

ORDINANCE NO. 2015-3663

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," ARTICLE 2, "DEVELOPMENT REVIEW BODIES," AND ARTICLE 7, "GENERAL DEVELOPMENT STANDARDS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS BY REVISING THE NON-RESIDENTIAL ARCHITECTURAL STANDARDS AND RELATED STANDARDS AND PROCESSES AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibits "A," "B," "C," "D," "E," "F," "G," and "H," attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 28th day of May, 2015.

APPROVED:



Mayor

ATTEST:



City Secretary

APPROVED:



City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Article 2 "Development Review Bodies," Section 12-2.5 "Design Review Board," Section 12-2.5.D "Powers and Duties" is amended to have subsections 12-2.5.D.8 and 12-2.5.D.9 to read as follows:

8. Non-Residential Architectural Standards Appeals.

The Design Review Board shall hear and decide appeal requests as specified in the Non-Residential Architectural Standards Section.

9. Non-Residential Architectural Standards Alternative Compliance.

The Design Review Board shall hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards.

EXHIBIT "B"

That Chapter 12, "Unified Development Ordinance," Article 2 "Development Review Bodies," Section 12-2.8 "Administrator," Section 12-2.8.B "Powers and Duties," Section 12-2.8.B.4 "Final Action" is amended to renumber Subsections 12-2.8.B.4.c through 12-2.8.B.4.j to be Subsections 12-2.8.B.4.d through 12-2.8.B.4.k and add subsection 12-2.8.B.4.c to read as follows:

- c. Architectural reviews;

EXHIBIT “C”

That Chapter 12, “Unified Development Ordinance,” Article 2 “Development Review Bodies,” Section 12-2.12 “Summary of Review Authority,” is amended to replace the “Gateway Grants” procedure line in the table under Design Review Board and add a new procedure line under Administrator to read as follows:

PROCEDURE	City Council	P&Z Comm.	Zoning Bd. of Adj.	Design Rev. Bd.	Land. Comm.	Bike, Ped. & Grnwy	Admin.	Building Official	Dev. Engr.
DESIGN REVIEW BOARD (DRB)									
Non-Residential Arch. Stand. Alt. Compliance				D			RR		
ADMINISTRATOR									
Architectural Reviews							D		

EXHIBIT "D"

That Chapter 12, "Unified Development Ordinance," Article 7 "General Development Standards," Section 12-7.2. "General Provisions" is amended by adding the following new sections to read as follows:

J. Bicycle Facilities.**1. Number Required.**

- a. For sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:
 1. Each primary building shall provide a facility capable of storing a minimum of four (4) bicycles.
 2. In multi-tenant buildings in excess of 20,000 gross square feet, one (1) or more facilities capable of storing eight (8) bicycles shall be provided.
- b. In MU Mixed-Use districts, bicycle storage facilities shall be provided at a rate for one (1) bicycle for every 15,000 square foot of non-residential uses, and one (1) bicycle for every two (2) dwelling units.
- c. Refer to the Alternative Parking Plan Section for the potential to substitute additional bicycle facilities for vehicular parking.

2. Placement and Design.

- a. Facilities shall be separated from motor vehicle parking to protect both bicycles and vehicles from accidental damage and shall be sufficiently separated from building or other walls, landscaping, or other features to allow for ease and encouragement of use. This separation shall be a minimum of three (3) feet.
- b. Where bicycle facilities are provided for four (4) bicycles, the area for such a facility shall be approximately fifty-four (54) square feet in area, approximately nine (9) feet by six (6) feet or as approved by the Administrator.
- c. Facilities shall be placed in clearly designated, safe, and convenient locations and such that no primary building entrance is further than one hundred fifty (150) feet from a bicycle facility.
- b. Bicycles may be permitted on sidewalks or other paved surfaces provided that the bicycles do not block or interfere with pedestrian or vehicular traffic.
- c. Bicycle facilities shall be constructed so as to enable the user to secure a bicycle by locking the frame and one (1) wheel of each bicycle parked therein. Facilities must be easily usable with both U-locks and cable locks and support the bicycle frame at two (2) points. Facilities shall be anchored securely to the ground.

K. Pedestrian Facilities.

1. In SC Suburban Commercial districts, pedestrian connections adjacent to residential areas shall be provided as determined by the Administrator so as to enhance pedestrian, bicycle mobility, and connectivity.

2. In MU Mixed-Use districts, minimum eight (8) foot wide sidewalks shall be provided along all public rights-of-way, streets, and public ways adjacent to and within the development.
 3. For sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:
 - a. Public entry façades of retail buildings that exceed 200 feet in horizontal length shall place a minimum ten (10) foot sidewalk along the full frontage of its public entry façade. Tree wells and planter boxes may be placed along this walkway and in a manner that does not obstruct pedestrian movement. Bike parking facilities are allowed in this area. Vehicular parking or cart storage is prohibited. Outside display is allowed but only if it does not occupy more than thirty (30) percent of this area and meets the requirements of Outside Storage and Display Section.
 - b. A site or sites part of a building plot in excess of 10 acres shall provide designated connections among primary buildings and pad sites for pedestrian and bicycle traffic. Locations for sidewalks and bicycle parking facilities shall be provided and shown on the site plan. Pedestrian walkways may be incorporated into the landscape strips separating parking areas only if the strip is ten (10) feet in width. Pedestrian walkways shall be a minimum of five (5) feet wide and shall connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.
 - c. A site or sites part of a building plot in excess of ten (10) acres shall provide one plaza developed as an integral part of the development and not less than five hundred (500) square feet in area. This area shall not count toward required parking islands or area requirements of a parking concept as described in the Large Parking Lots Section. This area shall incorporate a minimum of three (3) of the following:
 1. Seating components
 2. Structural or vegetative shading*
 3. Water features*
 4. Decorative landscape planters*
 5. Public Art*
 6. Outdoor eating accommodations
 7. Hardscape elements at entrances and within the parking area such as decorative pavers, low masonry walls, clock towers, etc.
- * These public areas may be located within the parking landscape areas.

