

Division 6. Architectural Standards

Sec. 14.02.061 Single-family detached and two-family.

(a) *Purpose and applicability.*

- (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.
- (2) This section applies to all single-family and two-family dwelling units constructed in permitted districts.
 - (A) Reconstructions, remodels, or additions to single-family detached and two-family structures constructed prior to the effective date of this chapter shall be exempted from the provisions of this section when then reconstruction, remodel, or addition does not modify the structure's exterior or the reconstruction, remodel, or addition is less than 25 percent of the structures gross floor area.

(b) *Single-family detached and two-family dwellings architectural standards.*

(1) *General criteria.*

- (A) Masonry as applicable in section 14.02.007(c)(2)(A).
- (B) Covered or uncovered rear patios or decks of a minimum of 100 square feet are required on all floor plans.
- (C) All windows and doors shall have trim.
- (D) The principle dwelling shall have at least a fully enclosed two car garage. The garage may be attached or detached.
 - (i) New housing development must avoid front elevations resulting in a streetscape dominated by the sight of garage doors.
 - (ii) A front-loading garage, or the area including the garage door and four feet around the garage door, may protrude no more than six feet from the longest front wall.
 - (iii) A front-loading garage, or the area including the garage door and four feet around the garage door, whichever is wider, may occupy no more than 65 percent of the house linear frontage. Garage door areas that occupy 50 percent or less shall include one element from the following list. Garage door areas that occupy between 51 percent and 65 percent shall contain at least three elements from the following list:
 - a. Integrated trim or banding around the garage door.
 - b. Garage door relief detailing, including windows.
 - c. Decorative hardware including hinges and handles.
 - d. Single garage doors with a minimum ten-inch separation.
 - e. Architectural roof above the garage.
 - f. Other elements as approved by the building official.

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- (E) Facades must be articulated by using color, arrangement, or change in materials to emphasize the facade elements. Exterior wall planes may be varied in height, depth or direction. Design elements and detailing, including the presence of windows and window treatments (for walls that face the public right-of-way), trim detailing, and exterior wall materials, must be continued completely around the structure. Doors and windows must be detailed to add visual interest to the facade.
 - (F) Second-story window and door locations are encouraged to be offset from dwelling to dwelling to protect privacy.
 - (G) Front doors and windows shall be provided along the primary facade and oriented to face the public street.
 - (H) Dwellings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east and west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded using extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.
- (c) *Elevation differentiation.*
- (1) Development of ten or more single-family detached or two-family dwellings must have five or more elevations, or a number of elevations equal to at least ten percent of the number of lots in the development phase, whichever is more. Different trim levels on units with nearly identical floor plan are not considered different elevations. A proposed dwelling unit within two lots on the same or opposite side of the street shall differ from another dwelling unit in at least three of the six criteria listed below, unless the dwelling units differ with respect to the number of full stories, in which case one criterion from the list below in addition to the number of full stories shall be different.
 - (A) Building materials.
 - (B) Building material color.
 - (C) The proposed dwelling unit is served by a different type or size garage as set forth in subsections (i) through (iv) below:
 - (i) Front-load garage;
 - (ii) Side entry garage;
 - (iii) Detached garage;
 - (iv) Angled garage.
 - (D) The proposed dwelling unit differs in the number of full stories as set forth in subsection (i) or (ii) below:
 - (i) Single story; or
 - (ii) Two story.
 - (E) The proposed dwelling unit has a different roof type as set forth in subsections (i) through (iv) below:
 - (i) Gable;
 - (ii) Hip;
 - (iii) Combination of both;

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- (iv) Roof types (i), (ii) or (iii) with the longest ridge rotated 90 degrees.
 - (F) The proposed dwelling unit has variation in the articulation of the front facade as set forth in subsections (i) through (iii) below:
 - (i) Garage setback from the front facade of at least four feet;
 - (ii) Covered, open walled porch of at least six feet in depth extending at least one-third of the entire width of the front facade; or
 - (iii) Other articulation of the front facade at least four feet in depth, extending at least one-third of the width of the front facade.
- (d) *Industrialized homes.*
- (1) This subsection applies to industrialized or modular homes, as defined in this chapter, that are constructed in agricultural (A), single-family estate (SF-E), single-family suburban (SF-1), single-family standard (SF-2), and two-family (TF) districts.
 - (2) The home must meet the following criteria:
 - (A) Masonry as applicable in section 14.02.007(c)(2)(A);
 - (B) Have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the industrialized home is proposed to be located, as determined by the most recent certified tax appraisal roll of Travis County;
 - (C) Have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized home is proposed to be located;
 - (D) Comply with municipal aesthetics standards, building setbacks, side and rear yard offsets, subdivision control, architectural landscaping, square footage, and other site requirements applicable to single-family dwellings;
 - (E) Designed only for erection or installation on a site-built permanent foundation and is not designed to be moved after installation; and
 - (F) Designed and manufactured to conform to a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or to the manufacturer's knowledge, is not intended for use other than on a site-built permanent foundation.

