

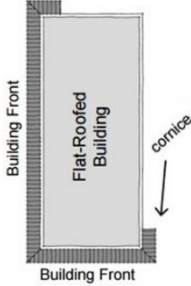
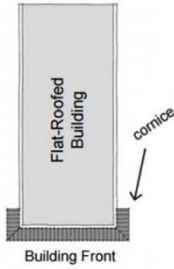
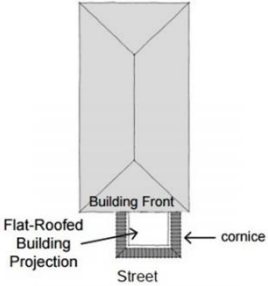


ARTICLE 4.21 ARCHITECTURAL STANDARDS

- A. Intent.** The intent of this Article is to consolidate standards found elsewhere in the code and to create standards that will ensure orderly, safe, and quality development and redevelopment.
- B. General Formatting and information.**
1. Unless otherwise noted, photographs and drawings are provided as illustrations of intent. They do not imply that every element in the image is required and/or permitted.
 2. Determination of compliance with the architectural standards shall be made by the applicable approval authority with the advice of the Design Review Committee and/or Staff.
- C. General Requirements**
1. Corporate Identity. The intent and purpose of the architectural standards supersede corporate identity designs. When a corporate identity design does not meet the intent of the architectural standards, the corporate identity design may be limited and/or modified as prescribed by the Plan Commission.
 2. 360 Degree Design. A building shall have consistent detailing and proportions to ensure an “all-sided” architectural quality for the building.
 - a. Consistent Architectural Detailing. The design of the building shall provide consistent architectural details on all building walls. All sides of a building shall display a similar level of quality and architectural interest. For the purpose of this Article, the following definitions shall apply:
 - 1) A Principal Façade is any building façade in which any portion:
 - a) Is within an Integrated Center;
 - b) Meets or exceeds thirty-five (35) feet in height;
 - c) Has a public entrance
 - d) Is determined by the Director to be visible from:
 - (1) A Public and/or Private Street Frontage
 - (2) An Interior Access Drive
 - e) Abuts property that:
 - (1) Has a residential use or uses
 - (2) Has park uses, either public or private
 - (3) Is designated on a future land use map with either residential and/or park uses in the approved Comprehensive Plan
 - 2) A Secondary Façade is any building façade which does not have any of the characteristics of a Principal Façade listed in Article 4.21.C.2.a.1.
 - b. Parapets and Cornices
 - 1) Intent. To visually terminate an exterior wall on a flat roofed building, a cornice on a parapet wall shall be used. This cornice provides a minimal amount of protection to the wall that a pitched roof overhang would normally provide.
 - 2) All flat roofs shall have a parapet and cornice on all facades or walls. Flashing at the top of a parapet shall not qualify as a cornice.
 - 3) Parapets shall be the primary method of screening rooftop mechanical units from an elevation view.
 - 4) Flat roofs projecting from a street-facing arcade or active wall shall include a cornice; this cornice shall return back to a wall or roof or shall be continuous around the entire projection.

- 5) A parapet more than ninety (90) feet in length shall include a change in parapet height or pitched roof height at least every ninety (90) feet. This change in height shall align with the vertical building bays. Non-industrial buildings larger than 50,000 square feet shall include both pitched and flat roofs with parapets.

Example 4.21.C.2.c: Parapets and Cornices		
		
Simple Parapet with Stone or Brick Cap	Parapet with Cornice	
Building Fronts		
		
Two Building Fronts: Wrap cornice 8' around exterior corners	One Building Front: Wrap cornice 8' around exterior corners	Building Front Building Projection: Wrap cornice around entire projection

