing buildings shall be designed to match the architectural design features and finishing materials of the existing building to the extent possible.

iii. The primary entrance for all buildings shall feature a protected entry through the use of a recessed entry, porte-cochere, awning, canopy or similar architectural feature which serves the same purpose. The covering shall be no smaller than three feet in depth when measured from the face of the adjoining façade. Awnings shall be properly maintained by the building owner over time and shall be

replaced if they became faded, tattered or otherwise visibly worn.

iv. Buildings shall utilize glass with a low reflectivity level.

v. Buildings that are less than three stories in height shall be designed with a strong base, distinctive middle section and a well-defined cornice feature (tripartite building composition) in order to create a visual sense of organization. This requirement may be suspended in limited cases by the Director of Planning if a proposed building features sufficient architectural interest and composition to make this requirement unnecessary.

vi. All elevations of each building which are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes shall share the same architectural features and design as the front building elevation.

vii. All buildings and/or their corresponding sites shall provide at least one of the following:

1. The building achieves a LEED certification.

2. All building elevations feature 100 percent masonry finishing materials.

3. All building elevations which are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes feature at least three types of complimentary masonry finishing materials.

4. All building elevations that are visible from a public right-of-way or are oriented to properties zoned or used for residential purposes shall feature at least two façade offsets (recess or projection) of at least five feet in depth for every 50 feet of horizontal length.

5. All mechanical and heating, ventilating and air conditioning equipment is roof-mounted and screened by a parapet wall or faux pitched roof which is one foot taller than the equipment.

6. All building elevations which are visible from the public right-of-way or are oriented to properties zoned or used for residential purposes feature at least three distinct roof lines.

7. All primary and secondary building entrances, excluding emergency exits and service doors, feature a recessed entry, canopy, awning, or similar sheltering feature of at least 50 square feet.

8. At least 75 percent of the building's required off-street parking is provided within a structured parking facility.

9. The building's required off-street parking is screened from the view of a public right-of-way or properties zoned or used for residential purposes by a four foot tall masonry wall, planter box, berm or other evergreen landscaping.

10. The building features at least two distinctly different significant architectural design concepts that are not already mandated by these requirements which add to the visual interest of the building, subject to review and approval by the Director of Planning.

December 6, 1999

ARCHITECTURAL DESIGN STANDARDS

ANALYSIS AND RECOMMENDATIONS

McKINNEY

PLANNING DEPARTMENT

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

12/6/99

Table of Contents

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

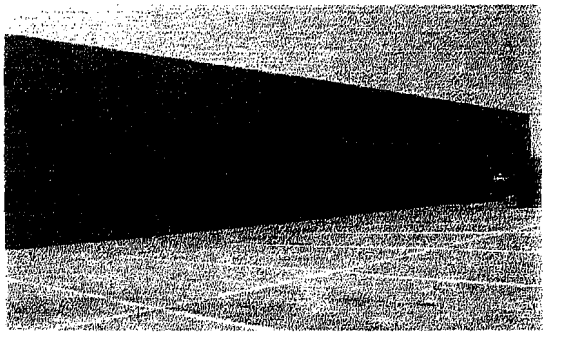
In developing recommendations for building design standards for McKinney, staff identified several recently constructed buildings that are frequently cited by Council, the Planning and Zoning Commission, and citizens as detracting from the appearance of the community. These buildings were analyzed to 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

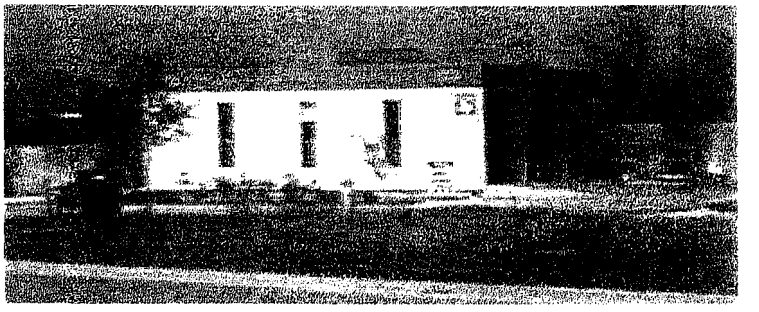


Retail Strip (Virginia, west of US 75)

Design Issues:

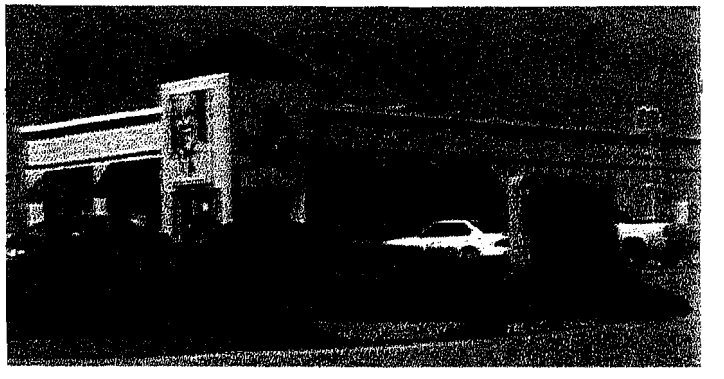
- Materials
  - Overuse of EFIS
- Design Elements
  - No architectural elements on sides and rear
  - Non-complementary contrasting façade and awnings
  - No continuity between visual elements
    - Awning placement does not relate to roofline
    - Awning signs create visual clutter
- Site Elements
  - 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:

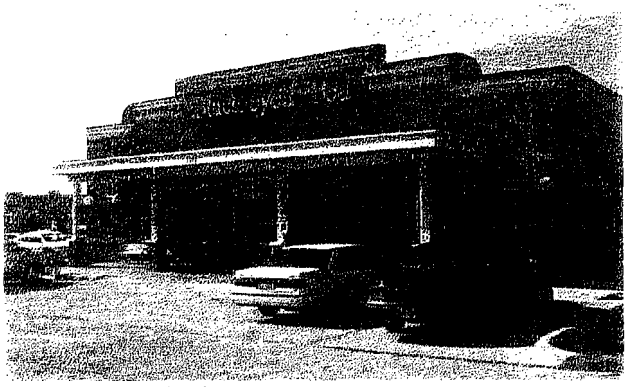
- The Woodlands near Houston utilizes a subjective review committee to evaluate proposed construction for compatibility with the surrounding area. The committee is composed of architects, landscape architects, interior designers and other construction professionals. Certain standards are identified which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

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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.