(Ord. No. 565 , § 31, 2-19-2020; Ord. No. 599 , § 31, 1-6-2021; Ord. No. 703 , § 13, 5-3-2023)

Sec. 14.02.062 Single-family attached.

- (a) *Purpose and applicability.*
 - (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.
 - (2) This section applies to all townhome dwelling units and attached townhome or rowhouse style developments of three or more attached units constructed in the permitted districts.
 - (3) The term "primary facade" shall apply to all facades facing a public street, public or private park, or any major drive aisle.
- (b) *Single-family attached architectural standards.*

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- (1) Masonry as applicable in section 14.02.007(c)(2)(A).
 - (2) *Roof pitch styles.*
 - (A) Pitch roof: Minimum 6:12.
 - (B) Flat roof: Require parapet screening.
 - (C) Shed roof, porch roof and arcade roofs: Minimum 2:12.
 - (3) *Roof articulation (excluding flat roofs).* Two of the following:
 - (A) Two roof materials.
 - (B) Chimneys.
 - (C) Dormers along public facades (1/20').
 - (D) Eaves that overhang a minimum of 24 inches with a minimum fascia depth of eight feet.
 - (E) Three or more roof slope planes per primary facade.
 - (4) *Building articulation (applicable to each unit per building).* Primary facades of each dwelling unit shall be designed to have at least one vertical and horizontal wall projection or recess to provide variation and interest throughout the building. Projections or recesses shall be designed with at least one foot of relief and should be used to create shade and cast shadows on the facade.
 - (5) *Transparency (windows and doors).* The primary facade shall have at least three full size windows. Windows should be designed to be operable and allow for cross ventilation.
 - (6) *Window and door treatment.* Trim shall be provided to accent all windows and doors appropriate to style of structure.
 - (7) *Window articulation (applicable to overall building, not per unit).*
 - (A) All primary facades of a building containing a dwelling unit entry shall include at least one of the following window articulation elements per building:
 - (i) Veranda, terrace, porch or balcony (accessible for single units) minimum two feet deep.
 - (ii) Trellis.
 - (iii) Shed roof awning.
 - (iv) Twenty-inch projection.
 - (v) Bay window.
 - (vi) Bow window.
 - (vii) Transom windows.
 - (viii) Arched windows.
 - (ix) Gable windows.
 - (x) Shutters.
 - (8) *Facade repetition.* Each dwelling unit within a single structure shall be designed to have distinct architectural characteristics which visually separate it from the other dwelling units in the structure and may include differing materials.
 - (9) *Top floor articulation.* When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.