D. Building Materials

1. Building Materials and Usage: General Regulations
 - a. Intent. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high- quality materials and require minimal maintenance.
 - b. Location. Heavy materials shall be located below medium and light materials; medium materials shall be located below light materials. Heavy materials should extend to grade.
 - c. Building Rehabilitation. The rehabilitation of existing buildings shall comply with the requirements for exterior building materials. Use of alternate exterior materials for the rehabilitation of existing buildings is subject to approval by the Plan Commission upon recommendation of the Design Review Committee. See Article 4.21.G: Waivers.
2. Building Modes, Façade Points, and Façade Point Values. The following will be used for Article 4.21.D.3 and Table 4.21.D.4.
 - a. Building Modes are classifications of building categories with similar characteristics. These Building Modes will have specific Primary, Accent, and Discouraged façade materials.
 - b. Façade Points are the means by which façade materials are classified with more desirous façade materials earning a higher amount of Façade Points in comparison to less desirous façade materials.
 - c. The Façade Point values for each specific façade material may differ based upon the application upon a differing Building Mode. Façade Point Value (FPV) is the sum of the Façade Points for each individual façade.
3. Building Modes and Minimum Façade Point Values. Table 4.21.D.3 (below) provides the Building Modes, their description, and applicable minimum Façade Point Values (FPV)

Table 4.21.D.3 Building Modes	Façade Point Value (FPV)
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	Mode	Description	Principal Facade	Secondary Facade
Multifamily and Mixed Use	Apartments (Apts.)	Buildings with 7 or more residential units that do not have independent non-residential uses.	600	550
	Mixed Use	Buildings with 7 or more residential units that have independent non-residential uses.	650	650
Commercial Uses	Small Commercial	Single story commercial uses that have a footprint smaller than 10,000 square feet.	600	550
	Large Commercial	Multi-story commercial uses or commercial uses that have a footprint larger than 10,000 square feet. Shall not have residential uses.	600	550
Industrial/ Distribution Uses	Small Industrial	Industrial or distribution uses with less than 100,000 square feet of gross floor area	550	500
	Large Industrial	Industrial or distribution uses with at least 100,000 square feet of gross floor area	450	400
Building Modes Not Included Above		Design Requirement		
One and Two Family Residential		Residential Design Guidelines (requires Developer commitment)		
Master Plan		As approved by Master Plan		
Three to Six Family Residential		Residential Design Guidelines		

3. Materials and Usage: Specific Regulations. For the purpose of this Article, materials are divided into classifications as follows.
- a. Primary (P): Primary Materials are those deemed most desirable due to aesthetic quality, permanence, and/or durability.
 - b. Accent (A): Accent Materials are those deemed desirable as a material to complement a Primary Material, but not be a Primary Material.
 - c. Discouraged (D): Discouraged Materials are those deemed not desirable for typical use, but could be approved in very limited quantities.
 - d. Unclassified Materials may be employed pursuant to submission, review, and approval by the *Plan Commission* through the Enhanced Alternative Material process. (See Article 4.21.G: Waivers, below)

Material		Residential		Industrial		Commercial	
		Apts	Mixed	Small	Large	Small	Large
Brick	Full depth	P	P	P	P	P	P
	Thin veneer (with outside corners)	P	P	P	P	P	P
Ceramic tile		P	P	P	P	P	P
Concrete Panels	Unpainted	D	D	D	D	D	D
	Painted	D	D	A	A	D	D
	Formliner (painted)	D	D	P	P	D	A
	Formliner (embedded brick/stone, etc)	P	P	P	P	A	P
Concrete Masonry	Smooth	D	D	D	D	D	D
	Smooth scored	D	D	A	A	D	D
	Specialty block (e.g textured, ground face or other decorative face)	D	D	A	A	D	D
Copper		P	P	P	P	P	P
Exterior Insulation and Finish System (EIFS)		A	A	A	A	A	A
Fiber Cement	Panels	P	P	P	P	P	P
	Siding (medium density)	P	P	P	P	P	P
Glass	Block	D	D	A	A	A	A
	Transparent	P	P	P	P	P	P
	Tinted	P	A	P	P	A	A

	Reflective	A	A	P	P	A	P
Metal	Exposed fastener	D	D	D	D	D	D
	Flat non-ornamental or non-architectural	D	D	D	D	D	D
	Ornamental or architectural	P	P	P	P	P	P
	Standing Seam	D	A	D	D	A	A
	Phenolic Panel	P	A	P	P	P	P
Stone	Natural or cultured	P	P	P	P	P	P
	Thin veneer	P	P	P	P	P	P
	Stucco	A	A	A	A	A	A
	Vinyl Siding	D	D	D	D	D	D
	Wood, natural	A	A	A	D	A	A

e. Incorporation of Material Classes

1) Façade Point Values (FPV) are calculated using the method below:

Classification	Measurement Unit	Multiplier	Façade Points (FP)
P (Primary)	% of Façade	8	% of Façade x 8
A (Accent)	% of Façade	2	% of Façade x 2
D (Discouraged)	% of Façade	0	% of Façade x 0
Façade Point Value = Sum of Façade Points			

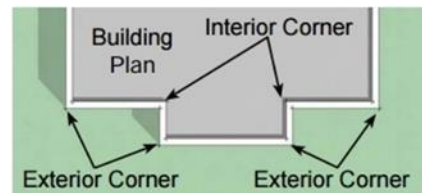
Material	%	Mixed Use		Large Comm.		Large Industrial	
		Type	FP	Type	FP	Type	FP
Brick (Full Depth)	13.7	P	109.6	P	109.6	P	109.6
Concrete Panels (painted)	35.8	D	0	D	0	A	71.6
Formliner (Painted)	26.6	D	0	A	53.2	P	212.8
Glass, Transparent	21	P	168	P	168	P	168
Metal, Ornamental or Architectural	2.9	P	23.2	P	23.2	P	23.2
Façade Point Value= Sum of Façade Points (FP)			300.8		354.0		585.2
Result, based upon Table 4.21.D.2			Fail		Fail		Pass

2) *Buildings* may be constructed primarily of one specific class I material provided the design is obviously superior to the general intent of this article, provides variation in detailing, footprint of the structure, or derivations in long wall sections to provide visual interest as approved by the Plan Commission after the review and recommendation of the Design Review Committee.

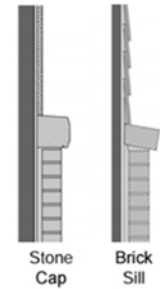
3) The Material Classes must be supplemented with the use of multiple colors, textures and/or architectural elements. Window and door trim, flashing, accent items, awnings, canopies, wall coping, gutter(s), and downspout(s) do not count toward the material class requirements.

4. Building Materials and Usage: Changes in Materials

a. Vertical Changes of Materials. A vertical change of materials from stone or brick to another material shall occur at an interior corner. Materials used on exterior walls shall not terminate at exterior corners.



- b. **Horizontal Changes of Material.** Horizontal changes of material from brick or stone to another material shall include a stone cap or a brick sill. In all other cases, the material above the brick or stone shall extend over the top edge of the masonry with trim or siding. Horizontal changes of material using a stone cap or brick sill shall not have the cap or brick sill interrupted by window or door opening.
- c. **Masonry Openings.** Openings in a brick or stone facade shall have a stone lintel, a stone or brick arch, or a brick soldier course.
- d. **Signage and Design Elements.**
 - 1) Individual corporate image, trademark, or marketing architectural design elements and colors shall be incorporated only as secondary design elements to the development and not as dominant elements.
 - 2) Signage material shall be incorporated into the overall design of the building. Signs shall be located to complement the architectural features of a building such as above the building entrance, storefront opening, or similar features.
 - 3) The Town reserves the right to require significant departures from standardized architectural themes that are intended to market or brand any type of entity that will inhabit the structure.



E. Massing and Articulation

- 1. The intent of the following standards is to create a built environment in which the massing of buildings contributes to a sense of human scale, with ground floor design, horizontal and vertical articulation, manipulation of building forms, and use of various materials, fenestration and architectural details to avoid long, monolithic building shapes and surfaces.
- 2. **Horizontal Articulation.** Each primary structure shall use horizontal articulation elements to break up long, flat walls.
 - a. **Requirements**

	Mode	Minimum Horizontal Articulation Types	Maximum Interval Between Articulations
Multifamily and Mixed Use	Apartments (Apts.)	2	50 feet
	Mixed Use	2	50 feet
Commercial Uses	Small Commercial	1	50 feet
	Large Commercial	2	100 feet
Industrial/ Distribution Uses	Small Industrial	1	50 feet
	Large Industrial	2	100 feet
Building Modes Not Included Above		Design Requirement	
One and Two Family Residential		Residential Design Guidelines (requires Developer commitment)	
Master Plan		As approved by Master Plan	
Three to Six Family Residential		Residential Design Guidelines	

