

## EXHIBIT A

### Sec. 146-132. - Fences, walls, and screening requirements.

Where a screening device is required as provided herein, the following standards shall be observed:

- (1) *Fence or wall.* Refer to chapter 122, article IV, which establishes minimum construction, location, and maintenance requirements for all fences in the city.
- (2) *Screening device.* A screening device shall be erected or placed in all locations and in accordance with all provisions specified below:
  - a. A screening device required under this section shall meet the following minimum requirements:
    1. The minimum height of the screening device shall be as follows:
      - (i) Garbage, trash or refuse container screening: seven feet.
      - (ii) Screening of outdoor storage: seven feet.
      - (iii) All other required screening: six feet.
    2. The maximum height of the screening device shall be as follows:
      - (i) "ML," "MH" and Industrial "PD" districts: ten feet.
      - (ii) All other districts: eight feet four inches.
    3. The materials shall consist of:
      - (i) Brick masonry, stone masonry, or other architectural masonry finish; or
      - (ii) Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a solid screening effect; or
      - (iii) Living plant screens may be approved if the director of planning finds that this method of screening will not be detrimental to adjacent property and will provide sufficient visual screening based on the proposed location and characteristics of the project. The director of planning or his/her designee may forward the request for review to the planning and zoning commission or city council for approval or disapproval. A living plant screen shall meet one of the following conditions in order to be considered for approval without a variance:
        1. For screening a project from an adjacent residential property that has an existing fence, the living plant screen shall consist of evergreen shrubs or trees identified in the approved planting list in Appendix A-1 meeting the following requirements.
          - a. Evergreen shrubs shall be at least three feet in height at planting and spaced three feet apart on center;
          - b. Evergreen trees shall be at least six feet in height at planting and spaced six to eight feet apart on center, as determined by the landscape administrator; or
        2. There is an existing screening device (a masonry wall, wrought iron fence) on the adjacent property; or
        3. Use of a living plant screen would result in preservation of existing trees in a wooded area as compared to another type of screening device; or
        4. For screening of overhead doors from an adjacent residential property with an existing fence, the living plant screen shall consist of evergreen trees

## EXHIBIT A

(identified on the approved planting list in Appendix A-1), at least six feet in height at planting and spaced three feet apart on center; or

5. For screening of overhead doors from the right-of-way, the living plant screen shall consist of evergreen shrubs identified on the approved planting list in Appendix A-1, at least three feet in height at planting and spaced three feet apart on center; or
6. When screening heating, ventilation, and air conditioning (HVAC) equipment from the right-of-way, the living plant screen shall meet the standards identified in Sec. 146-135; or
7. Unless identified above, all living plant screens shall consist of evergreen shrubs identified as acceptable for screening at least six feet in height or greater in Appendix A-1 and shall meet the standards identified in Sec. 146-135.

Note: The landscape administrator may require a greater planting size and/or a different spacing pattern, depending on the characteristics of the project, in order to ensure sufficient visual screening.

- (iv) Alternate equivalent screening, upon approval by the planning and zoning commission and/or city council, depending on which body has the final approval authority as indicated in section 146-45(a)(2) through the site plan process.
  - (v) The screening requirement may be waived by the director of planning or his/her designee or the request for a waiver thereof may be forwarded for review by the planning and zoning commission or city council, depending on which body has the final approval authority as indicated in section 146-45(a)(2). A waiver may be approved if one of the following conditions are maintained for the life of the project:
    1. Sufficient screening exists on the adjacent property;
    2. The portion of the subject property to be screened contains a wooded area that shall be maintained for the life of the project and a tree survey indicates that a majority of the trees in the wooded area on the subject property are found to be "quality trees," as defined in Sec. A-2 of Appendix A; or
    3. The portion of the subject property to be screened is adjacent to a floodplain (as defined in section 130-381).
- b. All required screening devices must be equally finished on both sides.
  - c. All openings in the surface for passage shall be equipped with gates equal in height and screening characteristics specified above, but need not be of the same material as the main fence or wall.
  - d. Prior to the issuance of an occupancy permit, all approved screening devices must be in place.
  - e. All screening devices shall be permanently and continually maintained in a neat and orderly manner as a condition of use. The occupancy permit may be revoked by the chief building official for failure to adequately maintain such screening device.
- (3) *Applicability.* Screening devices shall be placed and maintained in the following locations:
- a. Screening devices shall be placed along any property line or district boundary between any single family detached or attached or any two family zoning or use and any mobile home park, or non-residential use, but not across a dividing street between such uses. An alley shall not be considered a dividing street for purposes of this section. The more intensive use shall have the responsibility for providing and maintaining the screening device. This requirement shall not apply to the MTC McKinney town center zoning district. See section

## EXHIBIT A

146-132(3)(n) for residential transition area screening device standards specifically applicable to the MTC McKinney town center zoning district. Further, this requirement shall not apply to public parks, as defined in Chapter 74.