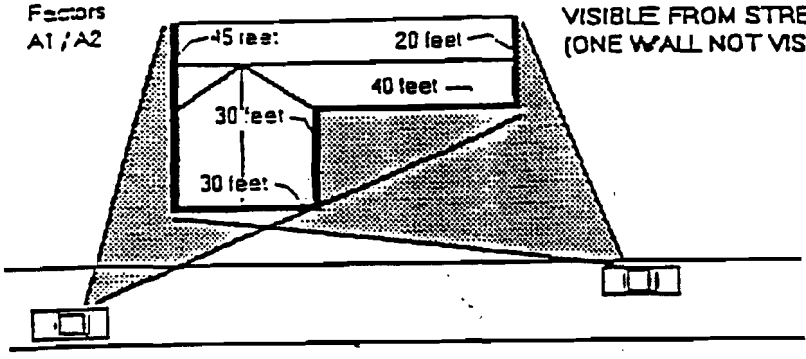
3. ***A*** = Articulation ratio or $\frac{L}{F}$ = _____

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)

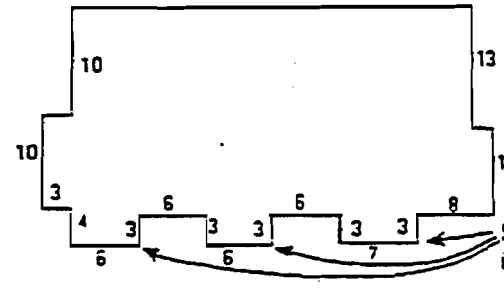


L = 45' + 30' + 30' + 40' + 20' = 165'
(total perimeter visible from street)

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

FIGURE 2

Factor A2a

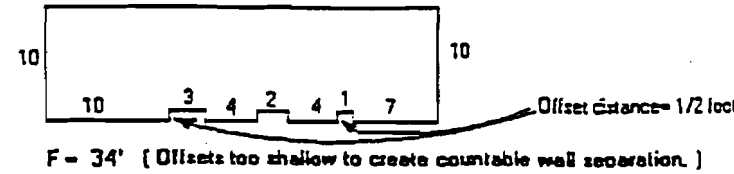


F = 13'
(longest visible section of wall)

STREET

FIGURE 3

Factors
A2b / A2c / A2a



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.

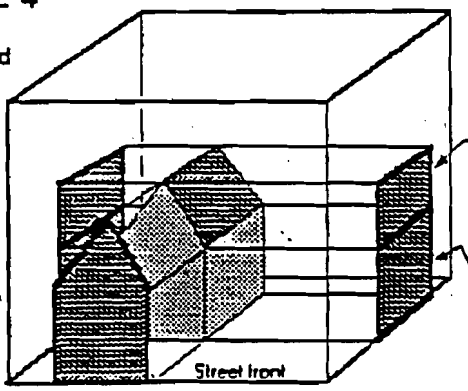
d. Q = Number of test cube vertical surface projections(1,2,3 or 4) visible from the street. _____

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

4. Kv = Vertical Departure Score = $10 \times V$ = _____

FIGURE 4

Factors
B1 / B2 / B2d

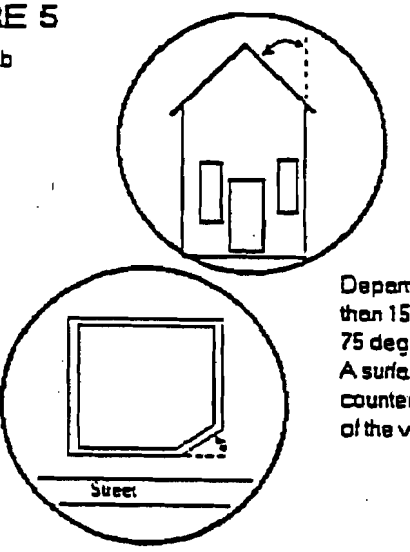


P = Total area of all projections visible from the street.

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.

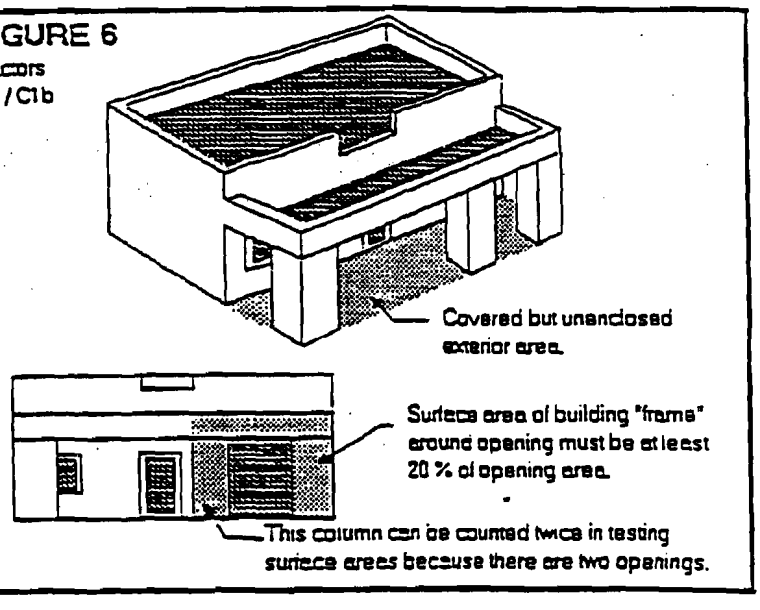
   c. The area under detached canopies shall be excluded.

