

10-1-43: BUILDING DESIGN STANDARDS; NONRESIDENTIAL:

This section provides design standards applicable to all nonresidential buildings.

A. Building Massing, Form and Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Any facade(s) visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved through the development review process. All facades visible from a public right(s) of way, including pedestrian, transit, and bicycle corridors, shall meet the following four (4) standards:

1. Horizontal Articulation: Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet;
2. Vertical Articulation: Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30'); and
3. Roof & Parapet Variation: Any facade visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that vary in height by at least two feet (2') for each sixty (60) linear feet of facade length.

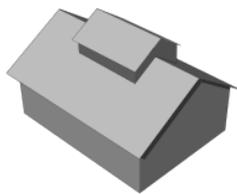


Figure 1-Clerestory



Figure 2-Cupola

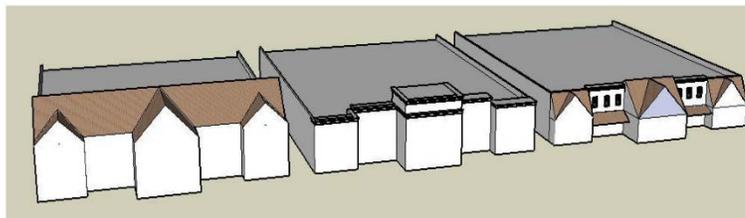


Figure 3-Roof Line Variation

4. Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.

B. Materials Of Primary Structure: The following building design standards shall apply to all nonresidential primary structures, regardless of zoning district:

1. The outside surface of a nonresidential primary structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.
2. Metal siding, or materials which appear to be metal siding, are a prohibited exterior finish material, except when used as an architectural accent, not to exceed twenty percent (20%) of the exterior surfacing material. Exterior surface is measured per face of the building.
3. Architectural Metal Panels may be permitted with the following restrictions:
 - a. Any structures using metal panels shall be designed to have an exterior appearance of a non-metal building and shall appear to be constructed of conventional materials such as stucco, stone, concrete, brick or wood. Approved panel patterns shall have a flat finish which mimics the appearance of concrete panels or embossed finish which mimics the appearance of stucco, stone, brick, or wood.
 - b. A metal panel system shall include high quality finished profile panels and concealed fastener systems, with a baked-on enamel painted to the manufacturer's standards. Corrugated metal, plastic, or fiberglass panels are prohibited.
 - c. Panel placement shall include a repeating pattern through a change in plane, offset, and reveal, pilaster, projection, fenestration patterns, or piers.
 - d. One-third (1/3) of an exterior wall, not including gable ends, shall be finished with materials such as hardie plank or wood siding, stucco, plaster, glass, stone, brick, or other decorative masonry, unless the planning commission waives or reduces this requirement upon determination that panel color, design, layout, pattern or texture will result in the appearance that more than one primary material was used on the wall in equivalent proportion or greater.
 - e. Minimum width for any metal panel is 36".
4. The use of metal roofs and metal doors is permitted and shall utilize contrasting or complimentary colors when used in conjunction with architectural metal panel systems.
5. Structures which are not visible from a public right of way, including pedestrian, transit, and bicycle corridors, may be exempt from these requirements upon written recommendation from the development review committee and approval by the planning commission.
6. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

C. Materials Of Accessory Structure: The following building design standards shall apply to all nonresidential accessory structures, regardless of zoning district:

1. The outside surface of any nonresidential accessory structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.
2. Metal siding, or materials which appear to be metal siding, are permitted for nonresidential accessory structures subject to the following provisions:
 - a. A wainscot finish, a minimum of four feet (4') in height, shall be provided on any facade visible from a public right of way, including pedestrian, transit, and bicycle corridors.
 - b. The wainscot finish shall be of a material that is compatible with the primary structure on site.
3. Metal roofs and metal doors are permitted on any nonresidential accessory structure.
4. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

D. Noncomplying Nonresidential Structure: Any nonresidential structure that was lawfully approved prior to enactment of this section, and that does not comply with the building design standards contained herein, shall be considered a noncomplying structure. The following regulations shall apply to all noncomplying nonresidential structures:

1. Any addition shall be made in full compliance with the provisions of this section. Portions of the structure not affected by additions may remain without any requirement to retrofit the existing surfacing.
2. Damaged or destroyed noncomplying structures may be restored in accordance with section 10-5-4 of this title. (Ord. 2015-12, 5-5-2015)

10-1-44: DEFINITIONS:

Architectural Metal Panels: A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.