

II. STANDARDS FOR SUSTAINABILITY OVERLAY

H. Supplementary architectural regulations.

1. *Intent.* The intent of this subsection is to create buildings which reflect the desired Leon Valley character of being a sustainable and attractive city as stated above. It is also intended that nonresidential buildings are constructed in a manner that allows flexibility to accommodate a range of uses over time in order to avoid the need to demolish and rebuild for successive uses. The size, disposition and design of buildings play an important role in achieving that goal. This includes encouraging the following:

- a. Landmark elements such as enhanced open spaces and building features.
- b. Buildings which directly contribute to the attractiveness, safety and function of the street and public areas.
- c. Buildings which are constructed in a manner, and with materials, that are highly durable and will continue to endure and be attractive over a long time, especially adjacent to public and pedestrian areas.

It is intended by this section, to encourage a variety of building and design solutions in response to the standards and regulations outlined herein.

2. *Building standards - Nonresidential and mixed use.*

- a. *Building form.*
 - i. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.

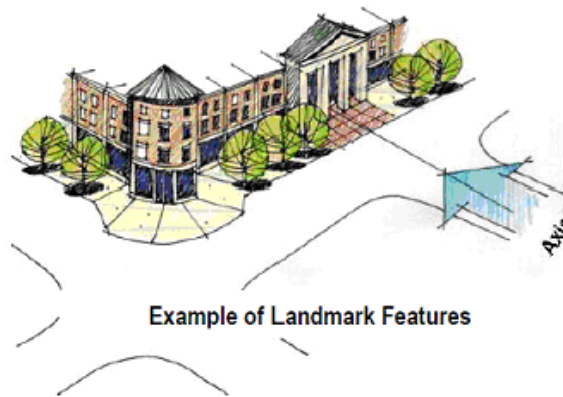
Examples of Single Story Tri-Partite



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- ii. Buildings which are located on axis with a terminating street or access drive or at the intersection of streets and/or major access drives shall be considered a landmark building. Such buildings shall be designed with landmark features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.

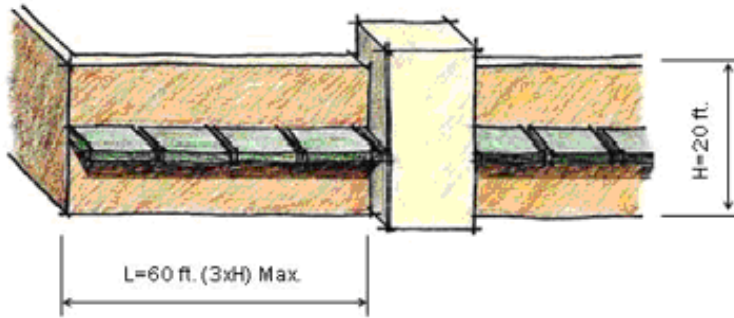


- iii. *Building articulation.* One- and two-story facades visible from a public street, drive or open space shall meet the following minimum standards for articulation. Articulation for buildings three or more stories in height shall be required for the primary entries and the building's main corners.

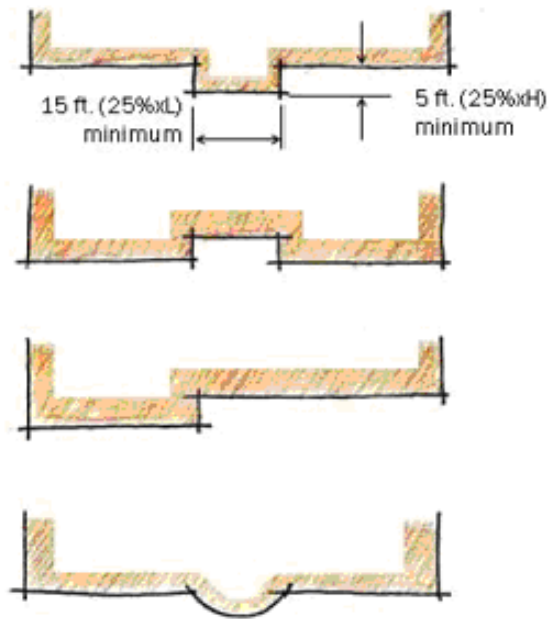
Horizontal articulation. No building wall shall extend for a distance equal to three times the wall's height without having an offset equal to 25 percent of the wall's height, and that new plane shall extend for a distance equal to at least 25 percent of the maximum length of the first plane.

Vertical articulation. No horizontal wall shall extend for a distance greater than three times the height of the wall without changing height by a minimum of 25 percent of the wall's height. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.