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. _____

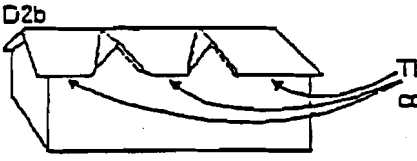
4. H = Horizontal / Diagonal Planes Ratio or $\frac{E}{Q}$ = _____

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. _____

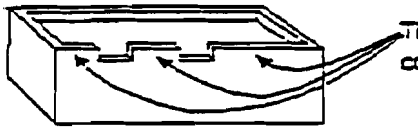
FIGURE 7

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

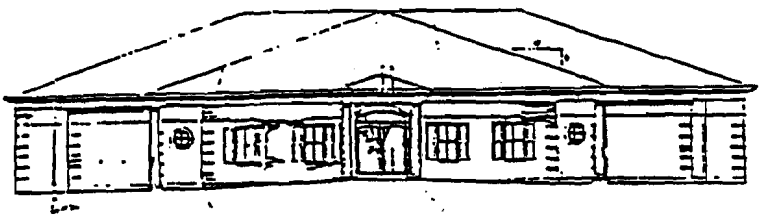
___ ***Kt*** = ***Ka*** + ***Kv*** + ***Kc*** + ***Kh*** + ***Kn*** = Total score

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

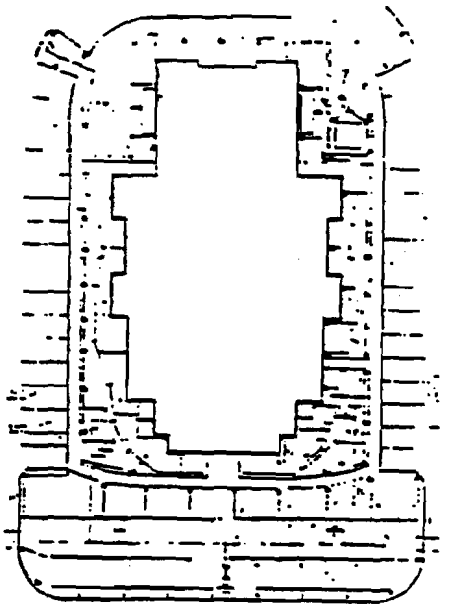
Zone-	CN	CPO	CC1	CC2	CC3	ML
Score-	25	25	30	25	20	15

STAFF COMMENT:

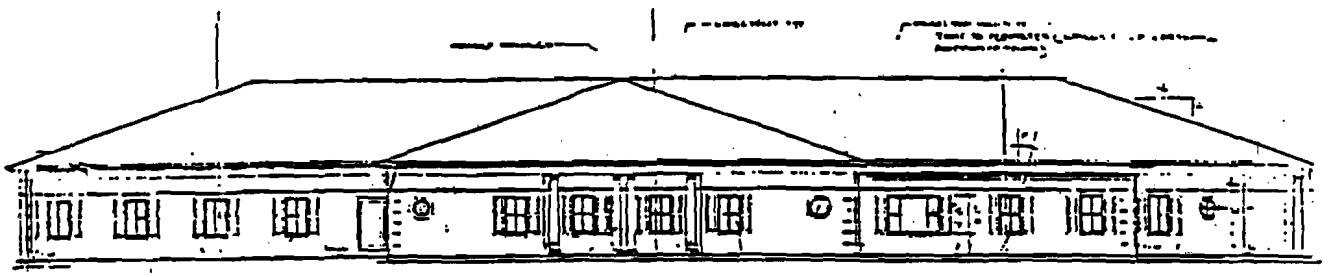
COMMERCIAL BUILDING DESIGN ILLUSTRATION - A



FRONT ELEVATION



BUILDING FOOTPRINT



STREET FRONT

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

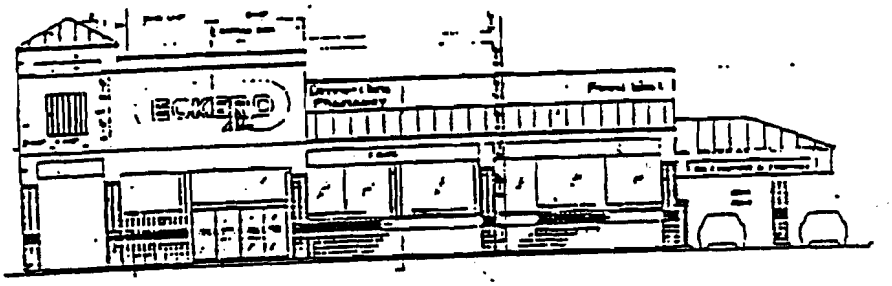
PROJECT: Columbia HCA Medical Office Building // 4301 Brown Trail

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

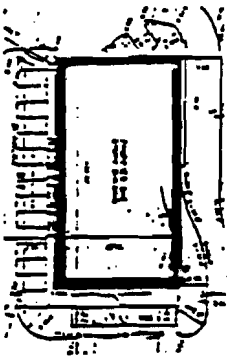
TOTAL POINTS: 69.98 points — APPROVED // DISAPPROVED

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 Colleyville architecture. (g3:comilus.hca)

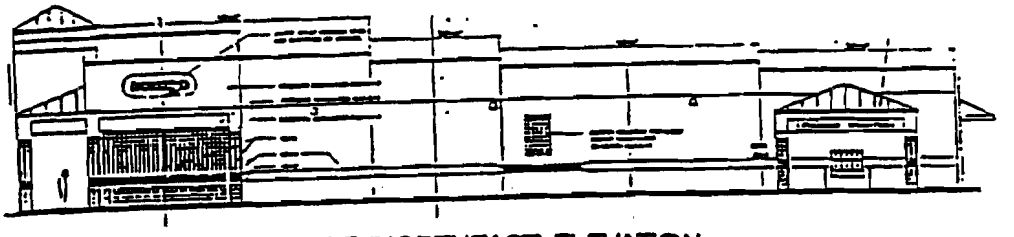
COMMERCIAL BUILDING DESIGN ILLUSTRATION - C