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- (10) *Building and entry orientation.* All buildings shall be oriented so that each dwelling unit shall have its main pedestrian entrance fronting onto a public street, a common open space with a landscaped courtyard, or a private street if part of a condominium project. All buildings and units near an arterial or collector level public street shall be oriented and have the primary facade front and face the public street. At no time shall dwelling units front a parking lot. A pedestrian pathway shall connect all building entrances to a public sidewalk.
- (11) *Solar orientation and passive cooling.* Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded using extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.
- (12) *Entry articulation.* Entry shall be covered or inset with distinct architectural detail such as: A covered, open walled porch, portico, arcade, or other similar element. Covered, open walled porches shall have at least six feet in depth extending at least one-third of the entire width of the front facade of the dwelling unit.
- (13) *Garage standards.*
- (A) One, 12-foot by 20-foot (inside dimensions) garage parking space shall be provided per unit.
 - (B) Dwelling units may have a garage face a public right-of-way (front-loaded) provided the garage does not face a collector or arterial road, the garage does not extend past the front facade of the dwelling unit, and the garage door(s) maintains an architectural theme of the unit. A dwelling unit within the same development, located across a local street, and facing an aforementioned front loaded dwelling unit, may also be front loaded.
 - (i) A front-loading garage, or the area including the garage door and four feet around the garage door, whichever is wider, may occupy no more than 65 percent of the unit's linear frontage. Garage door areas that occupy 50 percent or less shall include one element from the following list. Garage door areas that occupy between 51 percent and 65 percent shall contain at least three elements from the following list:
 - a. Integrated trim or banding around the garage door.
 - b. Garage door relief detailing, including windows.
 - c. Decorative hardware including hinges and handles.
 - d. Single garage doors with a minimum ten-inch separation.
 - e. Architectural roof above the garage.
 - f. Other elements as approved by the building official.
 - (C) Garages shall have same materials and mix as the primary residential structure facade.
- (14) *Minimum open space.* Common lot single-family attached developments shall provide a minimum one acre per 150 dwelling units or five percent of the total site area, whichever is greater, shall be provided to satisfy recreational open space and amenity requirements. Such recreational and amenity shall be located or arranged so as to function as a recreational or amenity area and be uniformly beneficial to all of the dwelling units in the project or development. Open space required to separate structures and stormwater facilities shall not be considered to be part of the required recreational open space.
- (15) *Amenities.* All common lot single-family attached developments shall require at least one private amenity, selected from the list below, for every 50 or more dwelling units. The amenities shall be

located on a private open space area, landscape lot, or facility accessible to all tenants and all amenities shall be accessible to all residents and shall be owned and maintained by the property owner.

(A) *Amenities for common lot single-family attached structures.*

Number of Dwelling Units	Minimum Number of Amenities
0—49	0
50—99	1
100—149	2
150—199	3
200—249	4
250 or more	5, plus 1 additional per each 100 units above 250

(B) *Amenities.*

Playground equipment meeting minimum guidelines by the National Playground Safety Institute with a covered shade structure.

Dog park (not smaller than 2,500 square feet) with minimum depth of 25 feet, fenced, and containing a pet drinking fountain.

Covered picnic area to contain no fewer than two tables with seating and two grills.

Swimming pool.

Splash pad.

Tennis or racquet ball court.

Basketball court.

Volleyball court.

Community garden or orchard with irrigation (minimum 800 square feet).

Gazebo, band stand or outdoor amphitheater.

Amenity center with social room for resident use.

Private fitness facility.

Kitchen available for resident use.

Billiards or similar.

Theater or similar media room.

As approved by the building official.

(Ord. No. 565 , § 2, 2-19-2020; Ord. No. 615 , § 31, 7-7-2021; Ord. No. 657 , § 10, 6-1-2022; Ord. No. 703 , § 14, 5-3-2023)

Sec. 14.02.063 Manufactured home.

(a) *Purpose and applicability.*

- (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.

(2) This section applies to manufactured home dwelling units constructed in a permitted district.

(b) *Manufactured home architectural standards.*

- (1) No outside horizontal dimension must be less than 14 feet, except extensions comprising no more than 50 percent of the total enclosed floor area.
- (2) Houses must be skirted in 90 days of installation with material that is compatible with the design and exterior materials of the primary structure.
- (3) Houses must be tied down securely in conformance to applicable regulations before occupancy.
- (4) Houses must be of adequate quality and safe design, as certified by a label stating the unit is constructed in conformance to the federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture, or other applicable standards required by state and federal law. Manufactured houses without certification, but meeting all other standards, may be accepted as safe and quality construction provided:
 - (A) Electrical material, devices, appliances and equipment are in safe condition.
 - (B) Mechanical systems including space and water heating are in safe condition.
 - (C) Plumbing, gas piping, and wastewater systems are in safe condition.
- (5) Houses must be in sound structural condition. Structures that show evidence of fire damage are not acceptable.
- (6) Manufactured houses must be installed by a party licensed by the State of Texas in conformance to state law, or the frame must be supported by and tied to a foundation system capable of safely supporting loads imposed as determined by the character of the soil. Minimum acceptable foundation design must be a series of eight-inch grout-filled concrete block piers spaced no more than eight feet on center and bearing on one foot by one foot solid concrete footings. A tie-down and anchoring system separate and apart from the foundation must be provided as recommended by the manufacturer, if different from the foundation ties.
- (7) Axle and hitch assemblies must be removed on placement on the foundation.
- (8) Electrical power supply must be from a meter installation on the building, or from a permanently installed meter.
- (9) Garage and carport additions must cover a paved parking area, be connected to the street with a paved driveway, meet setback standards, and have roof and siding material compatible with the primary structure.
- (10) Living area additions must meet the minimum building setback standards, have roof and siding material that is compatible with the host structure, and meet setback standards.
- (11) The house must be sited on level ground. All walls and floors must be level.

