

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, and multi-family buildings and corresponding site elements, which are recognized as enhancing property values and are in the interest of the general welfare of the City.

(b) Definitions.

(1) Wall means an upright structure of masonry, wood, plaster, or other building material that connects a floor to a ceiling or a foundation to a roof to enclose, divide, or protect an area. A wall may also mean a vertical plane that typically extends horizontally and is installed perpendicular to the finished grade of a property forming an inner partition or exterior siding of a building.

(2) Window means any transparent or translucent panel in an otherwise opaque wall surface, except as otherwise defined herein. Glass curtain wall systems and glass store fronts that extend from a building's foundation to its roofline are not windows.

(c) Scope and enforcement.

(1) The standards and criteria contained within this section are deemed to be minimum standards and shall apply to buildings constructed after the effective date of the ordinance from which this section is derived. Buildings constructed after the effective date of the ordinance from which this section is derived, shall at all times comply with the provisions of this section in force at the time of the building permit application.

(2) After the effective date of the ordinance from which this section is derived, when a change is proposed in the uses of a permitted building, the additional architectural and site standards apply as follows:

a. If a certificate of occupancy has previously been issued for the building, the additional provisions of this section shall be waived. For example, a previously occupied single family residence may be converted to a multi-family residence without meeting the provisions of subsection (1)(3)a, multi-family projects, of this section. All other sections of this chapter and all other applicable ordinances must be complied with.

b. If a certificate of occupancy has never been issued for the building, all provisions of this section must be met prior to issuance of a certificate of occupancy. For example, a metal and masonry warehouse in an industrial district, which has never been issued a

certificate of occupancy for that use may not be converted to a retail store unless provisions of subsection (l)(3)e of this section, other uses in industrial districts, of this section have been complied with.

- c. Upon request by an applicant, the city council may approve a waiver of all or part of the provisions of this section, architectural and site standards. Prior to consideration of the waiver, a public hearing shall be held, with notice given according to the procedure for a change in a zoning district location or boundary.

(3) Provisions of this section shall not apply to the following:

- a. Single family or two family (duplex) residential construction;
- b. Applicable design standards in the MTC - McKinney Town Center zoning district shall take precedence over the standards and criteria contained in this section;
- c. Applicable design standards related to historic preservation in the CHD - commercial historic overlay district and the H - Historic Preservation Overlay District shall take precedence over the standards and criteria contained in this section;
- d. Portable buildings for religious institutions or private schools, which may be allowed for a period not to exceed 30 months;
- e. Portable buildings for public schools, which may be allowed indefinitely;
- f. Temporary uses as defined under section 146-42;
- g. Buildings for which a site plan for the project was approved prior to the adoption and publication 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; or
- h. Buildings constructed prior to the effective date of the ordinance from which this section is derived, which meet any of the following criteria:
 - 1. Portions of a building proposed to be added to any existing non-residential or multi-family structure, which will not increase the originally approved floor area by 50

percent or more, either by a single expansion or by the cumulative effect of a series of expansions; or

2. 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.

(d) Limited waivers for expansion or reconstruction. If compliance with these standards is required by the provisions of subsections (c)(2) or (c)(3) of this section, the director of planning may, upon request by the applicant, authorize a waiver from specific requirements for exterior materials or design, if strict compliance with these standards would result in significantly inconsistent appearance between existing and proposed sections of the building, or if the total number of points required cannot be achieved due to existing site limitations.

(1) The applicant shall submit detailed information to the director of planning as required in subsection (l)(2)a.1 of this section regarding meritorious exceptions.

(2) The director of planning may, for any reason, refer the request for a waiver to the planning and zoning commission for a decision according to procedures outlined in subsection (l)(2)a.2 of this section.

(3) The applicant may appeal the decision of the director of planning to the planning and zoning commission according to the procedures outlined in subsection (l)(2)a.2 of this section regarding meritorious exceptions.