EXHIBIT "E"

That Chapter 12, "Unified Development Ordinance," Article 7 "General Development Standards," Section 12-7.3 "Off-Street Parking Standards," Section 12-7.3.C "Dimensions, Access, and Location," is amended to renumber Subsections 12-7.3.C.11 and 12-7.3.C.12 to be Subsections 12-7.3.C.13 and 12-7.3.C.14 and amend Subsections 12-7.3.C.10, 12-7.3.C.11, and 12-7.3.C.12 to read as follows:

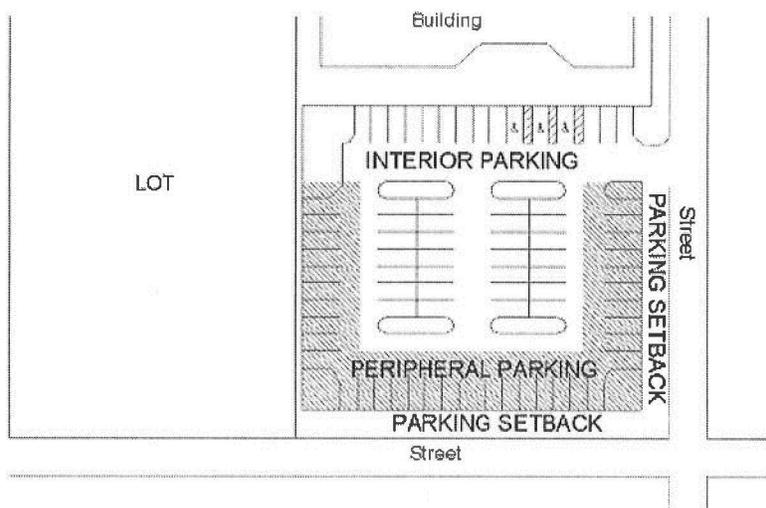
10. Parking lots located within fifteen (15) feet of a public right-of-way shall have a maximum of seven (7) contiguous spaces separated by an eighteen- by twenty-foot landscaped island.
11. All parking lots and drive aisles shall be setback a minimum of six (6) feet from any public right-of-way or public way. In sites subject to the Non-Residential Architectural Standards of this UDO, where parking or drive aisles are located between the building and the public right-of-way or public way, there shall be a minimum setback of ten (10) feet from the public right-of-way or public way to the parking area or drive aisle.
12. In SC Suburban Commercial districts, parking shall not be located between the structure and an adjacent single-family use or zoning district. Drive aisles and service aisles shall be permitted between the structures and an adjacent single-family use or zoning district.

EXHIBIT "F"

That Chapter 12, "Unified Development Ordinance," Article 7 "General Development Standards," Section 12-7.3 "Off-Street Parking Standards," is amended to renumber Sections 12-7.3.F "Requirements Apply to All Parking Areas" through Section 12-7.3.K "Alternative Parking Plans" to be Sections 12-7.3.E "Requirements Apply to All Parking Areas" through Section 12-7.3.J "Alternative Parking Plans" and Section 12-7.3.D "End Islands" is amended to be renamed and to read as follows:

D. Landscape Islands**1. End Islands.**

- a. A raised island, encompassing not less than one hundred eighty (180) square feet in area, shall be located at both ends of every interior and peripheral parking row, regardless of the length of the row. End islands may have sidewalks through them. Examples of interior and peripheral parking are shown in the figure below.



- b. All end islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.
- 2. Interior Islands.**
 - a. All interior islands shall be evenly distributed throughout the interior of the parking area.
 - b. For every fifteen (15) interior parking spaces, one hundred eighty (180) square feet of landscaping must be provided somewhere in the interior rows of the parking lot. Interior island areas may be grouped and configured as desired provided that circulation aisles remain clear and the minimum island area is not less than one hundred eighty (180) square feet. Interior islands may have sidewalks through them.

- c. End island areas that exceed the minimum required may be counted toward the interior parking island requirement.
- d. All interior islands must be raised at least six (6) inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized and shall be contiguous with the soil at the natural grade.

3. Large Parking Lots.

This subsection shall apply only to sites subject to the Non-Residential Architectural Standards of this UDO except for MU Mixed-Use districts:

- a. In order to break up the parking lot area and minimize visual impact, one (1) of the following parking concepts is required on any parking lot with greater than one hundred twenty (120) parking spaces. Parking concepts shall be approved by the Administrator provided that it meets one (1) of the following minimum criteria. Pedestrian walkways are allowed within the below-described areas.