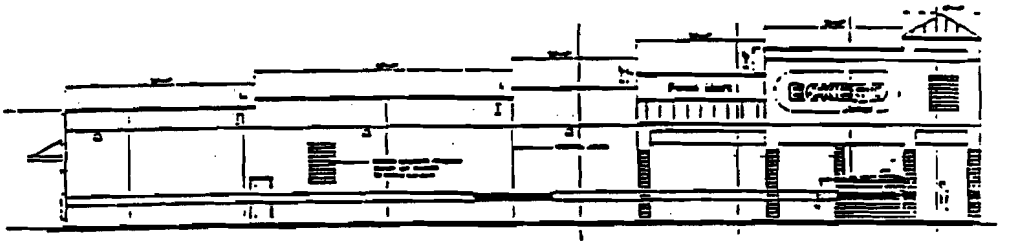
FRONT ELEVATION



BUILDING FOOTPRINT



RIGHT SIDE (NORTHEAST) ELEVATION



LEFT SIDE (SOUTHWEST) ELEVATION

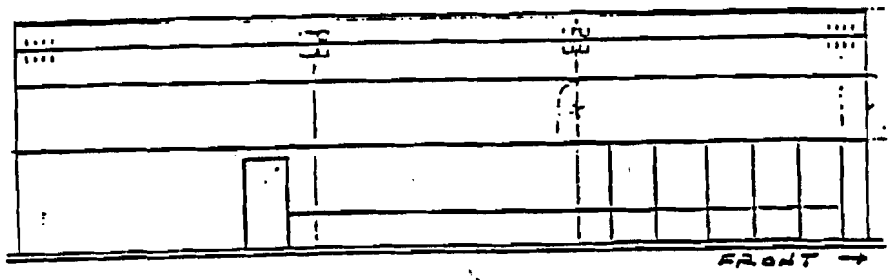
PROJECT: Eckerds Drug Store // Glade Road at Colleyville Blvd.

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

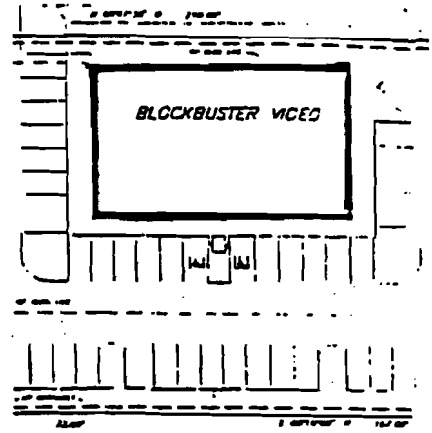
TOTAL POINTS: 31.43 points — APPROVED /// DISAPPROVED

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:comilius.ecx)

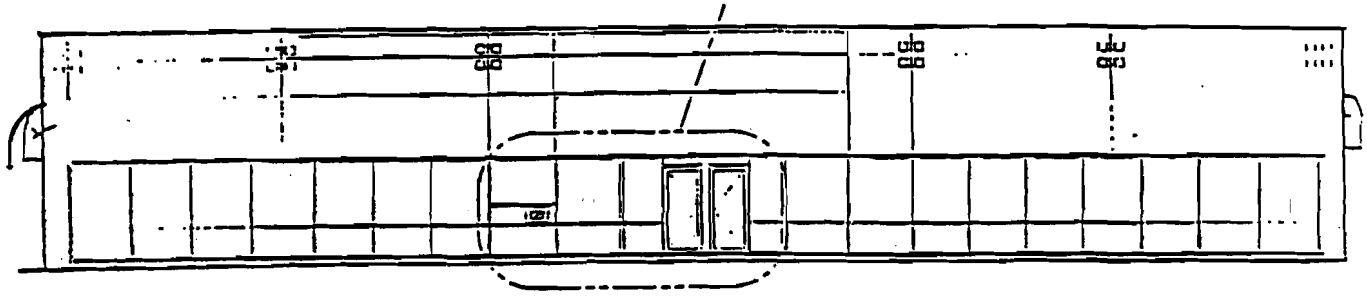
COMMERCIAL BUILDING DESIGN ILLUSTRATION - B



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



BUILDING FOOTPRINT



FRONT ELEVATION

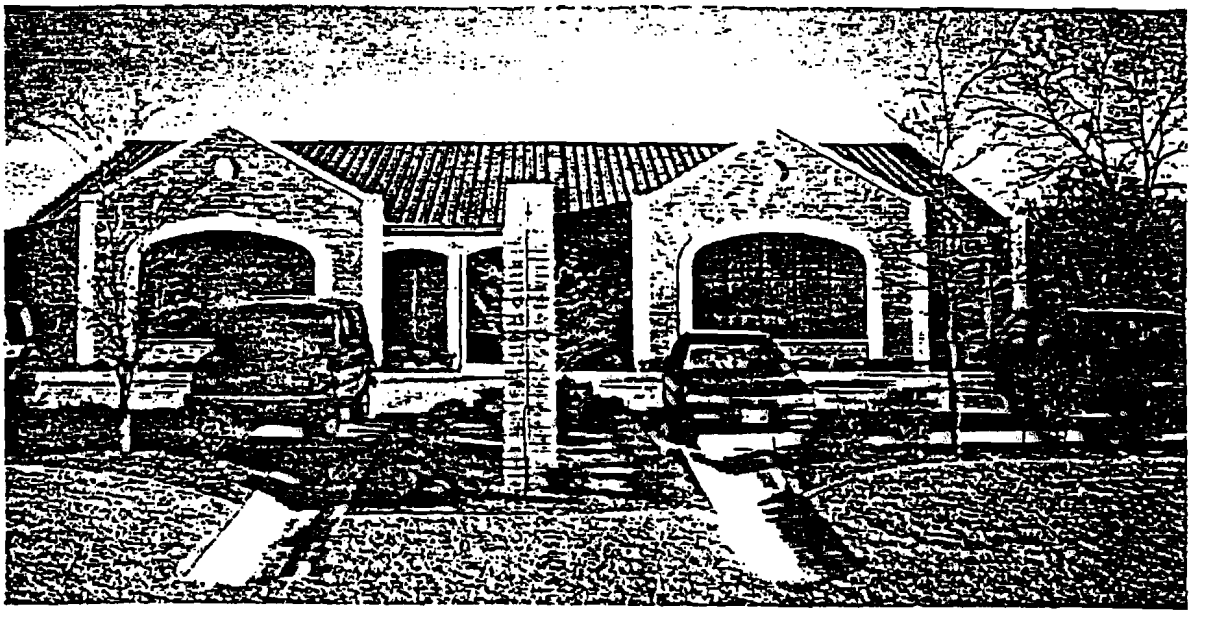
PROJECT: Blockbuster Video // SH 121 north of Glade Road

