

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, attached single family 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 minor expansion of an existing building which was constructed and occupied prior to the effective date of this section which utilizes exterior finishing materials of equal or higher quality than the existing building. Minor expansion shall mean a building expansion, either by a single expansion or by the cumulative effect of a series of expansions, which results in a building with a gross floor area that is no larger than double the size of the original building's gross floor area.
 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. Non-residential and non-industrial building façade replacement, reconstruction, or rehabilitation.

- a. If 50 percent or more of a non-residentially or non-industrially used building’s elevation which is visible from a public use area or residential zoning district or use is replaced, reconstructed, or rehabilitated, either by a single project or through a series of projects, the entire elevation shall follow the provisions below:
 - i. The elevation shall be finished with complimentary masonry products (brick, stone, synthetic stone which includes, but is not limited to limestone, granite, and slate), no more than 50 percent stucco, EIFS, architecturally finished CMU, no more

than 20 percent architectural metal panels (does not include corrugated metal), and/or 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. Percentages shall be calculated exclusive of doors, windows and trim.

ii. The elevation shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earthtone colors except 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. These percentages may be modified by up to 10 percent by the Director of Planning in special cases if the building's elevation maintains sufficient visual continuity.

8. 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);

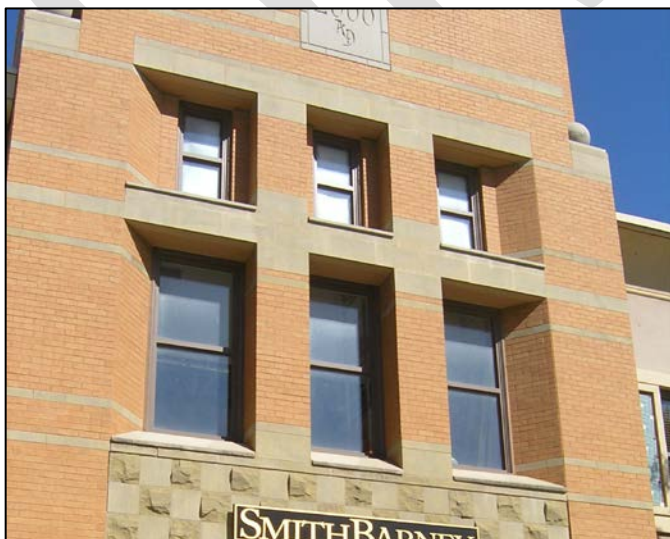
8. Architectural wood accents which are not to exceed more than 20 percent of any elevation; and
 9. Another material which is visually and physically indistinguishable from one of the aforementioned exterior finishing materials, subject to review and approval by the Director of Planning.
- iii. Percentages 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, or deep, rich, non-reflective 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 or reduced in limited cases by the Director of Planning if a proposed building features sufficient architectural interest and composition to make this requirement unnecessary.



IMAGES 1, 2 & 3. Examples of Appropriate Building Massing.

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.



IMAGES 4, 5, 6 & 7. Examples of Appropriate Fenestration.

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. This requirement may be suspended or reduced in limited cases by the Director of Planning if a proposed building features sufficient architectural interest and composition to make this requirement unnecessary.
- ii. Parapet roof lines shall feature a well-defined cornice treatment or another similar architectural element to visually cap each building elevation.





IMAGES 8, 9 & 10. Examples of Appropriate Roof Treatments.

- 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.



IMAGES 11, 12 & 13. Examples of Appropriate Entry Treatments.

- iv. Buildings shall utilize glass with a low reflectivity level.
- v. 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.
- vi. All buildings and/or their corresponding sites shall provide at least one of the following:
 1. The building achieves a LEED certification or other green building certifications as approved by the Director of Planning.
 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 at least 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. Building is 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.



IMAGES 14, 15 16 & 17. Examples of Tripartite Design.

11. 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.