1. Concept 1.

Every one hundred twenty (120) parking spaces shall be a separate and distinct parking area connected by driving lanes but separated by landscaping strips a minimum of eight (8) feet wide and the full length of the parking row. Where pedestrian facilities are located within landscape strips or where vehicles would overhang these strips, the strip shall be a minimum of ten (10) feet wide; or,

2. Concept 2.

For every one hundred twenty (120) parking spaces, a one thousand eight hundred (1,800) square foot landscaped island shall be installed (Landscape Pods). Such island(s) shall be located internal to the parking lot and shall be located so as to visually break up each one hundred twenty (120) parking spaces. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space; or,

3. Concept 3.

For every one hundred twenty (120) parking spaces, an additional one thousand eight hundred (1,800) square feet of landscaped area shall be added/distributed to the interior row(s) end island(s) located closest to the right-of-way line (i.e. in conjunction with the minimum setback creating a double row of landscaping) but in no event shall the additional landscaped area be located farther than one hundred (100) feet from the right-of-way frontage. The landscaping square footage calculation for parking lots greater than one hundred twenty (120) parking spaces shall be pro-rated at fifteen (15) square feet of landscaping per parking space.

- b. Interior island area requirements may be consolidated into end islands, landscape strips, and landscape pods.

- c. Shopping cart storage spaces shall be identified on the site plan. These spaces shall not be located in landscape islands or any areas designed for plantings or pedestrian or bike access.
- d. All landscaping strips, islands, pods, and areas used to segregate the one hundred twenty (120) space parking areas as provided for above under "Parking Lots" must include canopy trees or structural shading. This requirement shall not apply to auto sales lots.

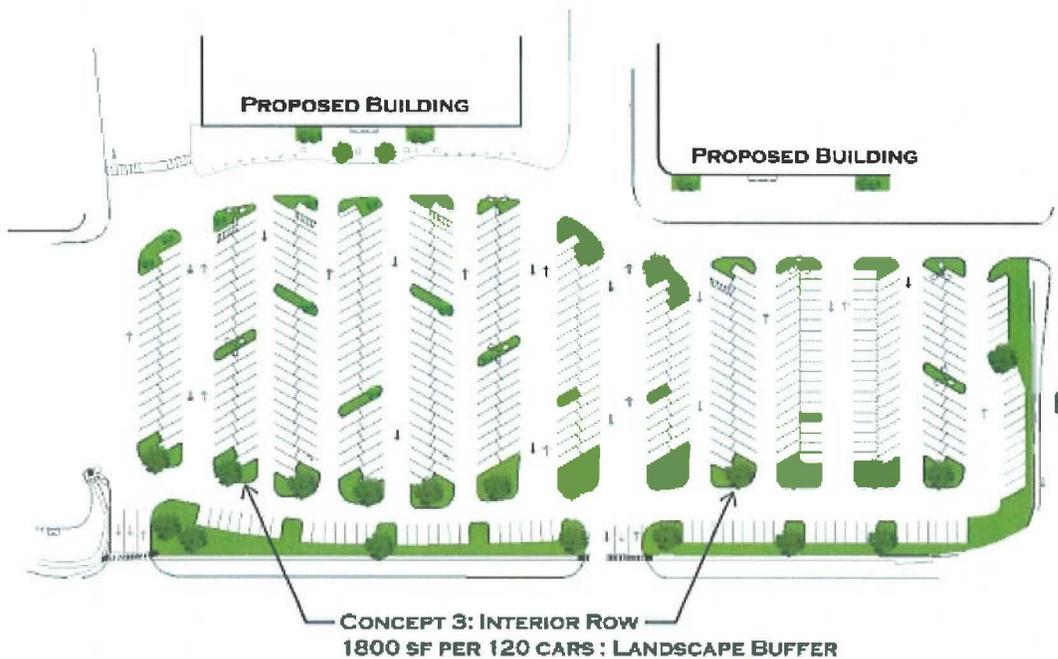
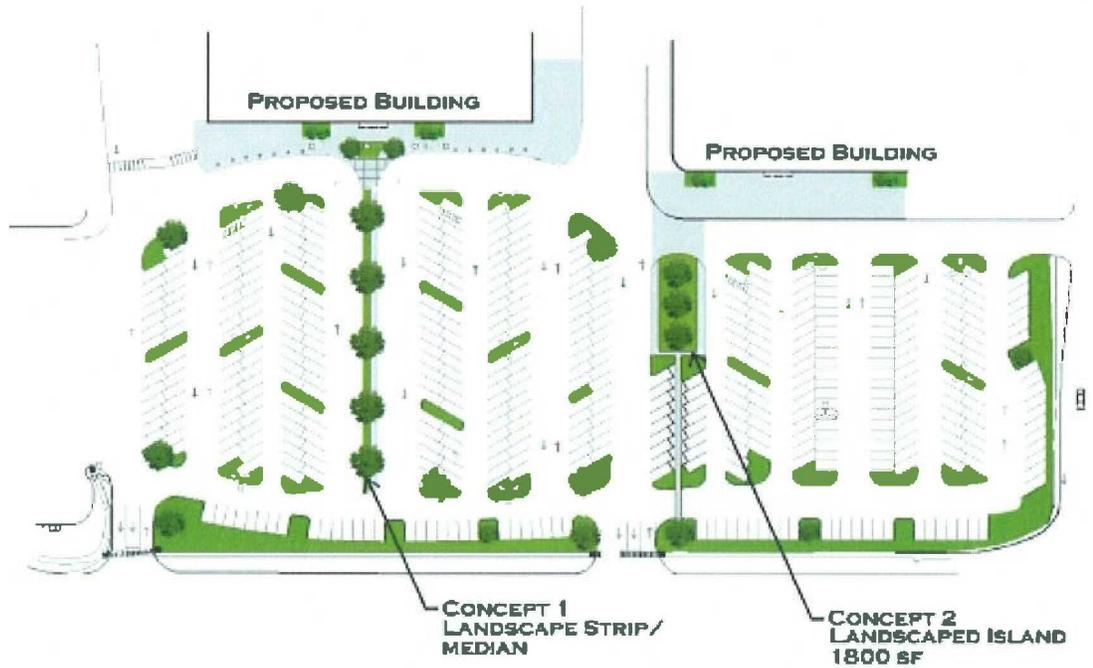