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

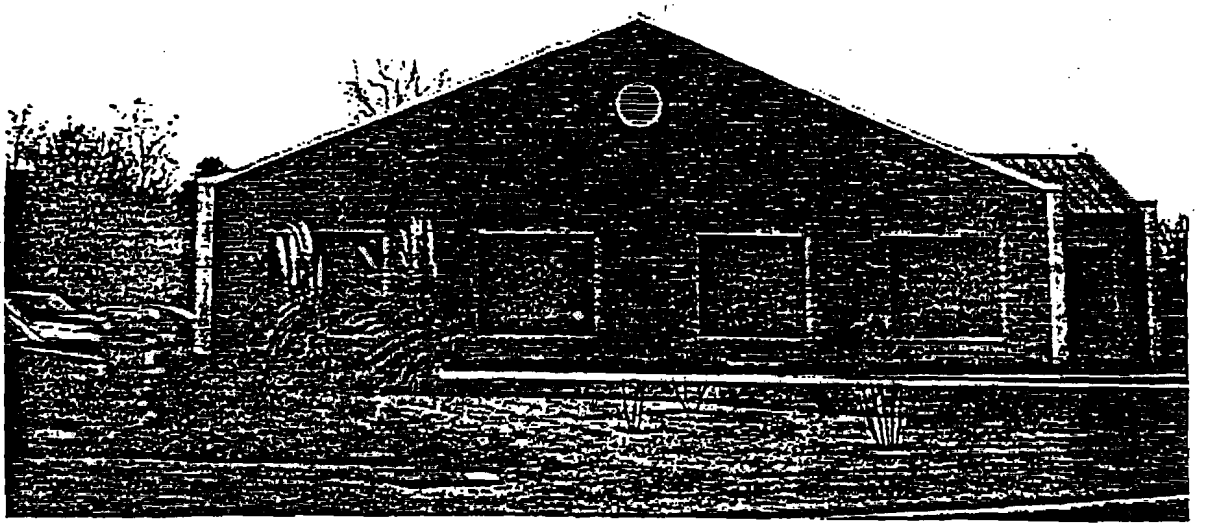
TOTAL POINTS: 9.94 points APPROVED // DISAPPROVED

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)



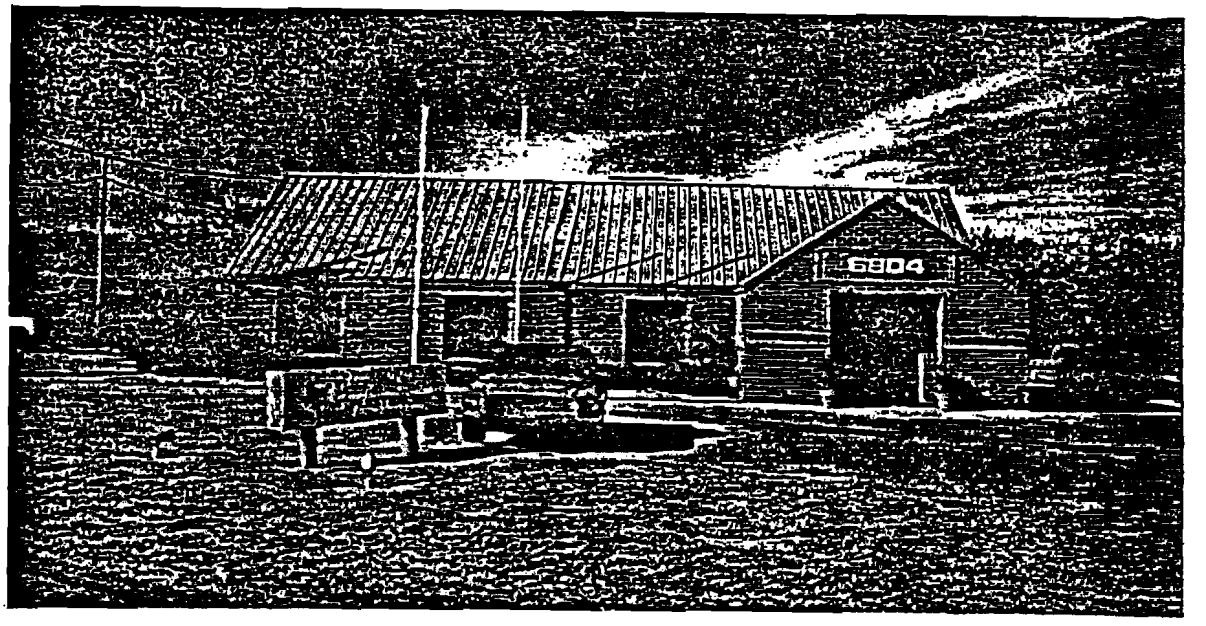
FRONT ELEVATION



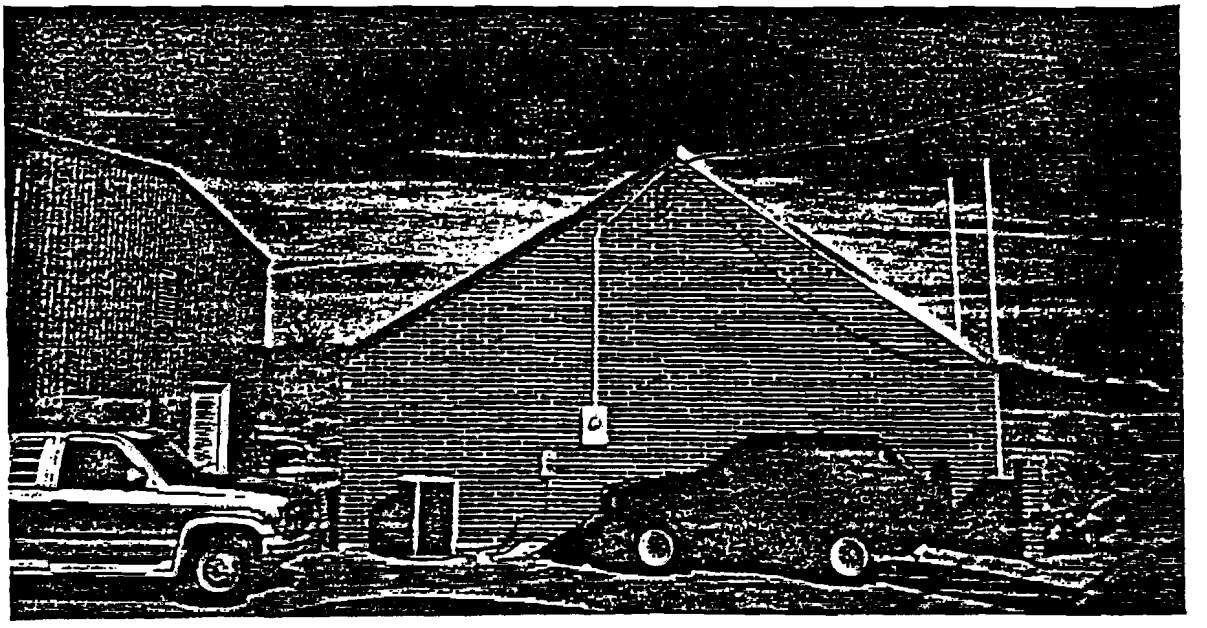
TYPICAL SIDE ELEVATION (SAME BOTH SIDES)