(4) The applicant may appeal the decision of the planning and zoning commission to the city council according to the procedures outlined in subsection (l)(2)a.2 of this section regarding meritorious exceptions.

(e) Conflicts with planned development district ordinances. Where provisions of a planned development district ordinance specify architectural or site elements requirements for a project, provisions of both the planned development district and this section shall be complied with. Where a direct conflict between the provisions of the ordinances exists, specific provisions of the planned development district ordinance shall control, and full points shall be awarded for the associated category. For example, if a planned development district requires 100 percent stucco finishing and the proposed structure complies with this requirement, 40 points would be awarded for exterior finish.

(f) Conflicts with other ordinances. All applicable provisions of the zoning ordinance, subdivision ordinance, building codes, and other ordinances shall apply. Where

provisions of the zoning ordinance or other ordinances conflict with this section, the more restrictive provision shall control.

- (g) Meritorious exception. It is not the intent of this section to discourage innovation. An architectural and site design that does not conform with the specific requirements of this section, but which has merit by making a positive contribution to the visual environment and which is appropriate to the site and use, may be submitted for consideration as a meritorious exception. Such proposals shall be fairly and seriously considered by the planning and zoning commission through the approval process outlined in subsection (l)(2)a.2 of this section.
- (h) Variances. When a property owner can show that a strict application of the terms of this section relating to architectural or site standards will impose upon him unusual and practical difficulties or particular hardship, including instances where an applicant has previously built in strict conformance with approved architectural and site standards plans and such approval was erroneously granted by the chief building official or designee, a variance from the strict application of this section may be granted by the board of adjustment; provided that:
 - (1) The variance requested is in harmony with the general purpose and intent of this section;
 - (2) The board is satisfied that a granting of such variance will not merely serve as a convenience to the applicant, but will alleviate a demonstrable and unusual hardship or difficulty; and
 - (3) The board is satisfied that there will be no adverse impact on surrounding property.
- (i) Administrative official. The provisions of this section shall be administered by the chief building official or designee.
- (j) Permitting and occupancy.
 - (1) No development permit of any kind shall be issued for any development subject to the provisions of this section until an architectural and site standards plan, which meets or exceeds the standards set forth herein has been approved by the chief building official or designee according to the procedure in subsection (l)(2) of this section.
 - (2) A certificate of occupancy shall not be issued for any development, which is required to meet the provisions of this section unless it is constructed in accordance with the approved architectural and site standards plan.

(k) Noncompliance. If at any time after the issuance of a certificate of occupancy the building exterior or site is altered in such a manner as to modify any element of the approved architectural and site standards plan, the chief building official shall issue a notice of noncompliance to the owner, citing the violation and describing action required to comply with this section.

(1) The owner, tenant, and/or agent shall, within 30 days of said notice:

- a. Submit revised plans, which meet standards outlined in this section;
or
- b. Make reasonable progress toward restoring the building and site to its approved form, or, if no progress can be made within 30 days due to weather or other factors, receive a waiver from the chief building official for this requirement.

(2) If, within 90 days of the date of notice of noncompliance, full restoration in compliance with original or revised and approved plans has not been made, the owner, tenant, and/or agent shall be held in violation of this section.

(l) Architectural and site elements standards application and approval.

(1) Application.

- a. Along with submission of application for any building permit necessary for the development or redevelopment of property subject to the provisions of this section, sufficient information shall also be submitted to evaluate the architectural and site standards criteria outlined in subsections (l)(3) and (m) of this section, as applicable. The information shall include:
 1. Calculation of points to be awarded for the project, on a scoring sheet provided by the chief building official, and including an original signature of the architect or other designer certifying its accuracy and completeness (calculation of points is not required for multi-family projects or for industrial uses proposed in an industrial zone);
 2. A site plan showing the building footprint and all site elements for which points are to be awarded, in sufficient detail to demonstrate compliance with subsections (l)(3) and (m) of this section, as applicable;
 3. Color elevations with finishing materials indicated and the following standard notation provided: a minimum 50 percent

of each wall, regardless of its size or visibility in the proposed elevation, shall be covered with a masonry finishing material as defined by the zoning ordinance. Additional percentages of masonry finishing materials must be provided on walls longer than 24 inches to receive points as prescribed in section 146-139 of the zoning ordinance.