- b. **Examples of Horizontal Articulation Methods.** Shown below are examples of horizontal articulation. The Plan Commission, at the advice of the Design Review Committee may approve alternate examples.

a. Change in material texture, patterning, or color - A change in material texture, patterning or color that extends the full height of the primary façade. Color is not an allowable articulation for Industrial or Distribution buildings.		
Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story (Commercial/Industrial/Distribution)



b. Horizontal offset or projection - A horizontal wall plane offset of at least 3 ft. extending for at least 50% of the average height of the primary façade

Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial

c. Change in fenestration pattern - A change in window size, style, or placement

Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial

d. Change in roof height or form - A variation in parapet height of at least 3 ft. or a change in roof form

Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial

e. Wall notch combination - A combination using at least one option from above, plus a wall notch. Wall notches shall be a minimum of 3 ft. deep and 8 ft. wide.

Attached Single Family (Townhomes)	Mixed Use, Multifamily, and Multi-Story Commercial	Single Story Commercial/Industrial



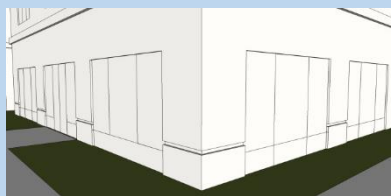



3. Vertical Articulation.

- 1) Each primary structure, or portion of primary structure, with a height of 30 feet or more and more than two stories shall use vertical articulation to present a clear base, middle and cap to the building on each façade facing a street or a Residential zone district.

- 2) The “base” is generally the portion of the building that meets the ground. It is at least 24 inches tall, but for taller buildings could be as tall as the first two stories. It shall include pedestrian oriented elements, high transparency, and be made of high-quality and durable materials. The “middle” is the least dominant façade element. It is generally located between the “base” (anywhere above 24 inches above the ground) and the “cap”, or roofline. The “cap” is where the building meets the sky. This is generally a predominant roofline or architectural element indicating the top of a building.



- 3) At least one of the following vertical articulation options shall be used for each of the three vertical element categories.

Table 4.23.E.3 Vertical Articulation Methods for Base, Middle, and Cap of Buildings	
Vertical Articulation for Base	Vertical Articulation for Middle
<p>a. Use of “heavy” material on ground floor</p> <p>Use masonry such as brick or stone, or other durable material to delineate the ground floor.</p> 	<p>e. Stepback in massing</p> <p>A stepback in massing a minimum of 5 ft. from the ground floor façade.</p> 
<p>b. Horizontal reveal line at base</p> <p>A horizontal reveal line a minimum of 24 in. from the ground.</p> 	<p>f. Change in material</p> <p>A change in material occurring between the first and second floors</p> 
<p>c. Arcade, gallery, or colonnade</p> <p>Use an arcade, gallery, or colonnade to accentuate the ground floor.</p> 	<p>g. Variation in window size</p> <p>Visible variation in window size from ground floor to upper floor(s) (typically smaller as the building gets taller.)</p> 
Vertical Articulation for Cap	

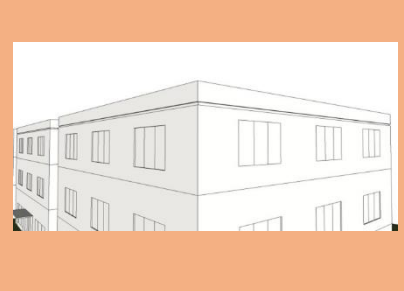
d. Architectural detailing
Use enhanced architectural detailing or fenestration on the ground floor.



h. Cornice
Use of cornice (on flat-roof buildings) or projecting roof line (for sloping roofs)



i. Reveal line at top of building
A "reveal" line or change in material, texture, patterning or color (min. 24 in. from top)





F. Additional Standards for Specific Uses or Locations

1. Additional Development Regulations for multi-building Multifamily
 - a. Intent. To ensure building diversity, multi-building developments shall contain buildings that exhibit different building typologies. Accessory buildings including, but not limited to, detached clubhouses, garages, activity centers, leasing centers shall not count as a different building typology.
 - b. Standard. Developments with at least five (5) residential buildings shall be required to use more than one building typology according to the following table.