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

COMMERCIAL BUILDING DESIGN ILLUSTRATION - H (ML District)



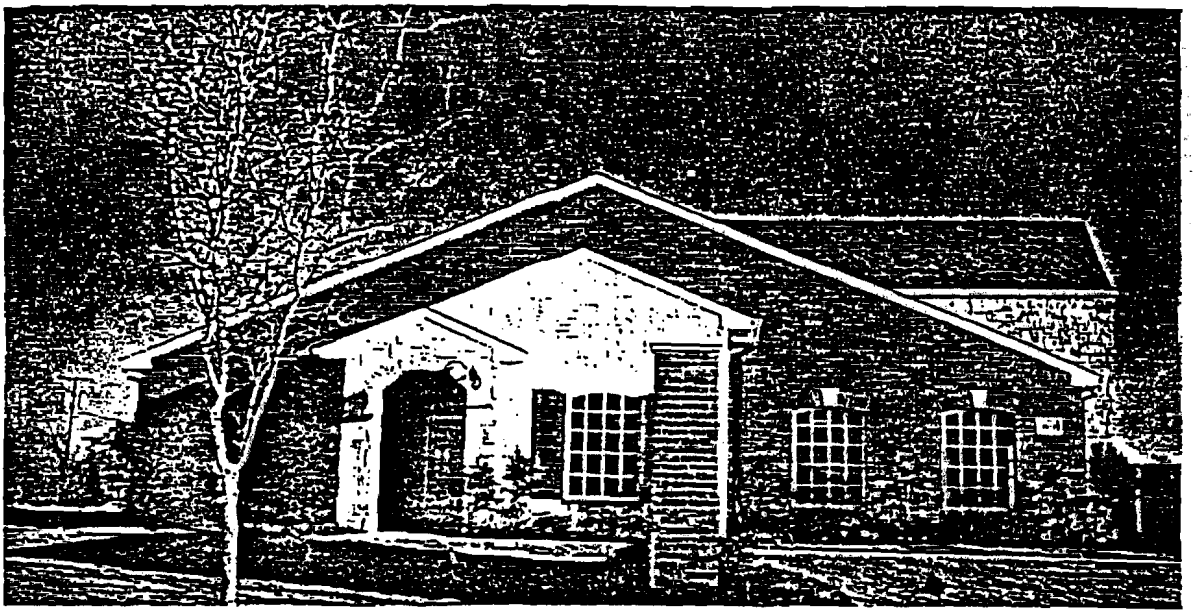
FRONT ELEVATION



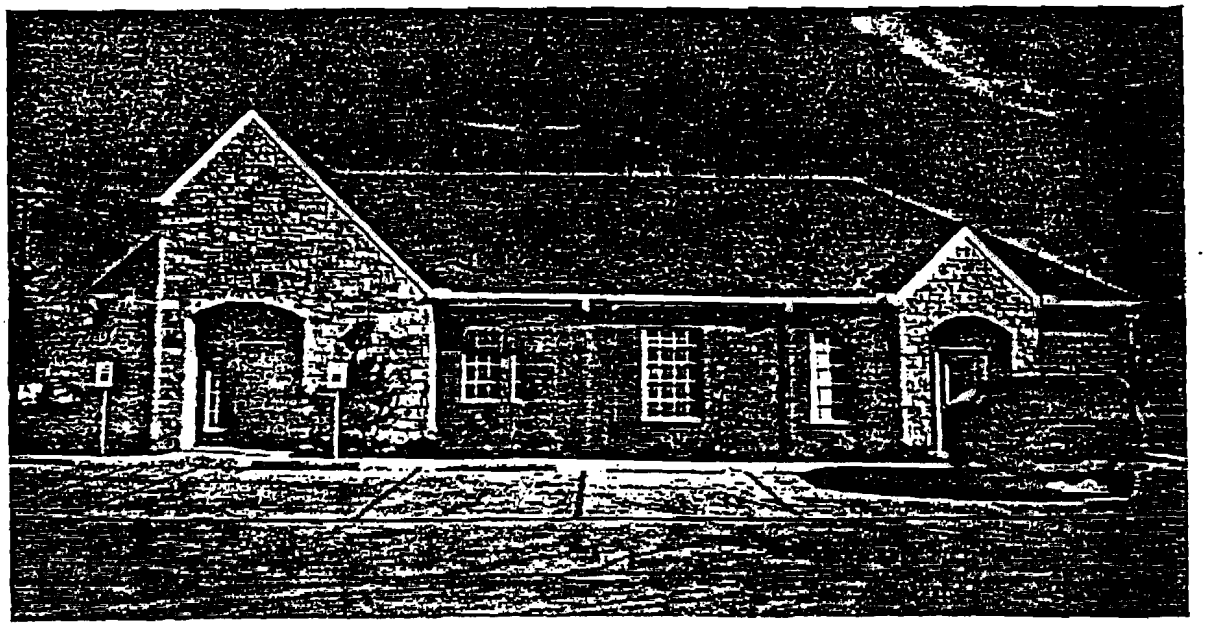
TYPICAL SIDE ELEVATION (SAME BOTH SIDES)

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

COMMERCIAL BUILDING DESIGN ILLUSTRATION - I (ML District)