Building Articulation Examples

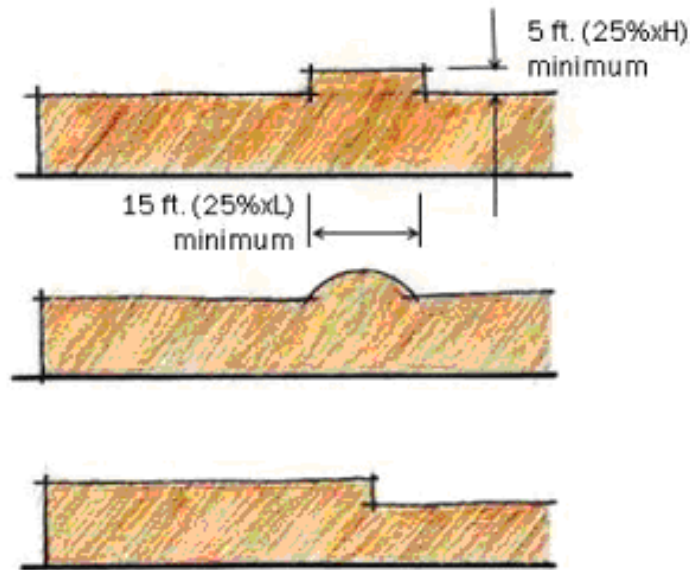


HORIZONTAL Articulation



Possible PLANS

VERTICAL Articulation



Possible ELEVATIONS



3. *Architectural features.*
 - a. Where clearly visible from a public street, open space or major access drive:
 - i. *Roofs.* For buildings with hip, gable or mansard roofs, allowed materials include metal standing seam, slate, clay or concrete tile (barrel or Roman shape).
 - ii. *Windows,* except for retail at-grade, shall be vertical in proportion and have at least a three-inch reveal. Vertically proportioned windows which are joined together by a mullion shall be considered as meeting this standard.
 - b. *Architectural point system.* All structures shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings over 50,000 square feet must include a minimum of five of the referenced architectural elements.
 - i. Canopies, awnings, porticos with colonnade, or arcades for at least 70 percent of the front facade;
 - ii. Raised pilasters or quoined corners;
 - iii. Vertical elements (landmark feature as defined in this Code);

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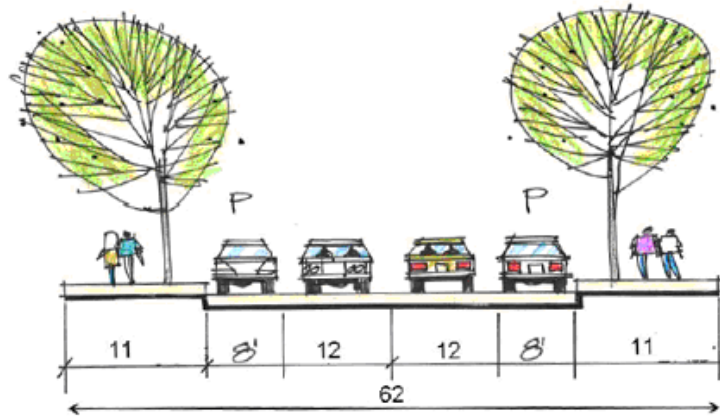
- iv. Windows and doors framed with stone, cast stone, limestone, or other decorative masonry headers and sills;
 - v. Outdoor patios and/or courtyards (landscaped and furnished);
 - vi. Decorative ornamentation integrated into the building facade, such as corbels, medallions (non-signage), functioning clocks, niches, wrought iron, balconettes or horizontal and rhythm patterned brickwork; or other architectural features approved by the director.
 - vii. Rainwater harvesting system for on-site use.
- c. *Exterior facade materials.*
- i. *Allowed exterior materials.* Allowed exterior surface materials are categorized into three groups:
 - Group A.* Brick, stone and exterior grade stucco applied in a three-step process. At least 10% of any primary facade shall contain brick or stone.
 - Group B.* Stucco, architectural concrete block with integrated color, factory primed cementitious fiberboard (in the form of lap siding or board and batten), colored or stamped tilt-wall, EIFS (above 14 feet from grade only). Cementitious fiberboard is limited to 20 percent of any facade.
 - Group C - Accent.* Metal, EIFS, wood.
 - ii. *Prohibited exterior materials.* Prohibited exterior surface materials include metal building panels, cinderblock and aggregate finished surfaces.
 - iii. *Primary facades.* The following shall apply to all exterior walls of buildings which are clearly visible from a public street, open space, or active storefront:
 - a) Primary facades, excluding windows, doors, and other openings, shall be constructed of at least 80% Group A materials and up to 20 percent Group B materials. However, accent materials from Group C may be allowed in limited application for architectural features.
 - iv. *Secondary facades.* The following shall apply to all exterior walls of buildings which are not clearly visible from a public street, open space or active storefront, or are constructed on a property line as one of a series of in-line buildings where the wall will become part of a common wall:
 - a) Walls, excluding windows, doors, and other openings, shall be constructed of a minimum of 20 percent Group A materials and up to 80% Group B materials. However, the color of the walls shall match the primary facades.
 - b) *Wrapping the primary facade treatment.* Secondary facades which are adjacent to the primary facade shall contain the primary facade treatment for at least 10% of its area. This may occur as a simple continuation of the primary facade treatment, or elements such as cornices, bases and vertical elements. In all cases, however, wall surface materials shall wrap the corner, except when located on a common property line.
 - v. At least two materials shall be used on all exterior facades.