EXHIBIT "G"

That Chapter 12, "Unified Development Ordinance," Article 7 "General Development Standards," Section 12-7.6 "Landscaping and Tree Protection" is amended to rename Section 12-7.6.C "Landscaping Requirements" to "Landscaping Point Requirements," rename Section 12-7.6.D "Streetscape Requirements" to "Planting and Screening Requirements," and amend these Sections to read as follows:

C. Landscaping Point Requirements.

1. The landscaping point requirements for a site is determined by the combined point total of Site Area and Streetscape subtotals.

2. Site Area Points.

- a. Minimum thirty (30) landscape points per one thousand (1,000) square feet of site area. For sites subject to the Non-Residential Architectural Standards of this UDO, the minimum points are increased to sixty (60) points per one thousand (1,000) square feet if the development or building plot exceeds of 10 acres or if a development or building plot in excess of 10 acres does not utilize berms to screen parking areas;
- b. The minimum total number of points for any development is eight hundred (800) points;
- c. Undeveloped floodplains may be removed from site size calculations; in such case, existing trees within that floodplain shall not be claimed for points; and
- d. Projects may be phased with the phase lines being drawn twenty (20) feet beyond any new site amenity. The portion left for subsequent phases shall be of developable size and quality.

3. Streetscape Points.

- a. Six (6) additional landscape points shall be required for every one (1) linear foot of frontage on a right-of-way or public way; and
- b. Driveway openings, visibility triangles, and other traffic control areas may be subtracted from total streetscape frontage.

4. Point Credits.

The following point credits will apply to the total landscaping point requirement:

- a. A ten (10) percent point credit will be awarded where the irrigation system employed is a recognized water-conserving system.
- b. A ten (10) percent point credit will be awarded if twenty-five (25) percent or more of parking area consists of enhanced paving.
- c. A ten (10) percent point credit will be awarded for every one (1) percent of site area devoted to special facilities including water features, public art, or other public features determined by the Administrator.

- d. A ten (10) percent point credit will be awarded for landscape plans that are prepared by a landscape architect registered in Texas, an International Society of Arboriculture (ISA) certified arborist or other professional as deemed appropriate by the Administrator.
- e. A ten (10) percent point credit will be awarded where berms are utilized for parking screening.

5. Point Values.

- a. Point values will be awarded for any type of canopy tree, non-canopy tree, or shrub, except for those listed on the Non-Point Tree List as prepared by the Administrator. No point value shall be awarded for ground cover.
- b. All caliper measurements shall be twelve (12) inches above grade. The minimum caliper for non-canopy trees are measured on a single cane of a multi-trunk tree.
- c. Landscaping points are accrued as follows:

Plant Material Point Values		
Plant Material	Points Accrued (per Plant)	Installed Size Caliper (Inches)
New Plantings		
Canopy Tree	75	1.5 to 2
	150	2.1 to 3.4
	300	3.5 and larger
Non-Canopy Tree	40	1.25 and larger
Shrubs	10	Min. 5 gallon
Shrubs, not for screening	1	Min. 1 gallon
Existing Trees with no Barricade Protection Area		
Canopy Tree	40	4 to 14.5
Non-Canopy Tree	35	2 and larger

Existing Trees Within Barricade Protection Area		
Canopy Tree	400	Between 4 and 8
	500	8 and larger
Non-Canopy Tree	150	Between 2 and 4
	200	4 and larger

- d. To receive landscape points for existing trees, all existing trees must be in good form and condition and reasonably free of damage by insects and/or disease.
- e. To receive additional points for barricaded trees, such trees must be barricaded to the dripline of the tree. A barricade detail must be provided on the landscape plan. Barricades must be in place prior to any activity on the property including, but not limited to, grading. If the required barricades are not in place prior to any activity and maintained during construction, barricaded points will be forfeited.

D. Planting and Screening Requirements.

1. General Requirements.

- a. Every project must expend a minimum of fifty (50) percent of its point total on canopy trees.
- b. For sites subject to the Non-Residential Architectural Standards of this UDO, canopy trees in a site or as part of a building plot in excess of 10 acres shall have a minimum allowable tree caliper of at least two (2) inches. Canopy trees in a site or as part of a building plot in excess of 15 acres shall have an increased minimum allowable tree caliper of at least two and one-half (2.5) inches.
- c. Landscaping must be reasonably dispersed throughout all visible areas of the site.
- d. One hundred (100) percent coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales and drainage areas, and the parking lot setback unless otherwise landscaped or existing plants are preserved. When decorative rock is used, it shall be designed such that it will not migrate into sidewalks or other paved areas. One hundred (100) percent coverage of groundcover or perennial grass is also required in all unpaved portions of street or highway right-of-way or on adjacent property that has been disturbed during construction. If grass is to be used for groundcover, one hundred (100) percent live grass groundcover is required whether by solid sod overlay or pre-planting and successful takeover of grasses.
- e. All landscape materials shall be installed in accordance with the current planting procedures established by the most recent addition of The American Standard for Nursery Stock, as published by the American Association of Nurserymen.