4. Color samples for all items for which points are to be awarded based on color;
 5. All other information necessary to demonstrate compliance with the evaluation criteria as indicated on the scoring sheet; and
 6. A certification that the proposed development meets or exceeds the required minimum score.
- b. If the applicant has not submitted sufficient information to demonstrate conformance with the required standards, the application may be found to be administratively incomplete and the application may be reserved for consideration until complete information is submitted.
- (2) Approval process. The architectural and site standards elements shall be reviewed and approved by a designee of the chief building official unless otherwise noted below:
- a. Meritorious exception.
 1. An applicant for a meritorious exception shall submit:
 - (i) All items required for the architectural and site standards application;
 - (ii) A written description of the nature of the meritorious exception and the compelling reasons that prevent the applicant from meeting the minimum standards set forth herein; and
 - (iii) Color renderings of all elevations.
 2. The application for a meritorious exception shall be reviewed by staff and a report of findings shall be prepared and submitted to the planning and zoning commission. If the applicant is not in agreement with the decision of the planning and zoning commission, the applicant may, within

21 days of the planning and zoning commission action, request in writing to the director of planning that the meritorious exception be appealed to the city council. Prior to consideration of an application for a meritorious exception, the planning and zoning commission shall hold a public hearing, with notice given according to the procedure for a change in a zoning district location or boundary. In considering the request, the planning and zoning commission shall consider the following factors in determining the extent of any exception granted:

- (i) The extent to which the application meets other specific standards of this chapter;
- (ii) 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;
- (iii) 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
- (iv) The extent to which the proposed project accomplishes city goals as stated in the comprehensive plan or other approved document.

3. A meritorious exception shall not be granted to serve as a convenience to the applicant, or for reasons related to economic hardship.

b. Appeal of interpretation. The applicant may appeal an interpretation of this chapter in the following manner:

- 1. The applicant shall submit a written request to the chief building official for an appeal of interpretation.
- 2. The chief building official and the director of planning shall review the matter appealed and all related documentation submitted as part of the architectural and site standards application. The applicant may be requested to submit additional information in support of his appeal. The chief building official and the director of planning shall provide the

director of development services with a written recommendation.

3. After reviewing a request for appeal of interpretation, the written recommendations of the chief building official and the director of planning, and related documentation, the director of development services shall issue a final staff approval or denial. If the director of development services denies the appeal, the applicant may appeal the decision to the zoning board of adjustment in accordance with section 146-165(2).

(3) Standards for approval. The designated approval authority or authorities shall evaluate the architectural and site standards plan in accordance with the following criteria:

- a. Multi-family projects, including senior multi-family projects, shall not be required to achieve a minimum point score, and shall be approved if all the following criteria are met:

1. 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 around the entire perimeter of a building 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.

2. Exterior finishing materials.

- (i) Each wall of each building shall be finished with at least 85 percent masonry, unless the wall is located within an interior courtyard and/or the wall is not visible from adjacent rights-of-way or properties zoned or used for residential purposes. Walls located

within interior courtyards and/or walls that are not visible from adjacent rights-of-way or properties zoned or used for residential purposes shall be a minimum of 50 percent brick, stone, or synthetic stone materials, with the remaining 50 percent of each side being wood lap siding, vinyl siding, stucco, cast concrete modular siding, or EIFS. 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 stucco, EIFS, architectural concrete masonry units (CMU), wood lap siding, vinyl siding, and/or glass curtain wall systems;

3. 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.

4. 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.

5. 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.