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- vi. Windows and glazing shall be limited to a minimum of 30 percent and maximum of 70 percent of each building elevation facing a street, major access drive or side yard greater than ten feet. This does not apply to big boxes or industrial buildings. See subsection 6.b below for special requirements for retail at-grade.
 - vii. *Color.*
 - a) The dominant color of all buildings shall be muted shades of color. Black shall not be used except as an accent color.

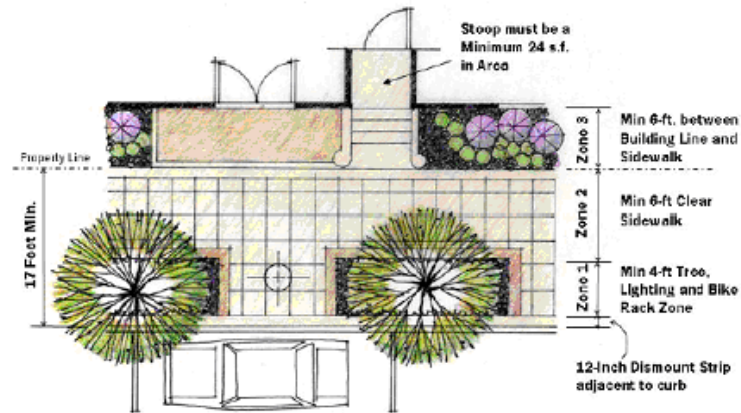
There are no restrictions on accent colors which comprise less than 1.0% of the building face, except that bright and florescent colors are prohibited.
 - b) Roof colors shall be a muted shade of cool gray, warm gray, brown or red.
 - c) The planning director may refer the interpretation of appropriate colors to city council.
4. *Townhouse district standards.*
- a. All townhouse developments within the overlay are subject to site plan review and approval by director. The site plan shall show the typical layout of the townhouse lot and an overall layout of the development.
 - b. All townhouse developments shall provide rear entry off-street parking with a minimum two-car garage. Alleys servicing these developments shall be a minimum 20 feet in width.
 - c. *Open space.*
 - i. Ten percent of the total townhouse development shall be dedicated as usable open space. This area shall be platted as common area; open space must be usable and serve as an amenity for residents.
 - ii. Open space shall contain at least one large canopy tree and one small ornamental tree for each 5,000 square feet of required open space. The location of open space should endeavor to preserve existing trees.
 - d. The maximum height of townhouses shall be at least two stories but may not exceed three stories or 50' whichever is less.
 - e. Streets adjacent to townhouses shall have a minimum 62-foot right-of-way or public access driveway. All townhouses shall be platted on individual lots and require public street frontage, but cannot have double street frontage.

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- f. Parallel parking shall be provided along the curb in the right-of-way.
- g. The front building setback shall be a minimum of six feet and a maximum of 15 feet.
- h. Three zones between back of curb and the building line:
 - i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each two urban trees, a bike rack, trash receptacle, bench, pedestrian streetlights, or other approved street furniture is required.
 - ii. Sidewalk zone (2) - a minimum six-foot wide clear sidewalk;
 - iii. Landscape zone (3) - a minimum six-foot landscape/patio area adjacent to the building. In order to differentiate the different zones (public v. private) of the sidewalk and the townhouse, a three-foot high wrought iron, masonry, or cast stone fence may be constructed. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Wood fences and railings and chain-link fencing are prohibited for balconies and patios.
- i. All buildings which have residential unit floor plates within six feet of grade shall include a primary front door entrance into the unit which may be accessed from the sidewalk.
- j. The front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area.