- b. All screening devices shall be permanently and continually maintained in a neat and orderly manner as a condition of use. The occupancy permit may be revoked by the chief building official for failure to adequately maintain such screening device.
- c. All allowed open storage of materials, equipment, or commodities shall be screened from view from all streets. Materials, equipment, or commodities shall be stacked no higher than one foot below the top of the screening wall or visual barrier.
- d. Garbage, trash, or refuse containers shall be fully screened on all sides. Screening materials shall be masonry and the same color as the exterior walls of the main structure. A solid metal gate shall be provided. Garbage, trash, or refuse containers shall not be located in front of the main building unless no other option is available. Gates shall be kept closed except when in use for access. Sanitation containers shall also meet the screening and landscaping requirements as defined in section 146-135.
- e. Sanitation containers shall be subject to the following design specifications:
  - 1. Single container enclosures shall be a minimum of 12 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.
  - 2. Double container enclosures shall be a minimum of 25.5 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.
  - 3. Trash compactor enclosures and all other enclosure types shall be constructed to the environmental waste department's specifications.
  - 4. All enclosure types shall be required a minimum of 40 feet of straight backing, as measured from the front gates of the enclosure, to accommodate a sanitation truck's maneuverability. If special circumstances prevent straight backing from being provided, the environmental waste department shall have the authority to approve angled or alternative backing movements.
  - 5. All enclosure types shall be required to provide a 24-foot vertical clear zone, unless otherwise approved by the environmental waste department.
- f. All wrecking yards, junkyards, or salvage yards shall be fenced on all sides and shall be screened from view from the public right-of-way and from adjacent residential property.
- g. Loading docks or structures, bays, and bay doors shall be screened from view from the public right-of-way, from adjacent residential property, and from adjacent non-residential property, other than industrial. The required screening device adjacent to a non-residential property, other than industrial, may be waived with site plan approval if it is determined that the location of the proposed loading docks, bays or bay doors in relation to the adjacent development's site layout is not detrimental. Bays in any retail district or retail PD district shall be oriented away from the street frontage. This requirement shall not apply to the MTC McKinney town center district. See section 146-132(3)(m) for street screening device standards specifically applicable to the MTC McKinney town center zoning district.
- h. Display of new vehicles, or used vehicles not defined as junked vehicles under chapter 62, article XI, need not be screened if they are, in the opinion of the chief building official, maintained in a neat and orderly manner.
- i. Landscaping standards for parking lots shall also apply to vehicle display lots, except that minimum screening height for vehicle display lots shall be 1½ feet.
- j. Mechanical and heating and air conditioning equipment in mixed use and non-residential uses shall be screened from view from the public right-of-way and from adjacent residential property.

