

## ARTICLE 2: SUPPORTING REFERENCE MATERIALS FOR THE LAND DEVELOPMENT CODE

### Chapter 1

### Chapter 2

### Chapter 3

### Chapter 4

#### **Division 2: Exterior Construction and Design Requirements**

---

##### **Support for Section 4.4.2.1 Exterior Material for Buildings:**

This list is provided to assist in preparation of Site Preparation and Building Plans in conformance with the requirements of Chapter 4 Division 2. The following reflects exterior materials and their appropriate use.

- (a) *Permitted Wall Materials.* The following materials are permitted by right for exterior construction:
  - (1) Rustic wood (rough sawn)
  - (2) Stucco/EIFS
  - (3) Brick
  - (4) Stone
  - (5) Stained or painted wood
  - (6) Glass, if fifty percent (50%) or less of any façade
  - (7) Cementitious fiberboard (commonly known as Hardiplank)
  - (8) Custom-treated tilt wall
  - (9) Decorative, textured, or split-face concrete block
  
- (b) *Wall Materials That Require a CUP.* The following materials for exterior construction require a Conditional User Permit as determined by the process stated in Section 4.4.2.5, Procedure for Determining Alternative Exterior Materials:
  - (1) Concrete;
  - (2) Tile, when over 30% of a given façade;
  - (3) Glass, when over fifty percent (50%) of a given façade;
  - (4) Mirrored glass, if over 20 percent (20%) reflectivity;
  - (5) Metal sheet siding (in any amount)
  - (6) Manufactured vinyl or metal siding when greater than seventy-five percent (75%)
  - (7) Other materials not specified.

- (c) *Permitted Materials for Roof Construction.* The following materials are permitted for roof construction:
  - (1) Copper
  - (2) Metal sheet roofing
  - (3) Tile
  - (4) A Commercial Flat (built up) Roof
  - (5) Composition Roof, except in the Central Business Area district.
- (d) *Limitations on Colors.* Fluorescent colors, as classified by the City, are expressly prohibited in all zoning districts. Color schemes shall be harmonious and compatible with adjacent development. Accent colors shall be compatible with the main color theme.
- (e) *Limitations on Glazing.* Except for photovoltaic cells, mirrored glass with a reflectivity of twenty (20) percent or more is not permitted on the exterior walls and roofs of all buildings and structures.

#### **Support for Section 4.4.2.2 Exterior Design of Buildings**

This list is provided to assist in preparation of Site Preparation and Building Plans in conformance with the requirements of Chapter 4, Division 2. The following reflects the requirement for all applicable properties to utilize three of the following Design elements and their listed qualifying techniques for compliance.

- (A). Use on of the following methods for horizontal offsets in exterior building walls:
  - (1) Provide façade articulation of at least three feet (3') in depth for every fifty feet (50') in horizontal surface length that is visible from an adjacent public street; or residential property; or,
  - (2) Provide, for any building façade with horizontal length over three times its average height, articulation of at least 15 percent of the façade's height. Such articulation shall extend lateral for a distance equal to at least 25 percent of the maximum length of either adjacent wall: or,
  - (3) Provide, subject to the approval of the Director of Planning and Development Services, a combination of varied facades, roof lines, and fenestration by utilizing a combination of offsets, set back heights, window and roof designs with varied dimensions and surface treatments.
- (B). Use of the following methods for vertical offsets in exterior building walls:
  - (1) Provide façade articulation of at least three feet (3') in depth for every fifty feet (50') in height of the façade; or,
  - (3) Provide, for facades that extend laterally for a distance of greater than three times its average height, a façade height change of at least 15 percent of the height of either adjacent wall. This change of height shall extend for a distance equal to at least 25 percent of the maximum length of the adjacent walls;

- (3) Provide, subject to the approval of the Director of Planning and Development Services, a combination of varied facades, roof lines and fenestration by utilizing a combination of offsets, set back heights, window and roof designs with varied dimensions and surface treatments.
- (C). Incorporate at least one of the following pedestrian scale architectural features on at least three facades:
- (1) Use ground level arcades and covered areas along the majority of a façade; or,
  - (2) Use protected or recessed entryways to shops or interior walkways; or,
  - (3) Include windows on at least 15 percent of walls facing streets, walkways and primary entries.
- (D). Utilize at least one of the following features on any facades without windows or doors:
- (1) Place smaller retail spaces (liner buildings) along the blank elevation of the larger building; or,
  - (2) Place landscape beds a minimum of 15-feet wide capable of providing 75% screening (at maturity) of a minimum of 2/3 of the facades height;
  - (3) Provide, subject to the approval of the Director of Planning and Development Services, landscaped public pedestrian spaces (courtyards, plazas or trial heads) along the blank façade.
- (E) Utilize a minimum of two of the following elements, repeated at appropriate intervals either horizontally or vertically, on any façade greater than 50-feet in length:
- (1) Material change; or
  - (2) Punched windows with recessed doorways; or,
  - (3) Balconies, turrets or towers; or
  - (4) Architectural details that create interest, shade and cast shadows such as offsets, molding, eaves, cornices, pillars, archways or other appurtenances.