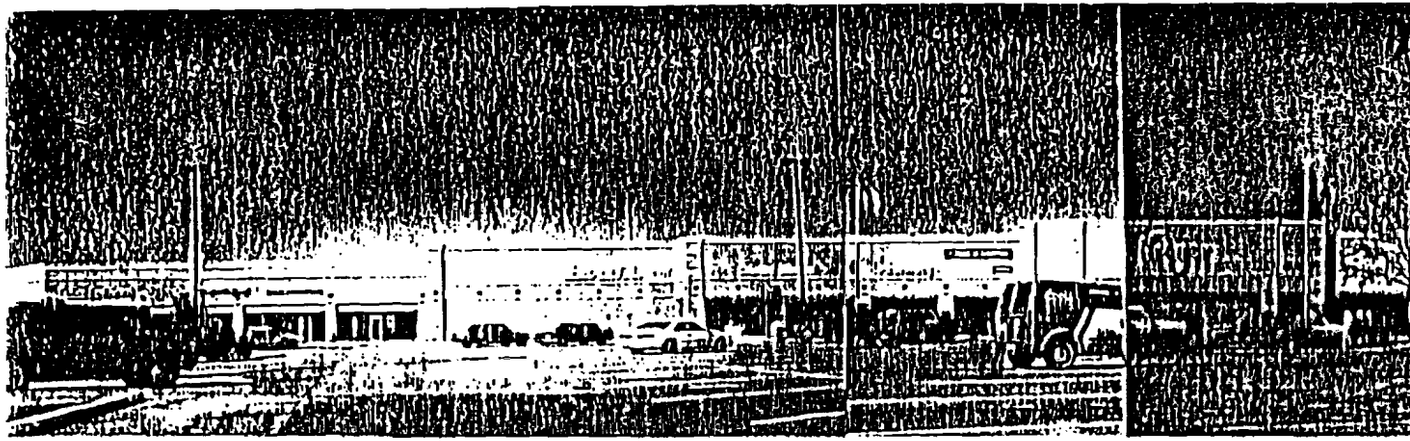
FRONT ELEVATION



RIGHT SIDE ELEVATION

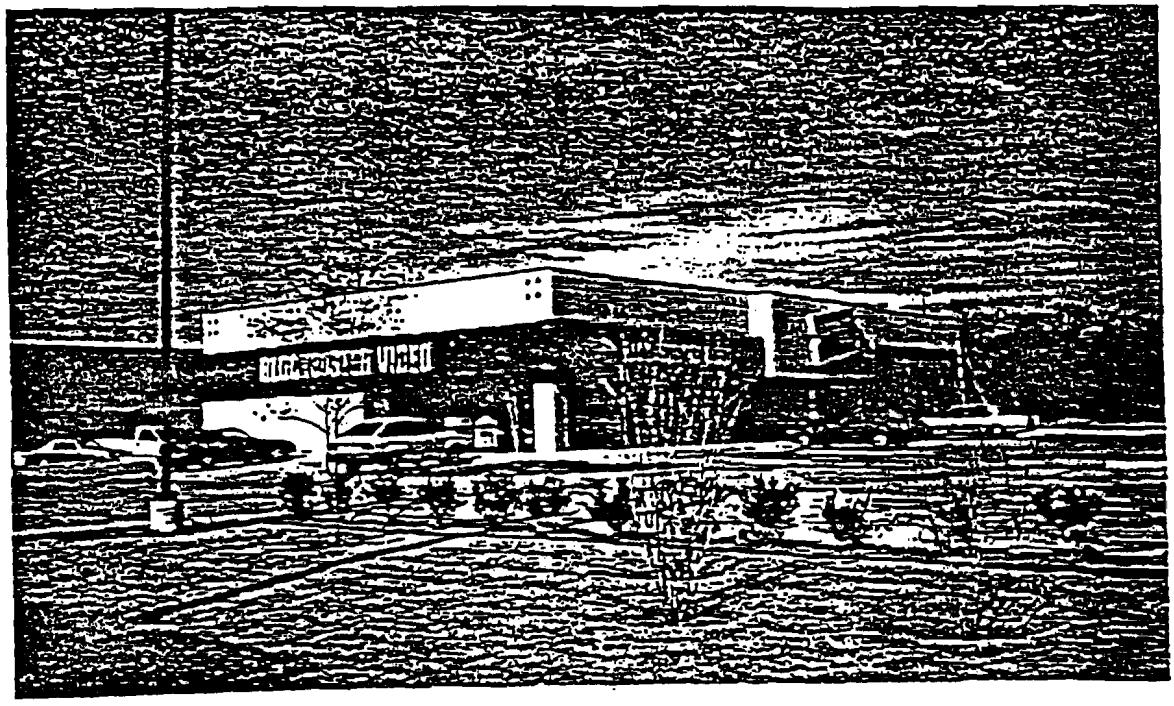
PROJECT: Boulevard Animal Hospital Building // 6413 Colleyville Blvd.
REQUIRED SCORE: 10 PROJECT SCORE: 34.69