(Ord. No. 565 , § 2, 2-19-2020; Ord. No. 703 , § 15, 5-3-2023)

Sec. 14.02.064 Multi-family and mixed-use.

(a) *Purpose and applicability.*

- (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.
- (2) This section applies to multi-family and mixed-use developments constructed in permitted districts.

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- (3) The term "primary facade" shall apply to all facades facing a public street, public or private park, or any major drive aisle.
- (b) *Multi-family and mixed-use architectural standards.*
- (1) Masonry as applicable in section 14.02.007(c)(2)(A) and/or section 14.02.020(c)(1)(A).
- (2) *Roof pitch styles.*
- (A) Pitch roof: Minimum 6:12.
- (B) Flat roof: Require parapet screening.
- (C) Shed roof, porch roof and arcade roofs: Minimum 2:12.
- (3) *Roof articulation (excluding flat roofs).* Two of the following:
- (A) Two roof materials.
- (B) Chimneys.
- (C) Dormers along public facades (1/20').
- (D) Eaves that overhang a minimum of 24 inches with a minimum fascia depth of eight feet.
- (E) Three or more roof slope planes per primary facade.
- (4) *Vertical articulation.* No more than 50 linear (horizontally) feet without a minimum five-foot vertical offset.
- (5) *Horizontal articulation.* No more than 50 linear (horizontally) feet without a minimum five-foot horizontal offset.
- (6) *Transparency (windows and doors).*
- (A) Each residential floor on a primary facade shall contain 25 percent doors and windows.
- (B) Each non-residential floor on a primary facade shall contain 50 percent doors and windows.
- (7) *Window and door treatment.* Trim shall be provided to accent all windows and doors appropriate to style of structure.
- (8) *Window articulation.*
- (A) Twenty-five percent of primary facades windows shall include one of the following:
- (i) Veranda, terrace, porch or balcony (accessible for single units) minimum four feet deep.
- (ii) Trellis.
- (iii) Shed roof awning.
- (iv) Twenty-inch projection.
- (v) Bay window.
- (vi) Bow window.
- (vii) Transom windows.
- (viii) Arched windows.
- (ix) Gable windows.
- (x) Oval or round windows.

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- (xi) Shutters.
- (9) *Facade repetition.* All buildings shall be designed to have distinct characteristics every 30 feet.
- (10) *Top floor articulation.* When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.
- (11) *Building orientation.*
- (A) All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development and/or adjacent to public right-of-way, shall have the primary facade front and face the public right-of-way.
 - (B) All other buildings shall be designed as liner buildings located adjacent to and fronting the public right-of-way, primary internal drive aisles, or wrapped around a structured parking garage. Buildings shall not be oriented toward a surface parking lot with more than one row of parking along an internal drive aisle without perimeter liner buildings, and only as approved by the building official.
- (12) *Primary entrance location.* Pedestrian building entrances shall be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.
- (13) *Solar orientation and passive cooling.* Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded using extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.
- (14) *Entry articulation.*
- (A) Mixed use structures shall have a minimum six-foot inset for the width of the entry (minimum eight feet wide).
 - (B) All ground floor entries shall be covered with distinct architectural detail such as: Porch, portico, arcade, awning, or other similar shading element.
- (15) *Building access.* Multi-family units shall be accessed by way of a centralized indoor corridor except that exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard. The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.
- (16) *Garage standards.*
- (A) When visible from street rights-of-way, garages shall be located on the side or behind the rear facades of the multi-family buildings.
 - (i) Alternatively, if visible from street rights-of-way, landscaping and walls shall be provided between the garages and the street right-of-way that at minimum meets the bufferyard standards of section 15.03.023.
 - (B) When provided, the minimum garage dimensions are 12-foot by 20-foot (inside dimensions) per parking space.
 - (C) Garage structures shall have the same materials and mix as facades of the primary residential structure.