- f. For existing plantings, the Administrator may require a health appraisal.
- g. All new plantings must be irrigated. An irrigation system shall be designed so that it does not negatively impact existing trees and natural areas. Soaker hose and drip irrigation system designs may be permitted as the Administrator deems appropriate.

2. Streetscape.

- a. Within fifty (50) feet of the property line along all major arterials, freeways, and expressways as designated on the Thoroughfare Plan, one (1) canopy tree for every twenty-five (25) linear feet of frontage shall be installed;
- b. Within fifty (50) feet of the property line along all other roadways including public ways, one (1) canopy tree for every thirty-two (32) feet of frontage shall be installed;
- c. Fractional amounts shall be increased to the nearest whole number;
- d. Two (2) non-canopy trees may be substituted for one (1) canopy tree;
- e. Trees used to meet the requirement along one streetscape frontage shall not be counted toward another frontage;
- f. Canopy and non-canopy trees must be selected from the Administrator's Streetscape Plant List and may be grouped as desired so long as the trees are reasonably dispersed across each frontage; and
- g. One (1) existing tree (minimum four-inch caliper) may be substituted for a new tree. Existing trees must be of acceptable health, as determined by the Administrator.

3. Additional Landscaping along Large Building Façades.

This subsection applies to sites subject to the Non-Residential Architectural Standards of this UDO:

- a. Sites with building façades that face a public right-of-way or public way and that exceed 200 feet in length shall place landscaping between the façade and roadway;
- b. One (1) canopy tree is required for every forty (40) feet of façade length. Fractional amounts shall be increased to the nearest whole number;
- c. The trees shall be placed within fifty (50) feet of the building façade;
- d. Two (2) non-canopy trees may be substituted for one (1) canopy tree; and
- e. Trees counting toward Streetscape planting requirements may also count toward the Additional Landscaping along Large Building Façades requirement.

4. Parking Screening.

- a. Parking areas adjacent to a right-of-way or public way shall be screened from the right-of-way or public way.
- b. Screening may be accomplished using plantings, berms, structural elements, or combinations thereof as described below, and must be a minimum of three (3) feet above the parking lot pavement elevation.
- c. Walls and planting strips shall be located at least two (2) feet from any parking area.

- d. Where the street and the adjacent site are at different elevations, the Administrator may alter the height of the screening to ensure adequate screening.
 - e. A minimum fifty (50) percent of all shrubs used for screening shall be evergreen.
 - f. The following options are allowed as parking lot screening methods:
 - i. A solid hedgerow (such as ten (10) shrubs for every thirty (30) linear feet of frontage) to screen the parking to a height of three (3) feet. The screening must be a minimum of twenty-four (24) inches at planting and reach thirty-six (36) inches within one (1) calendar year of planting, and such method is certified to meet these requirements by a registered Landscape Architect, landscape designer, or landscape contractor;
 - ii. Berms with a minimum height of three (3) feet as measured from the parking lot pavement, and a maximum slope of 1:3. Berms may be designed around trees that are barricaded for tree preservation. Where there will be gaps in berm screening for the preservation of existing trees, other screening methods shall be used to meet the minimum three-foot screening requirement; or
 - iii. Half-berms with a minimum height of three (3) feet as measured from the parking lot pavement, and a maximum allowable slope of 1:3. Retaining walls shall be designed to face the parking lot and sidewalks located between the retaining wall and right-of-way or public way may not be closer than three (3) feet to the top of a retaining wall.
 - g. For redeveloping sites maintaining existing parking lot perimeters, the Administrator may authorize the use of masonry walls, or lower the minimum berm height to a height that may be safely maintained in the existing parking setback when additional parking lot screening is provided. The cumulative height of plant material and berm shall be a minimum of three (3) feet.
 - h. Variations to the requirements of this Section may be approved if the landscape/streetscape plan is sealed by a registered Landscape Architect and approved by the Administrator. Such plans must show reasonable evidence that the requirements, as set forth in this Section were used as a guide.
5. Dumpsters, concrete retaining walls where more than six (6) vertical inches of untreated concrete are visible, off-street loading areas, utility connections, and any other site characteristics that could be considered visually offensive must be adequately screened.
 6. Detention ponds shall be integrated into the overall landscaping theme and design of the site as described in Section 12-7.9.B. Detention Pond Aesthetic Design.

EXHIBIT “H”

That Chapter 12, “Unified Development Ordinance,” Article 7 “General Development Standards,” Section 12-7.10 “Non-Residential Architectural Standards” is amended to read as follows:

Sec. 12-7.10. Non-Residential Architectural Standards.

A. Purpose.

The intent of the design standards provided in and related to this Section are to:

1. Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
2. Establish minimum design parameters for the appearance of non-residential buildings including heightened standards for more visible and prominent areas of the community;
3. Not limit architectural creativity or prescribe a specific architectural style; and
4. Provide a balance between the community’s economic and aesthetic concerns.

B. Applicability.

Except as expressly set forth otherwise herein, the design standards of this Section shall apply to development, redevelopment, and façade changes to all non-residential buildings including single tenant buildings, multiple tenant buildings, and any grouping of attached or stand-alone buildings and associated pad sites.

The portions of structures containing non-residential uses located in the MF Multi-Family zoning district shall comply with the Non-Residential design standards of this Section.