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Masonry Column

Primary Entrance



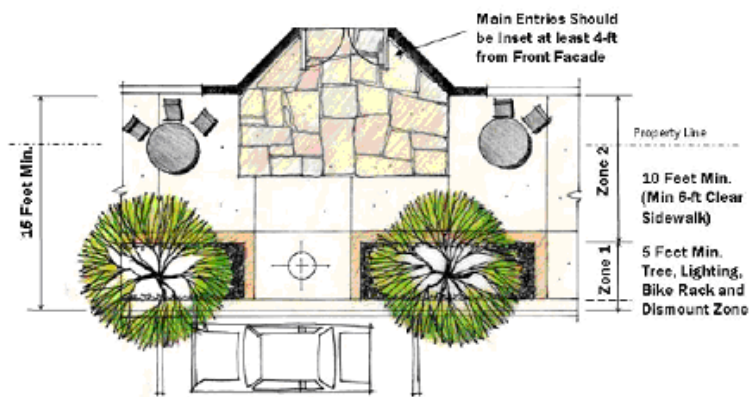
Visibility to Sidewalk

Elevated Ground Floor Plate

- k. A 20-foot rear building setback shall be applied from the alley right-of-way which includes a five-foot fence setback with an urban tree for each property.
- l. The minimum side yard is five feet between groups of three to six townhouses; side yard at corner shall be the same as for a front yard, and requires all three zones.
- m. The minimum lot width is 25 feet. Lot depth is a minimum of 100 feet.
- n. The maximum block length should not exceed 400 feet.
- o. A ten-foot wide rear landscape buffer shall be provided and shall contain one tree for each 30 linear feet.
- p. Units must also include windows which provide residents a view of the street or public access easement and sidewalk area.

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5. *Residential at-grade.* In developments that contain residential at-grade, the front door entry shall be located a minimum of two feet above the sidewalk elevation and include a minimum 24 sf stoop. If pre-empted by topographic conditions, the entry may be lowered in elevation, subject to approval of the director. However, up to 50 percent of units [may be] built at grade for ADA accessibility from the sidewalk provided there is a metal fence (in the form of metal tubing or wrought iron) separating the private area from the public sidewalk area. (See diagram in townhouse standards above.)
6. *Retail and mixed use building standards.*
 - a. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk and should be inset by at least four feet.
 - b. Retail uses adjacent to the sidewalk at-grade shall:
 - i. Be constructed to meet fire code separation from any other uses constructed above;
 - ii. Have a minimum clear height of 14 feet between finished floor and the bottom of the structure above. Mezzanines within the retail space shall be allowed per building code;
 - iii. Have an awning or canopy which extends at least six feet over the sidewalk for at least 75 percent of the frontage on any portion of a building. Such awning or canopy shall maintain a minimum 7.5-foot clearance over the sidewalk; and
 - iv. Have highly transparent glass windows for at least 60 percent, but no greater than 80 percent, of the ground floor facade. The ground floor shall be excluded from the minimum and maximum window requirement above.
 - c. Two zones between back of curb and the building line:
 - i. Streetscape zone - a minimum four-foot wide area adjacent to the back-of-curb for urban trees, street furniture plus a one-foot dismount strip. An urban tree in a tree well shall be provided for each 25 linear feet in the streetscape zone. For each three urban trees along a sidewalk, a bike rack, trash receptacle, bench, lighted bollard, or other approved street furniture should be provided.
 - ii. Sidewalk zone (2) - a minimum ten-foot wide sidewalk. The sidewalk zone may be encroached by a three-foot high fenced patio area for dining, as long as a minimum six-foot width is maintained for a pedestrian way.

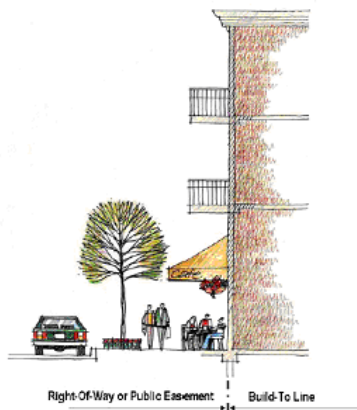


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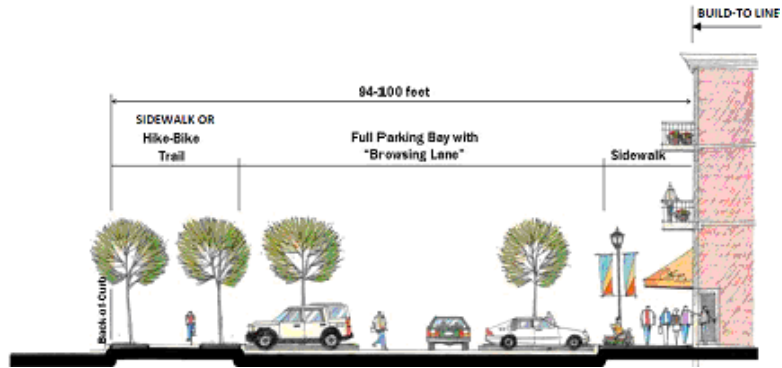


- d. *Build-to line.* At least 70 percent of the front building face shall be constructed within a minimum of 15 feet from the back of curb and a maximum of 20 feet when adjacent to a major access drive. The remainder of the building frontage may be set back further to allow such things as outdoor dining, plazas, entry courts and pass-throughs to parking. For developments where there is parking between the building and property line, the build-to line shall be 100 feet from the back-of-curb.

Build-To Diagrams



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