- (D) Surface parking lots located within a setback adjacent to a residential use, excluding multi-family 15 (MF-1) and multi-family 25 (MF-2), shall not be permitted.
 - (i) Alternatively, single story structures containing garage spaces may be permitted between a multi-family structure and a residential use to buffer the multi-family parking area from the residential use.

(17) *Interior pedestrian access and off-site connectivity.*

- (A) Minimum four-foot sidewalks required from all parking and public areas to entryways of all units.
- (B) When provided, perimeter fencing along a public right-of-way shall include one pedestrian gate accessible for every two buildings. The pedestrian gate may be a controlled access gate for the tenants to utilize.
- (C) A pedestrian pathway with a minimum four-foot width shall connect all pedestrian building entrances to the pedestrian gates and to the public sidewalk.

(18) *Minimum open space.* Multi-family and mixed-use developments shall provide a minimum one acre per 150 dwelling units or five percent of the total site area, whichever is greater, shall be provided to satisfy recreational open space and amenity requirements. Such recreational and amenity shall be located or arranged so as to function as a recreational or amenity area and be uniformly beneficial to all of the dwelling units in the project or development. Open space required to separate structures and stormwater facilities shall not be considered to be part of the required recreational open space.

(19) *Amenities.* All multi-family and mixed use developments shall require at least one private amenity, selected from the list below, for every 50 or more dwelling units. The amenities shall be located on a private open space area, landscape lot, or facility accessible to all tenants and all amenities shall be accessible to all residents and shall be owned and maintained by the property owner.

(A) *Amenities for multi-family and mixed-use structures.*

Number of Dwelling Units	Minimum Number of Amenities
0—49	0
50—99	1
100—149	2
150—199	3
200—249	4
250 or more	5, plus 1 additional per each 100 units above 250

(B) *Amenities.*

Playground equipment meeting minimum guidelines by the National Playground Safety Institute with a covered shade structure.

Dog park (not smaller than 2,500 square feet with minimum depth of 25 feet, fenced, and containing a pet drinking fountain.

Covered picnic area to contain no fewer than two tables with seating and two grills.

Swimming pool.

Splash pad.

Tennis or racquet ball court.

Basketball court.

Volleyball court.
Community garden or orchard with irrigation (minimum 800 square feet).
Gazebo, band stand or outdoor amphitheater.
Amenity center with social room for resident use.
Private fitness facility.
Kitchen available for resident use.
Billiards or similar.
Theater or similar media room.
As approved by the building official.

(Ord. No. 565 , § 2, 2-19-2020; Ord. No. 657 , § 11, 6-1-2022; Ord. No. 703 , § 16, 5-3-2023)

Sec. 14.02.065 Office, commercial, institutional.

(a) *Purpose and applicability.*

- (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.
- (2) This section applies to office, commercial, and institutional developments constructed in a permitted district.
- (3) The term "primary facade" shall apply to all facades facing a public street, public or private park, or any major drive aisle.

(b) *Office, commercial, and institutional architectural standards.*

- (1) Masonry as applicable in section 14.02.020(c)(2).
- (2) *Site arrangement and building orientation.*
 - (A) Commercial developments adjoining residential developments should be of an appropriate scale, setback and building height. Multi-story commercial buildings should incorporate lower scale, single-story elements and/or greater setbacks adjacent to existing residential developments.
 - (B) Pad sites for buildings should be located as close as possible to the intersections of arterial roads whenever possible. Structures located closer to the intersections provide a strong visual and pedestrian relationship to the street while taking into account the queuing requirements for any drive-through services. Parking and store entrances along with associated services may be located behind the structures.
 - (C) Gas canopies, drive-through lanes, service functions and accessory structures should be located away from the intersections.
 - (D) Design projects to minimize pedestrian and vehicular convergence. Where pedestrian circulation paths cross vehicular routes, provide a change in paving materials, textures or colors to emphasize the areas where they intersect. These areas should be identified by use of decorative bollards to increase visibility and improve aesthetic appeal.
 - (E) Design convenient pedestrian and bicycle access to and throughout the development.
 - (F) Pedestrian focal points should have enhanced pedestrian paving such as decorative scored concrete, stained concrete, exposed aggregate or other decorative walking surfaces.