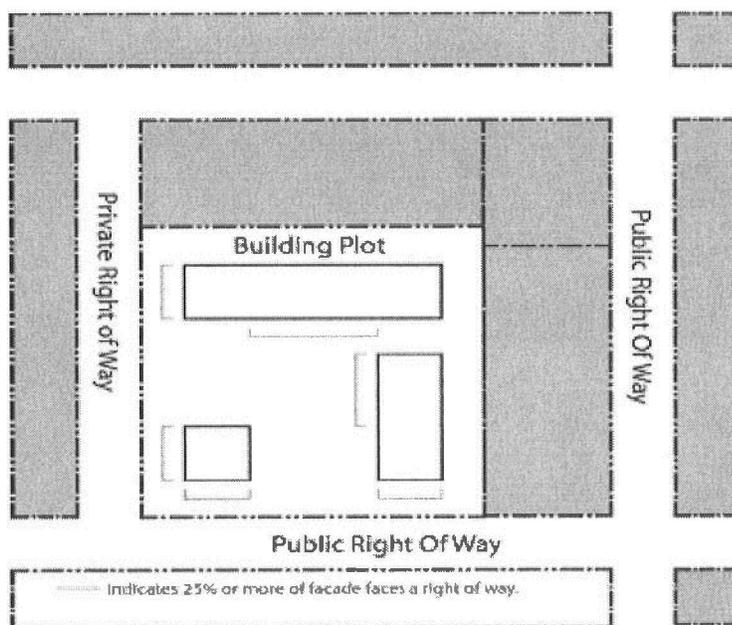
The following are exempt from this section of the UDO as defined below:

1. **BP Business Park.** Any building located within BP Business Park districts is required to comply with this Section if it is along the periphery of the zoning district. All other interior buildings located within BP Business Park districts are exempt from this Section.
2. **Districts.** Uses located within the following districts are exempt from this Section: BPI Business Park Industrial, M-1 Light Industrial, M-2 Heavy Industrial, R&D Research & Development, NG-1 Core Northgate, NG-2 Transitional Northgate, and NG-3 Residential Northgate.
3. **Uses.** The following uses are exempt from this Section: Churches; Primary & Secondary Educational Facilities; Municipal Industrial facilities; and private utility buildings that are screened from public or private rights-of-way and adjacent properties.
4. **Types of Structures.** The following structures must adhere to Building Colors but are exempt from the other provisions of this Section: Freestanding structures such as pavilions, canopies, gazebos, ATM machines, etc. that are unenclosed buildings and do not have walls. Unenclosed structures that are attached or functionally appear part of an enclosed building are to be integrated with and meet the requirements associated with the building.

C. Standards for Non-Residential Structures.

1. Façade Terms.

- a. **Primary Façade.** A façade is considered to be a "primary façade" when it is the primary entrance façade of a primary building (not accessory buildings) or when any façade of a primary building is facing a public right-of-way, private right-of-way, or public way.
- b. **Facing.** A façade is considered facing a public right-of-way, private right-of-way, or public way when an imaginary plane could be extended unobstructed by a wall or structure in the building plot from at least 25% of the façade into the public right-of-way, private right-of-way, or public way adjacent to the building plot, as illustrated below.
- c. **Visible.** The term visible is used in application of this Section. A side or rear façade of a building shall not be considered visible from a public right-of-way or public way if it is located more than four-hundred (400) feet away.



2. Required Screening.

- a. All mechanical equipment shall be screened from view or located so as not to be visible from any public right-of-way, public way, or residential district when viewed within one hundred fifty (150) feet of the perimeter boundary of the subject lot or tract, measured from a height five (5) feet above grade. Such screening shall be coordinated with the building architecture, materials, colors and scale to maintain a unified appearance. Acceptable methods of screening are: encasement, parapet walls, partition screens, brick/stone/masonry walls or fences. Electrical panel boxes attached to the side of a building that are painted to match the building color do not require additional screening.

- b. In SC Suburban Commercial, roof-mounted mechanical equipment shall be screened from any right-of-way, public way, or adjacent property by either the roof itself (including within a cut-out) or by a false roof element (i.e. - chimney, cupola). In SC Suburban Commercial districts, components of a mechanical equipment system, such as vents or exhaust pipes, protruding from the roof that are no larger than twelve (12) inches in diameter nor exceeding the height of the roof line are not required to be screened, but must be painted to match the roof color.

3. **Building Mass and Design.**

a. **Horizontal Façade Articulation.**

1. Façade articulation (wall plane projections or recessions) is required on the first two (2) stories of any primary façade that exceeds two-hundred (200) feet in horizontal length. No more than thirty-three (33) percent of any primary façade shall be on the same continuous geometric plane. Wall plane projections or recessions shall have a minimum depth of four (4) feet.
2. For all properties zoned SC Suburban Commercial: For buildings over eight thousand (8,000) square feet, primary façades shall have articulation of minimum four-foot (4') depth within each fifty-foot (50') section of façade.
3. For all properties zoned MU Mixed-Use: The vertical wall plane of any façade visible from a public right-of-way, street, or public way shall project and/or recess by a minimum of two (2) feet so that no more than sixty-six (66) percent of the façade is on the same plane.

b. **Building Entry Design**

1. In order to provide a sense of arrival and shelter, public building entrances are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or other similar architectural element.
2. Buildings that have multiple ground floor tenants or multiple primary building entrances shall have all entrances treated architecturally.

c. **Architectural Relief.**

1. In order to provide visual interest, the first two (2) stories of any primary façade or façade visible from a public right-of-way or public way shall use at least one (1) architectural relief element for every twenty-five (25) horizontal feet, or part thereof, of façade length.
2. Façades requiring architectural relief shall provide a minimum of two (2) different types of relief elements per façade.
3. To avoid monotony, no more than one-half ($\frac{1}{2}$) of the required minimum number of elements on a façade may consist of the same type of relief element.