## EXHIBIT A

1. For such equipment located on the roof, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment. Screening material shall be consistent with the building materials of the structure on which the equipment is placed.
  2. For such equipment mounted flush to and completely contained within the exterior of a building or structure such equipment shall be disguised to integrate into the overall exterior of the building and shall not be readily visible or identifiable as mechanical, heating, and air conditioning equipment.
- k. Mechanical and heating and air conditioning equipment in multi-family uses shall be screened from view as follows:
1. For such equipment located on the roof, said equipment shall be screened from view from the public right-of-way and from adjacent residential property. The screening of the equipment shall be a minimum of one foot higher than the height of the equipment. Screening material shall be consistent with the building materials of the structure on which the equipment is placed.
  2. For such equipment mounted flush to and completely contained within the exterior of a building or structure, said equipment shall be disguised to integrate into the overall exterior of the building and shall not be readily visible or identifiable as mechanical, heating, and air conditioning equipment.
  3. For such equipment located on the ground level, said equipment shall be required to be screened from view. The screening materials provided shall be opaque and of an architecturally finished material that is a height equal to or greater than the height of the equipment being screened. Sufficient evergreen landscaping that creates a screening effect shall be considered acceptable if provided in accordance with Section 146-135; save and except that the evergreen landscaping shall only be required at a height equal to or greater than the height of the mechanical equipment being screened.
- l. At motor vehicle service or repair facilities or automotive paint and body repair shops, vehicles awaiting repair for more than 24 hours or after the close of business shall be screened from view from public right-of-way and from adjacent residential property. Parking spaces used for the overnight storage of vehicles awaiting repair must be screened in accordance with the requirements of this section.
- m. Parking lots shall meet screening and landscaping requirements as defined in section 146-135.
- n. Street screening devices specifically applicable to the MTC McKinney town center zoning district: A street screening device (minimum two feet and maximum four feet high) shall be placed along any pedestrian priority "A" or "B" street frontage that is not defined by a building or driveway within the build-to zone. This required street screening device shall be placed at the front edge of the build-to zone along the pedestrian priority "A" or "B" street. The McKinney Town Center development coordinator (director of planning or designee) shall administratively approve a street screening device of either: (1) the same finishing material as the principal structure on the lot, (2) masonry (brick, stone, or architectural masonry finish), (3) a living plant screen composed of evergreen shrubs planted to be opaque at maturity, or (4) a combination of the above. See also the building form and site development standards of the MTC McKinney town center zoning district (appendix G-2).
- o. Residential transition area screening devices specifically applicable to the MTC McKinney town center zoning district: A residential transition area screening device (minimum six feet and maximum eight feet high) shall be placed along any property line between any new building construction or upper story addition to an existing building and any existing single family detached residential use. This standard shall not apply when a single family detached dwelling, single family attached dwelling, or two family dwelling is to be located

## EXHIBIT A

adjacent to an existing single family detached residential use. This standard shall not apply when an improved public street or railroad right-of-way separates the new building construction from the existing single family detached residential use. The McKinney Town Center development coordinator (director of planning or designee) shall administratively approve a residential transition area screening device of either: (1) the same finishing material as the principal structure on the lot, (2) masonry (brick, stone, or architectural masonry finish), (3) a living plant screen composed of evergreen shrubs planted to be opaque at maturity, or (4) a combination of the above. See also the building form and site development standards of the MTC McKinney town center zoning district (appendix G-2).

- (4) *Variances*. In the case of a required site plan approval, a variance to the provisions of this section, save and except subsection 146-132(3)e, may be allowed by the planning and zoning commission and/or the city council, unless otherwise specified herein, depending on which body has the final approval authority as indicated in section 146-45(a)(2), or additional provisions required, as a part of such site plan approval. The applicant shall prove that the variance from the zoning regulations is warranted under the circumstances presented. A variance may be granted if the planning and zoning commission and/or city council finds that:
- a. Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;
  - b. The variance will have no adverse impact on current or future development;
  - c. The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;
  - d. The variance will have no adverse impact on the public health, safety and general welfare.

A financial hardship shall not be considered a basis for the granting of a variance.

(Code 1982, § 41-205; Ord. No. 1270, § 4.05, 12-15-1981; Ord. No. 99-03-35, § 1H, 3-16-1999; Ord. No. 2000-05-028, § 1B, 5-2-2000; Ord. No. 2002-08-084, § I.51, 8-20-2002; Ord. No. 2006-10-121, § V, 10-17-2006; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2008-11-104, § 9, 11-4-2008; Ord. No. 2010-05-011, § 7, 5-17-2010; Ord. No. 2010-12-053, § 16, 12-7-2010; Ord. No. 2012-11-056, §§ 32—35, 11-5-2012; Ord. No. 2013-04-033, § 3, 4-2-2013; Ord. No. 2013-04-044, § 12, 4-22-2013; Ord. No. 2015-05-039, § 2, 5-5-2015; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019; Ord. No. 2019-11-074, § 1(Exh. A), 11-5-2019)

## EXHIBIT A

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

- (a) *Purpose.* The purpose of this section is to establish minimum standards for the appearance of non-residential, attached single family residential (townhome), and multi-family residential buildings and corresponding site elements that are recognized as enhancing property values and that are in the interest of the general welfare of the city under the authority granted by Chapter 3000 of the Texas Local Government Code. 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. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. 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 that will result in a significant contribution to the visual character of the area and the city 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 buildings 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 with 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:
    - a. The site plan has not expired;
    - b. A building permit has been issued; and
    - c. Construction is underway prior to the expiration of two years from the effective date of the ordinance from which this section is derived.
  - (8) Any expansion of an existing building that 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.
  - (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 up to not more than 50 percent of the original structure.
- (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.