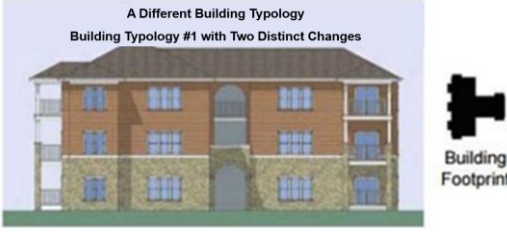
Table 4.21.F.1: Building Variety	
Total Number of Residential Buildings	Minimum Number of Building Typologies Required:
At least five; less than 15	2 different building typologies
At least 15	3 different building typologies

- c. Different Building typology. Different building typology shall mean a building contains at least two (2) of the following when compared to another building:
 - 1) A distinct change in building footprint.
 - 2) A distinct change in building height. A distinct change in building height shall be a difference in building height of at least one story for the entire footprint of the building.
 - 3) A distinct change in building materials.
 - 4) A distinct change in building details. A distinct change in building details shall include, but shall not be limited to, one of the following:
 - a) Change in window type.
 - b) Change in window, door, or wall trim.
 - c) Change in roof, excluding changes in roof pitch.

Example 4.21.F.1.c.:

Not Allowed	
	
This duplex development of more than 15 buildings	The apartment complex of more than 15 buildings

<p>repeats the same building typology for the entire length of the development; it should contain at least three different building typologies.</p>	<p>repeats a single building typology throughout the development; it should contain at least three different building typologies.</p>
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<p style="text-align: center;">Examples of Changing Building Typologies</p>	
<p>Building Typology #1</p> 	
<p>Initial Building Typology. This building elevation and footprint will be altered below to two different building typologies.</p>	
<p style="text-align: center;">Change #1</p>	
<p style="text-align: center;">↓</p> <p style="text-align: center;">Building Typology #1 with One Distinct Change</p>  <p style="text-align: center;">Change #1: A Distinct Change in Building Height. The building changes in height from three stories to two stories for the entire footprint of the building.</p>	<p style="text-align: center;">↓</p> <p style="text-align: center;">Building Typology #1 with One Distinct Change</p>  <p style="text-align: center;">Change #1: A Distinct Change in Building Footprint.</p>
<p style="text-align: center;">Change #2</p>	
<p style="text-align: center;">↓</p> <p style="text-align: center;">A Different Building Typology Building Typology #1 with Two Distinct Changes</p>  <p style="text-align: center;">Change #2: A Distinct Change in Building Details. The building changes in roof type from hipped to gabled and the window type changes from double-hung to casement.</p>	<p style="text-align: center;">↓</p> <p style="text-align: center;">A Different Building Typology Building Typology #1 with Two Distinct Changes</p>  <p style="text-align: center;">Change #2: A Distinct Change in Building Materials. The building changes in materials from brick and stucco to stone and lap siding.</p>

2. Additional Development Regulations for Town Center.

- a. Entrances. Major building entrances shall be oriented toward the front lot line;
- b. Building Placement in the TC: Town Center District. Building placement for all new construction on any lot shall be in compliance with the following provisions:
 - 1) For sites containing one building. In elevation view from the front lot line, at least 75% of the length of the facade of the building facing a street shall be located between the front lot line and the lesser of a five-foot setback or the established setback in the same block face;
 - 2) For sites containing multiple buildings. In elevation view from the front lot line, at least 75% of the visible facades of the buildings facing a street shall be located between the front lot line and the lesser of a five-foot setback or the established setback in the same block face; and
- c. Plazas. Plazas shall be provided along all non-building portions of a front yard in the TC: Town Center District in compliance with the following requirements:
 - 1) Plazas shall be located adjacent to a building;

- 2) Plazas shall be surfaced with concrete, brick or other form of hardsurface pavers appropriate for the proposed development, except for those areas used for trees, foundation landscaping or planters; and,
- 3) Plazas shall maintain surface areas at a slope of less than 3%, surface areas may be stepped, where appropriate, as necessary to accommodate natural topography;
- d. Minimum lot coverage. The minimum lot coverage shall not be less than 50%;
- e. Off-street parking. Off-street parking areas shall be located to the rear of a building.
- f. Off-street loading. Off-street loading facilities shall be located at the rear of the building or at the rear of the lot.