4. The design elements may be grouped or spaced as needed along the façade, though in no case shall more than seventy-five (75) feet of continuous horizontal length be void of a relief element.
5. Design elements used to meet architectural relief must have a functional architectural purpose such as awnings may not be located over faux windows or a wall area that does not have an opening.
6. A relief element counted to meet the requirement of one façade may not also be counted toward another façade.
7. Architectural relief is not required for façades, or parts of a façade, that are within fifteen (15) feet of another building that screens the façade.
8. Accessory buildings to a primary use, where each façade is equal to or less than twenty-five (25) horizontal feet in length or the perimeter of all façades is less than one-hundred (100) horizontal feet in length, and where each façade incorporates the same building materials and colors as the primary structure, are not required to provide architectural relief elements.
9. Architectural relief elements may be added to a non-conforming façade of an existing building subject to the following limitation: if more than fifty (50) percent of the required number of elements on a façade are added, removed, or altered, including on a cumulative basis, the façade must be brought into compliance for architectural relief.
10. Qualifying Architectural Relief Elements.
 - a. For all applicable properties other than those located in SC Suburban Commercial and MU Mixed-Use districts, the following types of architectural relief may be utilized to meet the requirements of this section:
 - 1) Canopies, permanent decorative awnings, or windows accompanied by overhangs that exceed eighteen (18) inches;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Roofline articulation as described below may count as one (1) element for a façade if it is used on a façade where the articulation is not already required;

- 5) A well-defined cornice or other architectural termination to visually cap the building along a parapet may count as one (1) element for a façade if it is used on a façade where this feature is not already required;
 - 6) Recessed entries, stoops, porches, or arcades;
 - 7) Balconies that extend from the building;
 - 8) Boxed or bay windows; or
 - 9) Decorative stormwater management initiatives physically integrated with the building, as approved by the Administrator.
- b. For all properties zoned SC Suburban Commercial, the following types of architectural relief may be utilized to meet the requirements of this section:
- 1) Decorative or functional window shutters;
 - 2) Covered front Porch extending along at least fifty (50) percent of building façade and projecting a minimum of four (4) feet from the face of the building;
 - 3) Eaves in excess of eighteen (18) inches;
 - 4) Window planter boxes;
 - 5) Window canopy;
 - 6) Dormers;
 - 7) Transom windows;
 - 8) Decorative façade lighting;
 - 9) Chimneys or cupolas;
 - 10) Cross gables; or
 - 11) Entry Portico.
- c. For all properties zoned MU Mixed-Use, the following types of architectural relief may be utilized to meet the requirements of this section:
- 1) Canopies or permanent decorative awnings;
 - 2) Wall plane projections or recessions with a minimum of four-foot depth;
 - 3) Pilasters that project from a wall at least four (4) inches or columns;
 - 4) Recessed entries, stoops, porches, or arcades;
 - 5) Balconies that extend from the building;
 - 6) Boxed or bay/oriel windows;
 - 7) Hood/drip molding over windows;
 - 8) Cornices, corbelling, quoining, or stringcourses,
 - 9) Decorative or functional window shutters;

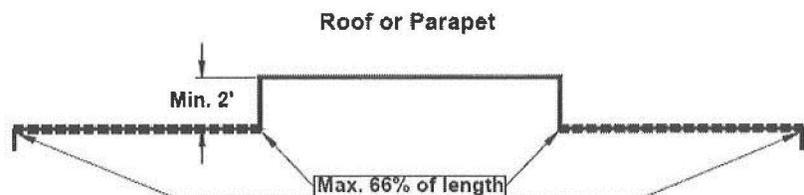
- 10) Window planter boxes;
- 11) Transom windows;
- 12) Decorative façade lighting; or
- 13) Chimneys or cupolas.

d. Other Mass and Design Requirements.

1. For all properties zoned SC Suburban Commercial: Gross Floor Area of a single structure shall not exceed fifteen thousand (15,000) square feet in area.
2. For all properties zoned MU Mixed-Use:
 - a. The ground-floor shall have a minimum floor-to-ceiling height of twelve (12) feet.
 - b. The commercial portions of any façade facing a public right-of-way, street, or public way shall be at least thirty (30) percent transparent between zero (0) feet and eight (8) feet above ground level.
 - c. Public entry is required on all façades facing a public right-of-way, street, or public way. In the event that more than two (2) facades require a public entrance, the Administrator may determine which two (2) facades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
 - d. Loading docks, overhead doors and service entries shall not be located on a façade facing a public right-of-way, street, or public way. In the case that more than two (2) facades face a public right-of-way, street, or public way, the Administrator shall determine the most appropriate façade for such activities.

e. Roof and Roofline Design.

1. On buildings three (3) stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade, along any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan, and on all façades visible from a public right-of-way for properties that are zoned MU Mixed Use, shall vary by a minimum of two (2) feet up or down so that no more than sixty-six (66) percent of the roofline is on the same elevation, as represented below.