## EXHIBIT A

- (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 facade plan be forwarded to the planning and zoning commission via the process contained in section 146-139(e) of this chapter.
- (e) *Facade plan approval.* The director of planning shall have the authority to approve or approve with conditions any facade plan that 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 facade plan that the director of planning cannot approve due to nonconformance shall be forwarded to the planning and zoning commission for consideration and action.
- (1) Facade plans that are considered by the planning and zoning commission shall require the issuance of property owner notification letters and the posting of informational 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 by the applicant or city staff to the city council.
- a. If the applicant disagrees with the decision of the planning and zoning commission, the applicant may, within seven days of the planning and zoning commission action, request in writing addressed to the director of planning that the commission's action on the facade plan be appealed to the city council.
  - b. If the director of planning disagrees with the decision of the planning and zoning commission, the director of planning may, within seven days of the planning and zoning commission action, notify the applicant in writing of the director of planning's appeal of the commission's action on the facade plan to the city council.
  - c. Any appeal of the planning and zoning commission's action regarding a facade plan to the city council shall automatically abate the commission's action until such time as the city council rules upon the appeal. No building or development permit shall be issued for any parcel or structure reflected on a facade plan that has been appealed from the planning and zoning commission to the city council until such time as a decision on the appeal is rendered by the city council.
  - d. The appeal of the planning and zoning commission's action regarding a facade plan shall be governed by the following process:
    1. The applicant's or the director of planning's written notice of appeal shall state, generally, the grounds for the appeal.
    2. The applicant and the director of planning shall be provided at least 21 days' notice of the city council meeting at which the appeal will be considered unless such notice is waived in writing by both the applicant and director of planning.
    3. The director of planning shall cause all of the documents and materials presented to the planning and zoning commission, together with any approved minutes of the planning and zoning commission regarding the appealed facade plan, to be presented to the city council with the agenda packet for the city council meeting at which the appeal will be considered. The foregoing shall constitute the record of the action appealed. The director of planning shall provide a copy of such materials to the applicant at the same time as such materials are submitted for inclusion in the city council agenda packet.
    4. The applicant and the director of planning may submit additional materials to be included in the city council's agenda packet for consideration by the city council at least seven days before the date of the city council meeting at which the appeal will be considered. The applicant and the director of planning shall simultaneously provide

## EXHIBIT A

- copies of such additional materials to each other upon submittal under this subsection.
5. At the hearing, the applicant and the director of planning may appear in person, by agent, or by attorney. The city council may reverse, affirm, wholly or partly, or modify the planning and zoning commission's action regarding the facade plan. The city council shall be the final approval authority for facade plans, and its decision shall be final.
- e. When considering a facade plan application that 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:
1. The extent to which the application meets other specific standards of this chapter;
  2. 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;
  3. 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
  4. The extent to which the proposed project accomplishes city goals as stated in the comprehensive plan or other approved document.
  5. 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) architectural design (*This provision is only applicable to a Significantly Important Building or buildings that are located in a Historically Significant Area*).
    - a. Roof treatment.
      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. No flat roof line shall be visible.
      2. A parapet wall shall be acceptable if constructed so that no flat roof shall be visible.
      3. Standing seam metal roofs, which meet all the criteria of this section shall be acceptable.
      4. 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.
      1. Each elevation of each building shall be finished with at least 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.
      2. 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



## EXHIBIT A

elevation. Architectural wood accents shall be allowed on no more than 10 percent of each elevation.

- c. Exterior color.
  - 1. 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.
  - 2. 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.
  - 1. 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.
  - 2. The height of such offsets shall be equal to the building's height at the location of the offset.
  - 3. 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.
- e. Minor architectural enhancements. All buildings or developments shall be required to provide at least four of the following elements:
  - 1. 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;
  - 2. Each elevation of each building that 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;
  - 3. 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);
  - 4. At least one dormer is provided for each roof plane over 1,000 square feet in area that 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;
  - 5. All chimneys are finished on all sides with 100 percent masonry finishing materials;
  - 8. All windows feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window;
  - 9. All windows are emphasized through the use of molding around the windows, plant ledges, sills, shaped frames, awnings, or another similarly related architectural element;
  - 10. 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
  - 11. Another minor architectural or site enhancement as approved by the planning and zoning commission as part of the site plan approval process that is comparable to the

## EXHIBIT A

significance of the other elements listed herein may count as two of the required elements.