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- (G) For developments on a single lot or tract ten acres or larger that contains three or more buildings, the following standards additionally apply, as applicable:
- (i) The site's buildings should be organized so that the layout encourages functional pedestrian spaces, plazas and amenities between and in front of the buildings.
 - (ii) Provide direct pedestrian and bike access to connect future and existing developments.
 - (iii) Design pedestrian amenities that allow for use and enjoyment of outdoor areas as a development focal point or centralized amenity. These may include a mix of pedestrian-scaled lighting, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, berms, clock towers, water features, specimen trees, potted plants, information kiosks, botanical exhibits and art exhibits or features.
 - (iv) Design sites to accommodate bus stops in the development of shopping centers on arterial streets where future transit service may become available.
 - (v) Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Place bicycle parking racks or area in several locations within the development.
 - (vi) Provide for continuation of pedestrian access when commercial developments are located adjacent to existing planned open space.

(3) *Architectural elements.*

- (A) All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings or multitenant buildings over 50,000 square feet shall include no less than five of the referenced architectural elements. Buildings or multitenant buildings over 100,000 square feet shall include no less than six of the referenced architectural elements:
- (i) Canopies, awnings, or porticos;
 - (ii) Arcades;
 - (iii) Pitched roof forms;
 - (iv) Arches;
 - (v) Display windows;
 - (vi) Architectural details (such as tile work and moldings) integrated into the building facade;
 - (vii) Articulated ground floor levels or base;
 - (viii) Articulated cornice line;
 - (ix) A minimum of two building materials, differentiated by texture, color, or material; and
 - (x) Other architectural features approved by the building official or designee.
- (B) *Common development.* All buildings within a common development shall have similar architectural styles and materials. This shall include all buildings situated on lots included within an approved preliminary plan.
- (C) *Facade finish.* All nonresidential buildings shall be architecturally finished on all four sides with same materials, detailing, and features.
- (D) *Articulation standards.* Any primary facade shall include projections or recesses and vertical variations in the roof line in accordance with the horizontal and vertical articulation requirements set forth below.
- (i) *Horizontal articulation.*

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- a. A building facade may not extend for a distance greater than three times its average height without a perpendicular offset of at least ten percent of such building height.
 - b. The total length of all facade walls in a single plane may not exceed 60 percent of the total facade length.
 - c. Regardless of facade length, all primary facades shall have at least one horizontal offset of the required percentage.
 - (ii) *Vertical articulation.*
 - a. A horizontal wall may not extend for a distance greater than three times its height without a change in elevation of at least 15 percent of such height.
 - b. The total length of all vertical elevation changes in the roofline shall be no less than 20 percent and no more than 40 percent of the total facade length.
 - c. Regardless of the facade length, all primary facades shall have at least one vertical elevation change.
 - d. Flat roofs with a parapet wall are permitted, provided the roofline meets the vertical articulation requirements.
 - (E) *Building entrance standards.*
 - (i) Any front building entrance shall be set back from a drive aisle a minimum distance of 15 feet.
 - (ii) Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.
 - (iii) New or renovated commercial buildings shall have outdoor plazas, courtyards, or other pedestrian spaces at their main entrances.
 - a. Minimum size of pedestrian space shall be one square foot of space per 100 square feet of building floor area or a minimum of 100 square feet of pedestrian space; whichever is greater.
 - (iv) All pedestrian spaces shall incorporate at least four of the following:
 - a. Decorative landscape planters or wing walls that incorporate landscape areas.
 - b. Pedestrian scale lighting, bollard, or other accent lighting.
 - c. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver.
 - d. Public art with a valuation of at least 0.05 percent of the total construction cost.
 - e. Seating such as benches, tables with attached seats, or low seating walls.
 - f. Architectural water structures, features, or fountains.
 - g. Other amenity approved by the building official.
 - (F) *Canopy standards.* The following provisions apply to canopies associated with an ATM canopy, gas station canopy, drive-thru canopy, carport, and other similar auto oriented canopies:

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- (i) Canopies shall be constructed of roof building material consistent with that of the principal building.
 - (ii) Canopies shall have pitched roofs, unless attached to the principal building utilizing a parapet roof type.
 - (iii) Canopy columns shall be fully encased with material that is complimentary to that used on the principal building.
 - (iv) The canopy band face shall be color consistent with the principal structure's exterior building materials and shall not be backlit or used as signage except that the business name may be displayed on the canopy band.
 - (v) Canopies shall be no higher than the principal building. In no case shall the canopy height exceed 20 feet.
- (G) *Drive-thru.* Drive-thru facilities shall be located to the side or rear of the structure, unless site constraints limit such orientation, as determined by the building official.
- (H) *Overhead doors.*
- (i) Overhead doors shall not be located closer than 50 feet to a conforming residential lot.
 - (ii) Overhead doors shall be oriented to the side or rear of the structure and not front or face a public right-of-way or public street with the following exceptions:
 - a. An automotive use with a maximum of four single, service bays may orient toward a public street only when structural awnings of at least three feet ten inches are provided over the extent of the overhead doors, or equivalent structural projections are provided in front of the overhead doors to reduce the visual impact of the service bays from the street.
 - b. A roll up, garage type door installed in a restaurant or bar may be permitted to face a public street if it is architecturally integrated into the building and provides a pedestrian connection with a covered outdoor patio area.
 - c. When physical site constraints prevent such orientation, the building official may consider alternatives when screened in accordance with this code.
- (I) *Loading docks.*
- (i) Loading docks shall not be located closer than 50 feet to a conforming residential lot.
 - (ii) Loading docks shall be oriented to the side or rear of buildings, and oriented to not front the public right-of-way, not be visible or face a public street, main drive aisle, or patron parking lot.
 - (iii) Screening shall be in accordance with this code.
 - (iv) When physical site constraints prevent such orientation, the building official may consider alternatives when screened in accordance with this code.
- (J) *Service court.*
- (i) When multiple offices, commercial and industrial uses are planned, loading docks and delivery receivable areas shall be consolidated into common service courts located to the side or rear of the buildings.

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- (ii) The access point into the service court shall be minimized in width in order to substantially screen the service court from a public street, main drive aisle or patron parking area, but allow for necessary vehicle maneuverability.
 - (iii) Service courts shall be screened in accordance with this code.
- (K) *Roof treatment.*
- (i) Pitched roofs shall have a minimum pitch of 4:12. Long unarticulated roofs are not permitted.
 - (ii) Parapets shall be used to conceal roof-mounted mechanical equipment on flat roofs on all sides.
 - (iii) Where overhanging eaves are used, overhangs shall be no less than two (2) feet beyond the overhanging walls.
 - a. Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
 - b. Shed roofs, porch roofs, and arcade roofs subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12.

(Ord. No. 565 , § 2, 2-19-2020; Ord. No. 703 , §§ 17, 18, 5-3-2023)

Sec. 14.02.066 Industrial.

(a) *Purpose and applicability.*

- (1) The purpose of this section is to provide building standards to achieve quality design and development outcomes that reflect positively on the community and its character and values.
- (2) This section applies to industrial developments constructed in a permitted district.
- (3) The term "primary facade" shall apply to all facades facing a public street, public or private park, or any major drive aisle.

(b) *Industrial architectural standards.*

- (1) Masonry as applicable in section 14.02.020(c)(2).
- (2) *Architectural elements.*
 - (A) All buildings shall be designed to incorporate no less than four of the architectural elements from the list below. Buildings or multi-tenant buildings over 50,000 square feet shall include a minimum of five of the referenced architectural elements. Buildings or multitenant buildings over 100,000 square feet shall include a minimum of six of the referenced architectural elements:
 - (i) Canopies, awnings, or porticos;
 - (ii) Arcades;
 - (iii) Pitched roof forms;
 - (iv) Arches;
 - (v) Minimum of ten percent fenestration on primary facades;
 - (vi) Architectural integrated into the building facade;
 - (vii) Articulated ground floor levels or base;
 - (viii) Articulated cornice line;