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

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

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

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

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

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

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

(ii) 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:

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

B. 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;

- C. 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;
- D. Jacuzzi or hot tub area (minimum eight person);
- E. At least four barbeque grills with shaded seating areas for at least 16 people;
- F. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space;
- G. Tot play lot (minimum 4,000 square foot area);
- H. A splash pad (water play amenity for children) which is a minimum of 1,000 square feet in area;
- I. A dog park which is at least 5,000 square feet in area which satisfies the following requirements:
 - 1. The dog park is enclosed by a minimum five-foot tall vinyl coated chain link fence;
 - 2. No side of the enclosure shall be shorter than 50 feet in length;
 - 3. 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
 - 4. One 25 square foot animal washing bay (with associated plumbing) is provided in conjunction with the dog park.
- J. 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;

- K. Fitness center and/or weight room (minimum 500 square feet);
- L. Library and/or business center (minimum 500 square feet);
- M. Movie theater room including seating for a minimum of 50 people;
- N. Outdoor amphitheater with seating for at least 50 people (if individual seats are not provided, then 150 linear feet of seating shall be provided);
- O. Golf putting green (minimum 1,000 square feet);
- P. A centralized internal open space meeting or exceeding the following minimum specifications. This amenity shall qualify as five required amenities:
 - 1. 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.
 - 2. A five-foot wide handicap accessible concrete sidewalk shall be provided adjacent to the entire perimeter of the open space.
 - 3. One seating area which is a minimum of six feet long shall be provided along each side of the open space.
 - 4. One canopy tree shall be planted every 30 linear feet adjacent to the perimeter of the open space.
 - 5. 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.

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

7. The centralized open space shall be free of any drainage facilities and/or related easements, floodplain, erosion hazard setbacks, or other related facilities.

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

6. 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:

- A. 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;
- B. At least one canopy tree for every 50 linear feet that the median extends (in length);
- C. At least two ornamental trees for every 50 linear feet that the median extends (in length); and
- D. 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.
- E. 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.

7. Minor architectural and site enhancements. All buildings or developments shall be required to provide at least four of the following elements:
- (i) Each exterior wall of each building shall be finished with 100 percent masonry. Walls within internal courtyards and/or walls 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 building's façade contains two types of complementary masonry finishing materials and each of the materials is used on at least 25 percent of the facade;
 - (iii) A minimum of 15 percent of each building's façade(s) which faces a right-of-way or property zoned or used for residential purposes features patterned brick work;
 - (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.

8. 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:
 - A. A combination of low masonry walls and earthen berms reaching a minimum of six feet tall;
 - B. Earthen berms reaching a minimum of six feet tall;
 - C. A six-foot tall brick masonry, stone masonry, or other architectural masonry finish; or
 - D. 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;
 - E. A multi-family residential building(s) that the off-street parking is serving; or

F. 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.

b. Townhome projects. Townhome projects shall not be required to achieve a minimum point score, and shall be approved if all the following criteria are met:

1. Exterior finish on each side of every townhome unit shall be a minimum of 85 percent brick, stone, or synthetic stone materials, with the remaining 15 percent of each side being wood lap siding, vinyl siding, stucco, cast concrete modular siding, or EIFS. Sheet siding fabricated to look like wood lap siding is prohibited. Area of exterior finish shall be calculated exclusive of doors and windows.

c. Industrial uses in industrial districts. When a use (i) is proposed in an "ML" district, an "MH" district, or a planned development district designated for an industrial use, or (ii) is categorized in the

schedule of uses under "Industrial and Manufacturing Uses," or (iii) is an accessory office comprising less than 50 percent of such a principal industrial use, such use shall not be required to meet a minimum number of points, and shall be approved if all of the following criteria are met:

1. One hundred percent of each exterior wall surface (excluding doors, windows, and trim) facing a public street shall be finished with brick, stone, synthetic stone, stucco, EIFS, architectural CMU, or architecturally finished concrete tilt-wall construction.
 2. Other walls may have a metal exterior.
 3. Exterior wall area shall be calculated exclusive of doors and windows.
 4. 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.
- d. Airplane hangars. When more than 50 percent of a structure is intended for use as an airplane hangar, all walls may be metal.
1. 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.
 2. Colors shall be neutrals, creams, pastels, or deep, rich, nonreflective natural or earthtone colors.
 3. 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.
- e. Other uses in industrial districts. Other uses proposed in "ML" or "MH" districts, or portions of planned development districts designated for industrial use, shall not be required to meet a minimum number of points, and shall be approved if the following criteria are met:
1. One hundred percent of each exterior wall facing a public street shall be finished with brick, stone, synthetic stone,

stucco, EIFS, architectural CMU, or architecturally finished concrete tilt-wall construction.

2. No walls shall have a metal exterior.
 3. Area of exterior wall shall be calculated exclusive of doors and windows.
- f. Other non-residential uses in non-industrial districts. Non-residential projects, except as noted in subsections (b) and (c) of this section, which meet or exceed 85 points shall be approved. Scores shall be calculated according to the scoring criteria as follows in subsection (m) of this section.

(m) Scoring criteria.

(1) Exterior finishing materials. When determining area herein, windows and doors shall be excluded from the calculation of area. Points towards the required minimum score shall be allocated as indicated below:

- a. For all non-residential uses in non-industrial districts, except as exempted under subsection (m)(1)e of this section, at least 50 percent of each wall, including walls that extend less than 24 inches, shall be covered with a masonry finishing material as defined herein. Additionally, if greater percentages of masonry coverage are provided, points will be calculated as follows:
 1. If at least 60 percent but less than 75 percent of each exterior wall that extends 24 inches or greater shall be covered with a masonry finishing material as defined herein, ten points shall be awarded.
 2. If at least 75 percent but less than 85 percent of each exterior wall that extends 24 inches or greater shall be covered with a masonry finishing material as defined herein, 20 points shall be awarded.
 3. If at least 85 percent but less than 100 percent of each exterior wall that extends 24 inches or greater shall be covered with a masonry finishing material as defined herein, 30 points shall be awarded.
 4. If 100 percent of each exterior wall that extends 24 inches or greater shall be covered with a masonry finishing material as defined herein, 40 points shall be awarded.

- b. Acceptable masonry finishing materials are brick, stone, or synthetic stone materials, including, but not limited to, slate, flagstone, granite, limestone and marble.
- c. The balance of any exterior finishing material shall be stucco, EIFS, architectural concrete masonry units (CMU), concrete tilt wall construction, up to 10 percent of approved architectural metal finishing materials including, but not limited to aluminum bonded panels or metal accents (not including corrugated metal), or glass curtain wall systems for multi-story office or retail buildings.
- d. Covered or enclosed parking shall have pitched roofs (4:12 roof pitch or steeper), shall be architecturally similar and conforming to the main structure in design and materials, and have 100 percent brick, stone, or synthetic stone on all exterior surfaces except the roof, fascia, or soffits.
- e. If all criteria listed under either subsection (m)(1)e.1 or (m)(1)e.2. of this section are satisfied, up to 100 percent stucco, EIFS, architectural concrete masonry units, or concrete tilt wall may be used on a maximum of one vertical wall without reducing points awarded for exterior finish.

1. Residential adjacency shall be determined by the following:

- (i) The elevation of the building is adjacent to residential property;
- (ii) An approved screening device separates the two properties which effectively screens the wall of the building from view of the adjacent residential property; and
- (iii) The area between the building and the screening device is no wider than a standard fire lane, landscape buffer, and a maximum of one single loaded row of head-in parking.