- (2) Multi-family residential (including senior multi-family) site design.
  - a. Amenities conforming to the regulations provided herein shall be provided.
    1. The number of required amenities shall be based on the number of units within the development as follows:
      - i. Developments with less than 20 dwelling units shall provide at least one amenity.
      - ii. Developments with 20 or more dwelling units but less than 100 dwelling units shall provide at least two amenities.
      - iii. Developments with 100 or more dwelling units but less than 180 dwelling units shall provide at least three amenities.
      - iv. Developments with 180 or more dwelling units but less than 260 dwelling units shall provide at least four amenities.
      - v. Developments with 260 or more dwelling units but less than 520 dwelling units shall provide at least five amenities;
      - vi. Developments with 520 or more dwelling units but less than 1000 dwelling units shall provide at least seven amenities;
      - vii. Developments with 1000 or more dwelling units shall provide at least ten amenities.
    2. 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:
      - i. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum ten feet wide in all areas);
      - ii. 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 two required amenities;
      - iii. 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 four required amenities;
      - iv. Jacuzzi or hot tub area (minimum eight person);
      - v. At least four barbeque grills with shaded seating areas for at least 16 people;
      - vi. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space;
      - vii. Tot play lot (minimum 4,000 square foot area);
      - viii. A splash pad (water play amenity for children) which is a minimum of 1,000 square feet in area;
      - ix. 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;

## EXHIBIT A

- 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.
  - x. 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;
  - xi. Fitness center and/or weight room (minimum 500 square feet);
  - xii. Library and/or business center (minimum 500 square feet);
  - xiii. Movie theater room including seating for a minimum of 50 people;
  - xiv. Outdoor amphitheater with seating for at least 50 people (if individual seats are not provided, then 150 linear feet of seating shall be provided);
  - xv. Golf putting green (minimum 1,000 square feet);
  - xvi. 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 in length. 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.
  - xvii. Other amenity as approved by the planning and zoning commission as part of the site plan approval process.
- b. Major site enhancements.
- 1. All buildings or developments shall be required to provide the following element:
    - i. All entrances into the multi-family residential development 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);

## EXHIBIT A

- 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.
2. Developments located within a Historically Significant Area may also select from the options below in order to satisfy the above requirement for a major site enhancement:
- i. 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;
  - ii. 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
  - iii. Each ground-floor residential unit that 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 (excluding units that front onto parking fields, multi-level structured parking facilities, minor drive aisles, or other similar vehicular use areas) is provided with an exterior oriented entrance.
3. An alternative major site enhancement may be 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.
- c. Additional requirements.
- 1. All enclosed parking located within a Historically Significant Area shall be of similar and conforming architectural design and materials as the main multi-family structures.
  - 2. 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.
  - 3. All off-street parking areas shall be screened from view from public thoroughfares by one or more of the following:
    - i. A combination of low masonry walls and earthen berms reaching a minimum of six feet tall;
    - ii. Earthen berms reaching a minimum of six feet tall;
    - iii. A six-foot tall brick masonry, stone masonry, or other architectural masonry finish; or
    - iv. 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;
    - v. A multi-family residential building(s) that the off-street parking is serving; or

## EXHIBIT A

- vi. Another alternate screening device as approved by the planning and zoning commission.
  4. All paving for drives, fire lanes, and parking shall be concrete and shall feature curbs.
  5. All multi-family residential buildings (excluding senior multi-family residential buildings) shall be limited to two stories in height. Multiple family residential developments, that are subject to the requirements of the REC regional employment center overlay district, shall be exempt from this requirement.
  6. Multi-family residential structures within a Historically Significant Area and located 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. Multiple family residential developments, that are subject to the requirements of the REC regional employment center overlay district, shall be exempt from this requirement.
- (3) Attached single family residential (townhome) *(This provision is only applicable to buildings located within a Historically Significant Area).*
- 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. The area of exterior finish shall be calculated exclusive of doors and windows.
- (4) Industrial uses in industrial districts *(This provision is only applicable to buildings located within a Historically Significant Area).*
- a. One hundred percent of each building elevation 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.
  - b. Other exterior walls may be finished with metal or any other building material which is allowed by the International Building Code.
  - c. The 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 in distance for every one foot of building height.
- (5) 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.
- (6) Aircraft hangars *(This provision is only applicable to buildings located within a Historically Significant Area).*
- 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. 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.