G. Waivers

1. Enhanced Alternative Materials

- a. Creation of an Enhanced Alternative Material Initial Classification. To encourage the use of new materials or materials heretofore unclassified by this Article, the *Plan Commission* may grant a waiver to the *Development Requirements* specified in this Article subject to the findings shown in Section b below and the following procedures:
 - 1) The *Design Review Committee* shall make a classification recommendation to the *Plan Commission* upon inspection of technical specifications and/or material samples. If the classification recommendation results in the façade point requirements not being met, the *Design Review Committee* may:
 - a) Recommend an alternative, either a complete replacement of the material or enough of a replacement so as to meet the façade point requirements; or,
 - b) Recommend a Waiver to Development Standards based upon the proposed design.
 - 2) The *Plan Commission* shall be the final arbiter of classification.
 - a) Regardless of classification, the *Plan Commission* may request a replacement of the material.
 - b) If accepted by the *Plan Commission*, the material shall be assigned an interim classification, which can be used by *Staff*, the *Design Review Committee* and the *Plan Commission* for determination of façade point requirements for a period of one year from the *Certificate of Occupancy* of the building which received the interim classification. This interim classification may be used for additional buildings through the interim period.
- b. Findings for an Enhanced Alternative Material Initial Classification. The *Plan Commission* may approve an interim material classification for a heretofore unclassified material upon a finding that:
 - 1) The existing material classifications do not adequately describe this material;
 - 2) The *Design Review Committee* has inspected the technical specifications and/or material samples and has provided guidance to the *Plan Commission*;
 - 3) The *Plan Commission* will direct the *Design Review Committee* to review the interim classification no later than one year after than the *Certificate of Occupancy* for recommendation of permanent classification.
- c. Final Classification of the Material.
 - 1) When the interim classification period ends, the *Design Review Committee* shall forward a permanent classification recommendation to the *Plan Commission*, or recommend that it retain an interim classification, subject to further review. This recommendation may be based upon, but not limited to, the following:
 - a) Inspection of technical specifications, including reviews and information from other applications not within the Town; and,
 - b) Inspection of the workmanship, quality, and durability of the material in its

application on the structure.

- 2) The Plan Commission shall either certify the recommendation, determine its own classification, allow the material to retain its interim classification, subject to further review, or reject the material for further use.
 - 3) Should the Plan Commission desire to formalize the classification, they shall direct that the ordinance is amended to reflect the new material within an expedient amount of time.
2. Existing Building Waivers. To encourage façade renovation of existing legal non-conforming *building* facades, and innovative *Building* designs capable of enhancing the quality of the built environment, the *Plan Commission*, upon review and recommendation of the Design Review Committee, may grant a materials waiver based upon the findings in section c below.
- a. Information required. Material type and square footages of materials for both the existing and proposed facades. A Façade Point calculation shall be made for each elevation of both the existing and proposed façade(s). Should the proposed façade be less than the required minimum Façade Points on any of the proposed facades, a waiver or redesign is necessary.
 - b. The applicant shall provide the information necessary to calculate the Façade Points as listed in the article above for both the existing building and the building after the proposed renovation.
 - c. Findings for Existing Building Materials. The *Plan Commission* may approve a waiver to allow an existing façade to not meet the minimum Façade Point Value upon finding that:
 - 1) The proposed Façade Points Value is increased by at least half of the difference between the existing Façade Point Value and required Façade Point Value.
 - 2) The proposed façade is more aesthetically pleasing than the existing façade.

<i>Example: 4.21.G.2.c.1 Façade Point Value (Waiver for Existing Building)</i>	
If an existing façade has a Façade Point Value (FPV) of 400 and the required Façade Point Value is 600, then the applicant must bring the façade value up by at least half the difference between the values to be eligible for the waiver.	
Calculation 1	
Explanation	E.g.
Required FPV	600
<i>Minus</i> Existing FPV	- 400
Difference	200
Half the Difference	100
Calculation 2	
Explanation	E.g.
Half the Difference	100
Existing FPV	+ 400
Minimum FPV for Waiver	500
In this case, this required minimum Façade Point Value to request a waiver would be 500.	