2. Non-residential adjacency shall be determined by the following:

- (i) The elevation of the proposed building is adjacent to an existing commercial building;
- (ii) Such elevation is not visible from a public right-of-way;

(iii) The length of the proposed building is completely screened by the existing building;

(iv) The two buildings are separated by no more than the width of a standard fire lane and/or loading area;

(v) The area between the buildings is not intended for general site circulation; and

(vi) The proposed building is not part of a pad site related to a larger non-residential development.

f. Windows and doors shall be excluded from calculation of area.

(2) Exterior color. Twenty (20) points shall be awarded towards the required minimum score if all the following standards are met.

a. At least 90 percent of total exterior building surfaces (exclusive of glass) shall be neutrals, creams, pastels, or deep, rich, non-reflective natural or earthtone colors (including approved masonry 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.

b. No more than ten percent of the total exterior building surface (exclusive of glass) shall be bright, reflective, pure tone primary or secondary colors used as accent colors on door and window frames, moldings, cornices, canopies, awnings, etc. Examples of acceptable accent colors include, but are not limited to, red, orange, gold, royal blue, violet, or green. Subtle variations of such colors shall also be permitted.

c. No high intensity colors, neon colors or fluorescent colors shall be used on exterior surfaces of the building.

d. 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.

e. 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. Colors on the following surfaces shall be counted towards the total:

1. All painted, stained, varnished, or shellacked surfaces;

2. Integrally colored surface materials such as concrete block, stucco, plaster, or EIFS;
3. Glazed surfaces on materials such as brick, concrete block, or ceramic tile;
4. Roofing materials;
5. Canopies and awnings;
6. Colored glazing other than clear, bronze or gray;
7. Pre-finished materials such as metal trim or aluminum doors, window or storefront entry systems; and
8. Any finishing material that has been covered, treated, affected or altered, partially or entirely, with any substance which changes enhances, or alters the natural state of the material.

(3) Building massing. Fifteen points shall be awarded towards the required minimum score if all of the following standards for the applicable building are met.

- a. All buildings shall have at least one major offset on each elevation fronting on a public right-of-way and the following provisions shall be met:
 1. The offset shall be either a projection from the primary facade or a recess in the primary facade.
 2. The offset shall be the full height of the wall.
 3. The length of the offset shall be a minimum of 20 percent of the length of the elevation.
 4. The depth of the offset shall be a minimum of three feet for buildings up to 10,000 square feet. The depth of the offset shall be a minimum of three percent of the length of the elevation for buildings greater than 10,000 square feet.
- b. For multiple story buildings, one or more upper story setbacks of at least four feet may be substituted for offset described in subsection (m)(3)a of this section, but such substitution shall be allowed only on a single elevation fronting a public right-of-way.

(4) Roof treatment. Fifteen (15) points shall be awarded towards the required minimum score if the requirements of subsections (m)(4)a, b and c of this section are met.

a. The entire building shall comply with all color standards in subsection (m)(2) of this section.

b. A roof treatment incorporating all of the elements listed in subsections (m)(4)b.1., 2, or 3 of this section shall be utilized:

1. 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. The roof shall have a minimum pitch of three feet of vertical deflection (rise) for every 12 feet of horizontal deflection (run) (3:12 pitch). No flat roof line shall be visible.

2. A partial pitched roof of any style, including, but not limited to, a false mansard shall be acceptable. The roof shall be constructed around the entire perimeter of a building so that no flat roof shall be visible. The roof shall have a minimum pitch of six feet of vertical deflection (rise) for every 12 feet of horizontal deflection (run) (6:12 pitch).

3. A parapet wall shall be acceptable if constructed around the entire perimeter of a building so that no flat roof shall be visible.

c. All rooftop mechanical equipment shall be completely screened by the roof or a parapet wall.

d. Standing seam metal roofs, which meet all the criteria of subsection (m)(4)b.1., 2, and 3 of this section shall be acceptable.

