

6.8. DESIGN STANDARDS

6.8.1 PURPOSE, INTENT AND APPLICABILITY

- A. **Purpose and Intent.** The purpose and intent of this section is to provide minimum requirements for the design and configuration of single family (detached and attached) and duplex, multifamily, and industrial buildings, and developments. These standards are intended to provide the town's expectations for the quality and appearance of new development through the use of architectural designs, building features, exterior materials and colors, desirable design elements, and detailing. All provided figures, images, and rendered photographs are for illustrative purposes only; the text, dimensions and/or standards shall apply in all cases where there is a conflict.
- B. **Applicability.** All new development shall comply with the standards of this section. Development existing prior to the adopted date of this LDO, as well as redevelopment of buildings established prior to the adopted date of this LDO, are encouraged but not required to comply with these standards. The following standards shall apply in instances of repairs, renovations and/or additions:
1. A building may be repaired or renovated without complying with the requirements of this section, provided there is no increase in gross floor area.
 2. When a building or site is increased in gross floor area or improved site area by greater than twenty-five (25) percent, both the additional area and existing area must conform to the standards of this section. Notwithstanding any standards of this section to the contrary, any additions to a building which is constructed in compliance with the standards of this section may continue the design of the existing building, including building materials, colors, textures, architecture, roofs, façades, and other detailing.
- C. **Exemptions.** The standards of this section shall not apply to the following:
1. Development located in the Industrial zoning district (see Section 6.8.7: Industrial Design Standards).
 2. Conversion of a building from one (1) permitted principal use to another permitted principal use.

- D. **Mixed-Use Zoning Districts.** Mixed-Use zoning district standards, as defined in Section 3.4: Mixed-Use Zoning Districts, may have unique and/or stricter design standards and requirements. Where a conflict arises in design or architectural standards, the stricter provision shall apply.
- E. **Review.** All building and development subject to the standards of this section shall be reviewed for compliance during the site plan process. Artistic renderings and/or elevation drawings shall be provided to ensure compliance.

6.8.2 NONRESIDENTIAL BUILDING DESIGN STANDARDS

- A. **Purpose.** The standards of this section establish criteria related to the appearance of buildings within the town. Buildings are an integral component of development form and set mass, scale and help define patterns of development. The standards of this section shall require applicable buildings to utilize high quality visual design elements and prohibit monotonous visual design. To further the welfare of the town, and the economic development interests of all residents and businesses, building design standards shall:
 - 1. Limit undesirable design elements;
 - 2. Require design elements intended to provide high quality building design; and
 - 3. Promote and enhance pedestrian scale.
- B. **Applicability.** Building design standards required per this section shall be required on all walls of a building that face a public street or right-of-way (including highways) and/or are adjacent to residentially zoned properties.
- C. **Prohibited Building Design Elements.** Building design elements which do not meet the purpose and intent of the section consist of the following design elements:
 - 1. Large, monotonous, unarticulated blank wall surfaces (i.e. blank wall areas);
 - 2. Exposed and untreated, unarticulated walls;
 - 3. Mirror window glazing;
 - 4. False fronts;
 - 5. False entrances;

6. Faux windows;
7. Mansard roofs;
8. Franchise architecture designs which do not meet the standards of this section;
9. Lack of architectural features; and
10. Lack of change in materials.

D. **Standards.** All buildings shall comply with the following standards:

1. **Facades.** Building facades shall be designed with a consistent architectural style, detail, and trim. All sides of a building shall require architectural detailing and windows that complement the primary façade. Facades shall comply with the following standards:
 - a. **Vertical Mass.** The vertical mass of multistory buildings shall be visually broken at each story with architectural detail and articulation of at least one (1) foot in the vertical direction. Illustrated as “A” in Figure 6.8.1.
 - b. **Roof Lines.** To limit box-like building forms, roofs shall include differing planes, pitches, forms, heights, or materials that are distinct from one another. Roof lines shall not exceed a linear distance of one hundred (100) feet without the introduction of a physical articulation. Illustrated as “B” in Figure 6.8.1. Industrial Uses and Government Facility Uses are exempt from this requirement.
 - c. **Horizontal Mass.** Building facades shall not exceed a linear distance of thirty-five (35) feet without the introduction of a physical articulation no less than one (1) foot wide and extending in a horizontal direction along the façade. Illustrated as “C” in Figure 6.8.1.
 - d. **Wall Offsets.** Facades of 60 or greater feet in width shall incorporate wall offsets of at least one (1) foot of depth a minimum of every forty (40) feet. Illustrated as “D” in Figure 6.8.1.
 - e. **Repeating Design Patterns.** Facades greater than one hundred (100) feet in length shall require a repeating, consistent pattern of change in color, texture, and material.