COMMERCIAL BUILDING DESIGN ILLUSTRATION - J (CC-2 D

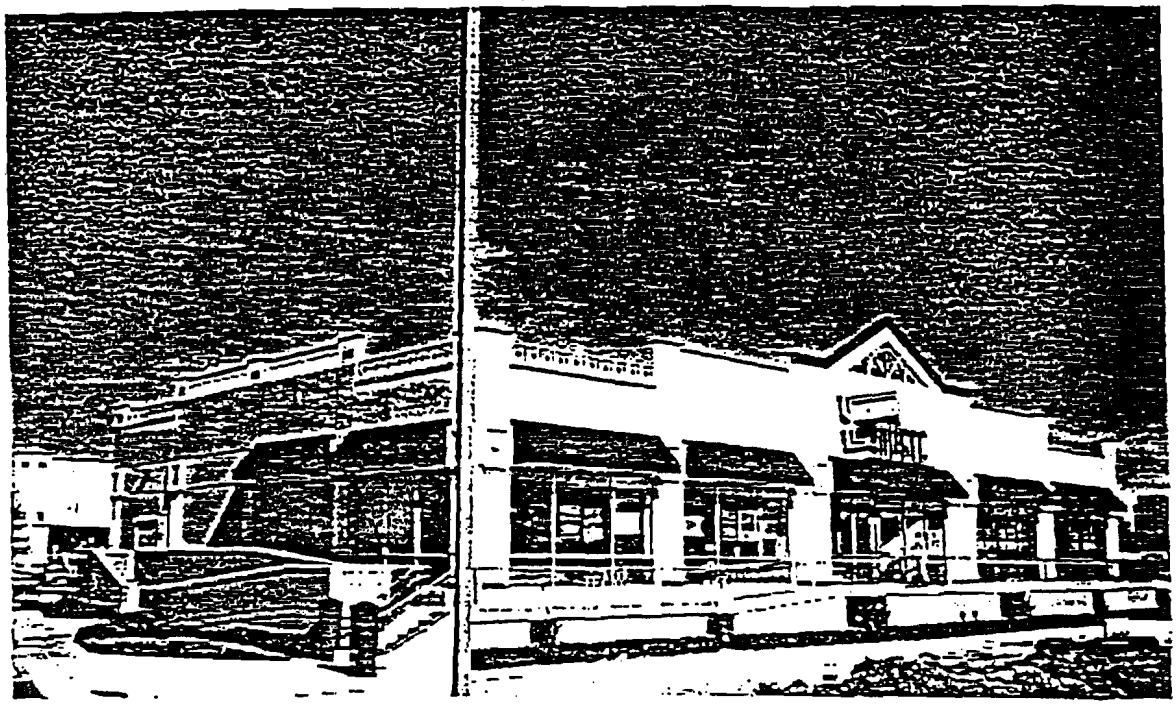


COLLEYVILLE BLVD. FRONT ELEVATION

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

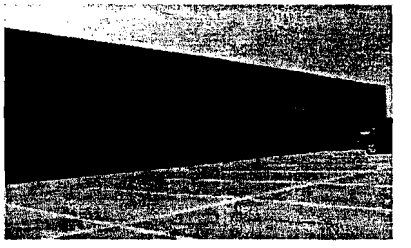
Dec. 6, 1999

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

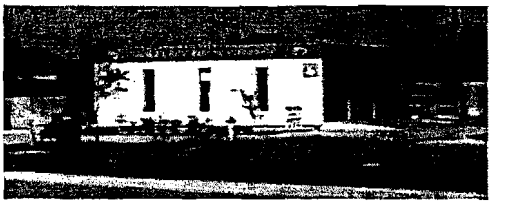


Design Issues

- 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

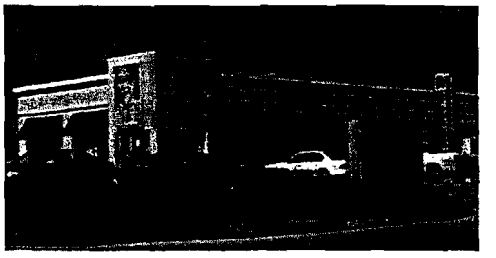
- Cinder block finish
- Non-complementary façade/trim contrast
- Bays visible from street
- Little architectural variation
- Flat roof adjacent to residential



- 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 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 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)

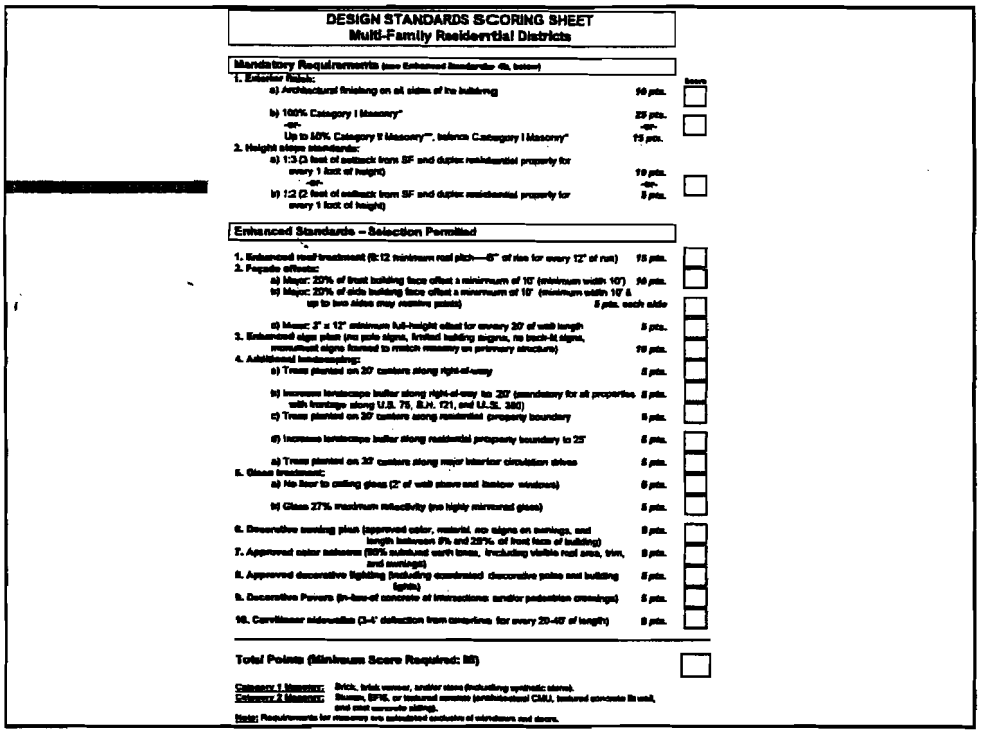
1. Exterior finish:
   a) 100% Category I Masonry* (front face of building only) — 25 pts. — Score ☐
   -or-
   b) Up to 50% Category II Masonry**, balance Category I Masonry* (front face of building only) — -or- 15 pts.
2. Height slope standards:
   a) 1:3 (3 feet of setback from SF, duplex, or MF residential 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 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: 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 4b, 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

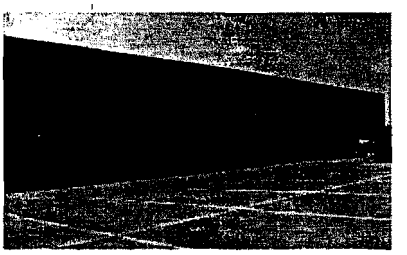
1. Enhanced roof treatment (6:12 minimum roof pitch—6" of rise for every 12" of run) — 15 pts. — ☐
2. Façade offsets:
   a) Major: 20% of front building face offset a minimum of 10' (minimum width 10') — 10 pts. — ☐
   b) Major: 20% of side building face offset a minimum of 10' (maximum width 10' & up 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 face 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**

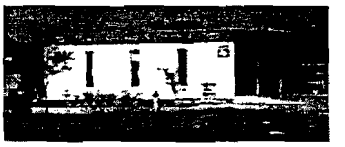
Non-Residential Scoring

- 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.**