## EXHIBIT A

- 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.
- (7) Structured parking facilities (*This provision is only applicable to buildings located within a Historically Significant Area*).
- a. Structured parking facilities shall have architecturally finished facades and shall be complimentary on all sides with the surrounding buildings. Where possible, the narrow portion of the facility shall be oriented to the public right-of-way.
- (8) Non-residential and non-industrial building facade replacement, reconstruction, or rehabilitation (*This provision is only applicable to buildings located within a Historically Significant Area*).
- a. Buildings shall utilize exterior finishing materials of equal or higher quality than the existing building.
- (9) Other non-residential uses in non-industrial districts (*This provision is only applicable to buildings located within a Historically Significant Area*).
- a. *Exterior finishing materials.*
    - 1. 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.
    - 2. Acceptable exterior finishing materials for the remainder of the building include:
      - i. Masonry (brick, stone, synthetic stone which includes, but is not limited to limestone, granite, and slate);
      - ii. Stucco;
      - iii. EIFS;
      - iv. Architecturally finished CMU;
      - v. Glass curtain wall systems;
      - vi. Architecturally finished metal panels (does not include corrugated metal);
      - vii. 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 sheet siding is prohibited);
      - viii. Architectural wood accents that are not to exceed more than 20 percent of any elevation; and
      - ix. Another material that is visually and physically indistinguishable from one of the aforementioned exterior finishing materials, subject to review and approval by the director of planning.
    - 3. Percentages shall be calculated exclusive of doors, windows and trim.
  - b. *Exterior colors.*
    - 1. A minimum of 80 percent of all building elevations shall be finished with complimentary neutral, cream, or deep, rich, non-reflective earthtone colors.
    - 2. 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.

## EXHIBIT A

3. These percentages may be modified by up to ten percent by the director of planning in special cases if the building's elevations maintain sufficient visual continuity.
- c. *Building massing.*
1. All buildings shall utilize facade offsets and appropriate fenestration to add architectural variation and visual interest to an elevation and to break up long uninterrupted walls or elevations.
  2. 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 facade plane of at least 18 inches in depth. 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.



## EXHIBIT A



*Images 1, 2 & 3. Examples of Appropriate Building Massing*

d. *Fenestration.*

1. 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.
2. Windows shall be utilized and scaled appropriately so as to remain proportionate to the wall plane within which they are located.



## EXHIBIT A



*Images 4, 5, 6 & 7. Examples of Appropriate Fenestration*

e. *Roof treatment.*

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

## EXHIBIT A



*Images 8, 9 & 10. Examples of Appropriate Roof Treatments*

f. *Additional requirements.*

1. 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.
2. Additions to existing buildings shall be designed to match the architectural design features and finishing materials of the existing building to the extent possible.
3. 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 that

## EXHIBIT A

serves the same purpose. The covering shall be no smaller than three feet in depth when measured from the face of the adjoining facade. 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*

4. Buildings shall utilize glass with a low reflectivity level.
5. All elevations of each building that 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.
6. All buildings and/or their corresponding sites shall provide at least one of the following:
  - i. The building achieves a LEED certification or other green building certifications as approved by the director of planning.
  - ii. All building elevations feature 100 percent masonry finishing materials.
  - iii. All building elevations that 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.
  - iv. All building elevations that are visible from a public right-of-way or are oriented toward properties zoned or used for residential purposes shall feature at least

## EXHIBIT A

two facade offsets (recess or projection) of at least five feet in depth for every 50 feet of horizontal length.

- v. All building elevations that are visible from the public right-of-way or are oriented toward properties zoned or used for residential purposes feature at least three distinct roof lines.
- vi. 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.
- vii. At least 75 percent of the building's required off-street parking is provided within a structured parking facility.
- viii. 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 evergreen landscaping.
- ix. The 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.
- x. 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.



EXHIBIT A



*Images 14, 15, 16 & 17. Examples of Tripartite Design*