2. For all rooflines that are required to articulate as described above, the parapet roof line shall feature a well-defined cornice or other architectural termination to visually cap the building along the roofline.
3. For all properties zoned SC Suburban Commercial: Roofs shall be similar to residential roof types. Flat roofs are not permitted. Shed roofs are only permitted as part of a peaked roof network. A peaked parapet is permitted if it gives the appearance of a pitched roof from all sides. Roof slope must be a maximum of 8:12 and a minimum of 4:12.

4. **Building Materials.**

- a. The following minimum amount of fired brick, natural stone, marble, granite, or any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material) to simulate brick, stone, marble, or granite shall be provided:
 1. A minimum of ten (10) percent on any façade visible from a public right-of-way or public way;
 2. A minimum of twenty (20) percent on primary entrance façades (single or multiple tenant building) that exceed two-hundred (200) feet in horizontal length;
 3. A minimum of twenty (20) percent on any façade facing a public right-of-way of a street classified as a major collector on the Thoroughfare Plan; and
 4. A minimum of thirty (30) percent on any façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan.
- b. Building materials used to meet the minimum material requirements as provided above may not be painted.
- c. The following building materials are allowed on all façades subject to the following limitations:
 1. Stucco, EIFS, high build textured paint on concrete to simulate the appearance of stucco, split-face concrete masonry that does not simulate brick or stone, fiber cement siding, reflective glass, or any material equivalent in appearance and quality as determined by the Design Review Board, shall not cover more than seventy-five (75) percent of any façade.
 2. Wood or cedar siding, stainless steel, chrome, standing seam metal, premium grade architectural metal, or architecturally finished metal panels (not corrugated metal) shall not cover more than thirty (30) percent of any façade.
 3. Tile or smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than ten (10) percent of any façade.
 4. Painted metal panel siding is allowed without limitation on a rear façade of a building when the façade is not visible from a right-of-way, parkland, greenway, or any residential area.
 5. Galvanized steel and painted steel are allowed on doors, including roll-up doors.

6. Metal, standing seam metal, architectural metal or steel may be used as a roof and or canopy/awnings with no limitation on percentage.
- d. When determining the area of a façade, doors, windows, and other openings are included and roof area is not included.
- e. Existing buildings may continue to utilize materials other than those listed provided that any material replacement is for maintenance purposes only and the existing material is continued. Any material change or replacement of more than ten (10) percent of the total area of a façade, including on a cumulative basis, shall require that all building materials and color be brought into compliance on that façade.
- f. All architectural submittals shall provide elevation drawings for each façade and a material legend (see sample below) for each façade.

SAMPLE LEGEND USE OF MATERIALS ON FAÇADE 'A'		
Total Square Footage of Façade 'A': 10,000 s.f.		
Material	Area in Square Feet	Percent of Overall Façade
Stucco	2,000 s.f.	20%
Brick	5,000 s.f.	50%
Doors and Windows	3,000 s.f.	30%

5. **Building Colors.**

- a. All building façades and roofs shall consist of only colors from the color palette approved by the City Council as amended by the Design Review Board and maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten (10) percent of the façade on which the accent color is applied.
- c. When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- d. Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work. Color samples shall be submitted for approval to the Office of the Administrator.
- e. Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this ordinance and color samples shall be submitted as provided herein.

D. Alternative Compliance Permitted.

The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this Section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this Section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality.

E. Waivers and Appeals.

The Design Review Board (DRB) shall review requests for deviations from the Non-Residential Architectural Standards. The DRB shall approve waivers or appeals found meeting the intent and general purposes of the standards as it is recognized that unique and unforeseen design circumstances exist in application of the standards. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB may review and grant approval of the following:

1. Substitutions of building materials if the applicant shows that:
 - a. The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein; or
 - b. The material is similar and comparable in quality and appearance to the materials allowed in this Section 12-7.10; or
 - c. The material is an integral part of a themed building (example 50's diner in chrome).
2. Alternate colors or materials on each façade if the applicant shows that:
 - a. The applicant is a franchised and/or chain commercial use to be developed as a single detached building (not integrated into a multi-tenant building); and
 - b. The proposed colors/materials are part of its corporate branding; and
 - c. The applicant provides all of the alternative color/materials schemes the chain or franchise has used.
3. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Chapter 12, Article 9 of the UDO or constitute redevelopment if the applicant shows that:
 - a. The materials allowed in this Section cannot be utilized without a structural alteration(s) to the existing building; and
 - b. A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.
 - c. The DRB may grant a variance of up to one hundred (100) percent from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.

4. Alternatives to the options for required screening of mechanical equipment.
5. Alternatives to the design elements available to provide architectural relief.
6. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty (20) percent of the façade.
7. Relief from the building orientation and access for buildings in MU Mixed-Use districts when physical characteristics limit the site or provide unique orientation and access opportunities.
8. Reduction in the percentage of required building transparency for the rehabilitation or expansion of existing buildings in MU Mixed-Use districts if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the transparency requirement.

F. Submittal Requirements.

When the non-residential architectural standards are applicable, submitted building elevations shall include the following:

1. Scaled building elevations for each façade, depicting the following:
 - a. Required architectural relief and other design elements; and
 - b. Location of building materials.
2. Accurate building footprint(s) and general orientation of the building façades in relation to adjacent rights-of-way, public ways, and properties;
3. Sample building materials and color details as required by the Administrator; and
4. Table of vertical square footage and percentage of building materials for each façade.