

Sec. 7.09.11.1. - Table 7.22, Temporary signs.
(/library/tx/allen/codes/land_development_code/?
nodeId=LADECO_ARTVIIIZODEST_S7.09.11.1TA7.22TESI)

Sec. 7.09.11.2. - Table 7.23, Permanent signs.
(/library/tx/allen/codes/land_development_code/?
nodeId=LADECO_ARTVIIIZODEST_S7.09.11.2TA7.23PESI)

Sec. 7.09.11.3. - Table 7.24, Permanent signs [deleted].
(/library/tx/allen/codes/land_development_code/?
nodeId=LADECO_ARTVIIIZODEST_S7.09.11.3TA7.24PESID)

Article VII - ZONING DEVELOPMENT STANDARDS

Sec. 7.01. - Purpose.

The standards in this article are intended to establish minimum design criteria for all nonresidential construction.

Sec. 7.02. - Applicability.

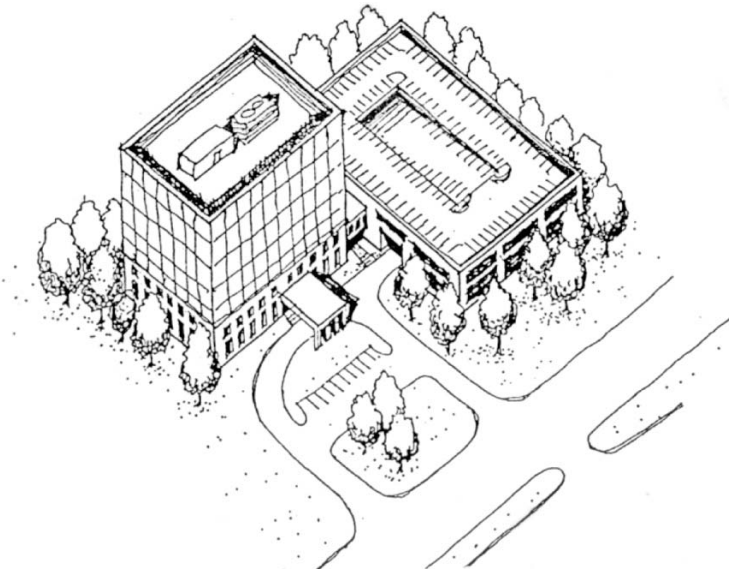
The standards for design apply to all nonresidential structures and multifamily structures except as otherwise provided, and to all parking structures and lots within the city.

Sec. 7.03. - Nonresidential design standards.

Sec. 7.03.1. - Parking garages.

Parking garages shall have architecturally finished facades, complementary to the surrounding buildings. Street front openings in parking structures shall not exceed 55 percent of the facade area.

Where possible, the narrow facade of the parking garage should be oriented to the street to minimize its visual impact.



Sec. 7.03.2. - Exterior facade materials.

1. All main building exterior wall construction materials that are exposed shall be constructed of 100 percent masonry, including but not limited to stone, brick, tiles, concrete masonry units, cast concrete, concrete stucco, etc. Glazing and framed glazing are considered acceptable alternatives. Synthetic stucco (such as exterior finish and insulation system (EFIS)) may be utilized as an architectural accent material, not to exceed ten percent of the exterior surface of any building facade.
2. Glazing, doors, windows and door frames, roof system trim, mansards, and similar visible exterior architectural treatments shall be made of materials which complement construction materials.
3. Accessory buildings shall be constructed of materials that complement the main structure.
4. When rear facades are visible from adjoining properties and/or a public right-of-way, they shall be of a finished quality and consist of colors and materials that blend with the remainder of the building's primary facade(s).

(Ord. No. 2222-9-03, § 1, 9-23-2003)

Sec. 7.03.3. - Screening mechanical equipment.

1. All roof-mounted equipment including, but not limited to, fans, vents, air conditioning units and cooling towers shall be screened so as not to be visible at ground level from adjacent properties and/or public rights-of-way, including elevated thoroughfare sections.
 - a. Overall screening height shall be the height of the highest element of roof-mounted equipment.
 - b. The outside of the screening device, if independent of the building facade, shall be painted or otherwise finished in a similar color to the color of the building facade, trim, or roof surface, whichever color is more effective in minimizing the visibility of the equipment and screen from ground level.
2. All wall-mounted and ground-mounted equipment and appliances including, but not limited to, fans, vents, air conditioning units and cooling towers, shall be adequately screened from view from public streets and adjoining properties.