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- (ix) Integrated planters or wing walls that incorporate landscape and sitting areas;
 - (x) A minimum of two building materials, differentiated by texture, color, or material; and
 - (xi) Other architectural features approved by the building official or designee.
- (3) *Common development.*
- (A) All buildings within a common development shall have similar architectural styles and materials. This shall include all buildings situated on lots included within an approved preliminary plan.
- (4) *Facade finish.*
- (A) All nonresidential buildings shall be architecturally finished on all four sides with same materials, detailing, and features.
- (5) *Articulation standards.* Any primary facade shall include projections or recesses and vertical variations in the roof line in accordance with the horizontal and vertical articulation requirements set forth below:
- (A) *Horizontal articulation.*
 - (i) The total length of all facade walls in a single plane shall not exceed 60 percent of the total facade length without a horizontal wall offset a minimum of two feet in depth and ten feet in length parallel to the average facade plane. Regardless of facade length, all primary facades shall have at least one horizontal wall offset of a projection or recess.
 - (ii) Single-use or multitenant buildings between 15,000 and 49,000 square feet in size shall provide horizontal wall projections and/or recesses, a minimum offset of five feet in depth and 15 feet in length parallel to the average facade plane at all building entrances fronting public right-of-way and along a primary facade.
 - (iii) Single-use or multitenant buildings equal to or more than 50,000 square feet in gross floor area shall provide horizontal wall projections and/or recesses, at a minimum offset of ten feet in depth and 30 feet in length parallel to the average facade plane at all customer entrances fronting a public right-of-way and along a primary facade.
 - (B) *Vertical articulation.*
 - (i) Regardless of the facade length, all primary facades shall have at least one vertical elevation change without a vertical roof-line offset a minimum of two feet in height and ten feet in length.
 - (ii) Flat roofs with a parapet wall are permitted, provided the roofline meets the vertical articulation requirements.
- (6) *Building entrance standards.*
- (A) Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible building entrances with the integration of awnings or similar architectural feature, fronting public right-of-way or along a primary facade.
 - (B) Single-use or multitenant buildings over 50,000 square feet in size shall have outdoor plazas, courtyards, or other pedestrian spaces at their main entrances.
 - (i) Minimum size of pedestrian space shall be one square foot of space per 100 square feet of building floor area.
 - (ii) All pedestrian spaces shall incorporate at least four of the following:
 - a. Decorative landscape planters or wing walls that incorporate landscape areas.

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- b. Pedestrian scale lighting, bollard, or other accent lighting.
 - c. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver.
 - d. Public art with a valuation of at least 0.05 percent of the total construction cost.
 - e. Seating such as benches, tables with attached seats, or low seating walls.
 - f. Architectural water structures, features, or fountains.
 - g. Other amenity approved by the building official.
- (7) *Canopy standards.* The following provisions apply to canopies associated with service stations, drive thru facilities and other auto-oriented canopies:
- (A) Canopies shall be constructed of roof building material consistent with that of the principal building.
 - (B) Canopy columns shall be fully encased with material that is complimentary to that used on the principal building.
 - (C) Canopies shall be no higher than the principal building. In no case shall the canopy height exceed 20 feet.
 - (D) The canopy band face must be of a color consistent with the main structure or a complimentary accent color and may not be backlit or used as signage.
- (8) *Drive-thru.* Drive-thru facilities shall be located to the side or rear of the structure, unless site constraints limit such orientation as determined by the building official.
- (9) *Overhead doors.*
- (A) Overhead doors shall not be located closer than 50 feet to a conforming residential lot.
 - (B) Overhead doors shall be oriented to the side or rear of the structure and not front or face a public right-of-way or public street with the following exceptions:
 - (i) An automotive use with a maximum of four single, service bays may orient toward a public street only when structural awnings of at least three feet ten inches are provided over the extent of the overhead doors, or equivalent structural projections are provided in front of the overhead doors to reduce the visual impact of the service bays from the street.
 - (ii) When physical site constraints prevent such orientation, the building official may consider alternatives when screened in accordance with this code.
- (10) *Loading docks.*
- (A) Loading docks shall not be located closer than 50 feet to a conforming residential lot.
 - (B) Loading docks shall be oriented to the side or rear of buildings, and oriented to not front the public right-of-way, a public street, major drive aisle, or patron parking lot.
 - (C) Screening shall be in accordance with this code.
 - (D) When physical site constraints prevent such orientation, the building official may consider alternatives when screened in accordance with this code.
- (11) *Roof treatment.*
- (A) Parapets shall be used to conceal roof-mounted mechanical equipment on all sides.

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- (B) Where overhanging eaves are used, overhangs shall be no less one foot beyond the overhanging walls.
 - (i) Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
 - (ii) Shed roofs, porch roofs, and arcade roofs subordinate and attached to the primary structure, shall be pitched between 2:12 and 6:12.

(Ord. No. 565 , § 2, 2-19-2020; Ord. No. 703 , § 19, 5-3-2023)

Secs. 14.02.067—14.02.075 Reserved.