(5) Minor facade offsets. Fifteen (15) points shall be awarded towards the required minimum score if all of the standards of either subsection (m)(5)a or b of this section are met.

a. Structural or ornamental minor facade offsets of a minimum one (1) foot deep and a minimum of two (2) feet wide shall be constructed and the following provisions shall be met:

1. The offsets shall be present on at least two elevations;

2. The combined width of the offsets shall be at least 20 percent but no greater than 50 percent of the total length of that elevation; and
 3. The height of such offsets shall be equal to or greater than 75 percent of each elevation.
 - b. Structural or ornamental minor facade offsets of a minimum of three inches (3") deep and a minimum of twelve inches (12") wide shall be constructed and the following provisions shall be met:
 1. The offsets shall be spaced at a maximum of 20-foot centers; and
 2. The height of such offsets shall be equal to or greater than 75 percent of each elevation.
 - c. For multi-story buildings, a minor facade setback of at least three inches deep may be substituted for minor offsets described in subsection (m)(5)a or b of this section, on no more than one elevation fronting on a public right-of-way.
- (6) Overhang enhancements. Five points shall be awarded towards the required minimum score if all of the following standards are met.
 - a. The entire building shall comply with all color standards in subsection (m)(2) of this section.
 - b. One of the following two criteria must be met:
 1. The overhang of either a pitched roof or partial pitched roof, as defined in subsection (m)(4) of this section shall extend a minimum of four feet beyond primary facade; or
 2. A covered porch shall extend a minimum of six feet (6') deep beyond primary facade. This covered porch shall be an uninterrupted length of at least 12 feet.
- (7) Height and slope standards.
 - a. For multi-story buildings proposed to be constructed on property adjacent to a residential district the following shall apply:
 1. Five points shall be awarded towards the required minimum score if, for each foot of building height, three feet of setback

is provided from all common property lines with residential districts; or

2. Three points shall be awarded towards the required minimum score if, for each foot of building height, two feet of setback is provided from all common property lines with residential districts.
3. For all other properties, five points shall be awarded towards the required minimum score if none of the property lines form common boundaries with residential districts.

- b. For all buildings three stories or more in height constructed on property adjacent to a residential district, a setback equal to or greater than that described in subsection (m)(8)a.2 of this section shall be required, regardless of whether the points are needed to achieve the minimum score for the project.

(8) Doors and windows. No points shall be awarded for doors and windows unless all elevations visible from a public right-of-way comply with subsection (m)(9)a of this section. The total points awarded for this category shall not exceed three points. Three points shall be awarded if:

- a. Doors and windows comprise at least ten percent but no more than 75 percent of the total surface area of each elevation visible from a public right-of-way; and
- b. The entire building complies with all color standards in subsection (m)(2) of this section.

(9) Exterior glass. Three points shall be awarded if:

- a. The maximum reflectivity of all exterior glass is less than or equal to 27 percent; and
- b. The entire building complies with all color standards in subsection (m)(2) of this section.

(10) Porte-cocheres, canopies and awnings. Three points shall be awarded if all items below are satisfied:

- a. A comprehensive awning plan shall be submitted. The plan shall include color renderings and sufficient canopies and/or awnings to significantly alter the appearance of the structure by creating shadows and changes in planes. The awning plan shall indicate:

1. A porte-cochere or canopy (column supported or wall and column supported); and/or
2. Wall-supported awnings of minimum three feet depth for doors and/or windows.

b. The entire building shall comply with all color standards in subsection (m)(2) of this section.

(11) Decorative ornamentation. A comprehensive ornamentation plan shall be submitted. The plan shall include color renderings and sufficient ornamental features to make a significant impact on the visual interest and decorative enhancement of the structure. Three points shall be awarded for each of the following categories:

- a. Cast stone, limestone, or other decorative masonry headers and sills at all windows and doors;
- b. Corbeled brickwork for decorative effect on pilasters, cornices, and other architectural detailing;
- c. Patterned brickwork of varying types or natural shades;
- d. Decorative exposed columns, beams or other structural members; and
- e. Applied ornamentation such as cornices, medallions, or similar detailing.