Figure 6.8.1. Building Facades

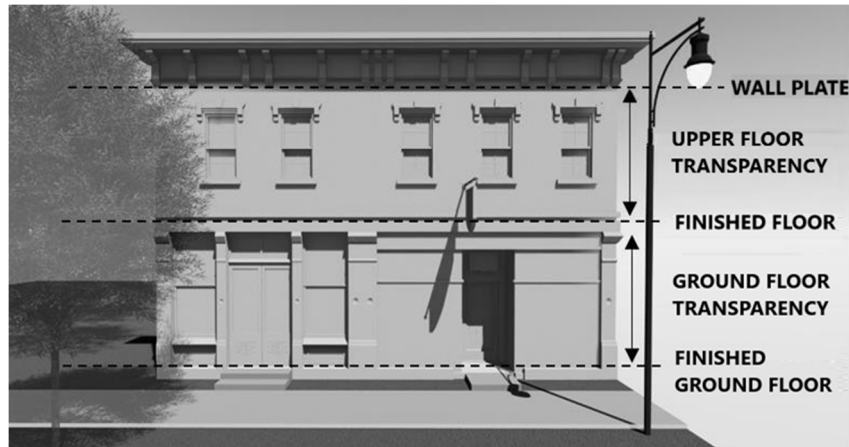


A-D	Façade Standards Illustrated
A	Vertical Mass
B	Roof Lines
C	Horizontal Mass
D	Wall Offsets

2. **Transparency.** Building shall be designed to have a minimum transparency, through the use of windows and doors, on ground and upper floors as illustrated in Figure 6.8.2. Transparency applies to all sides of buildings facing public streets. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from public streets. Public Safety uses included in Government Facility uses are exempt from this requirement.
 - a. **Ground Floor Transparency.** Ground floor transparency shall be calculated based on the total façade area located between the finished ground floor level and beginning of the upper floor. All ground floor transparency shall be a minimum thirty (30) percent, unless stated otherwise in this LDO.
 - b. **Upper Floor Transparency.** Upper floor transparency is calculated based on total façade area located between the surface of any floor to the

surface of the floor above it. If there is no floor above, then the measurement shall be taken from the surface of the floor to the top of the wall plate. All upper floor transparency shall be a minimum twenty (20) percent unless stated otherwise in this LDO.

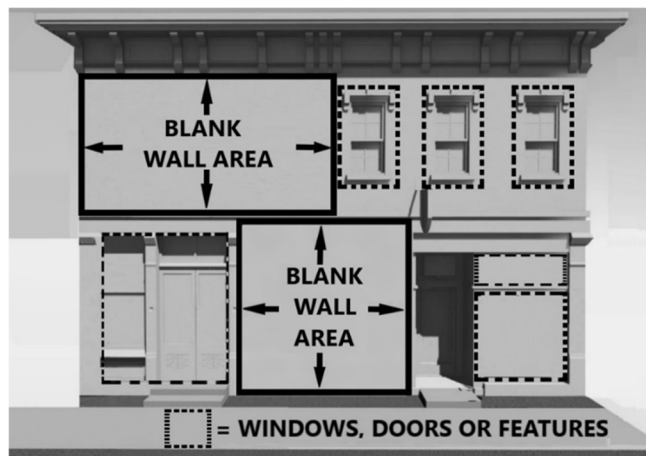
Figure 6.8.2. Transparency



3. **Building Blank Wall Area.** Buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change. Blank wall area shall be limited and comply with the following standards:
 - a. Paint is not considered a substantial material change.
 - b. Blank wall area applies in both a vertical and horizontal direction and applies to ground floors and upper floors.
 - c. The maximum continuous blank wall area for any building in the General Commercial (GC) Zoning District shall be a maximum fifty (50) linear feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless stated elsewhere in this LDO.
 - d. The maximum continuous blank wall area for any building in the Commercial Highway (CH), Office and Professional (OP), and Business, Industry, and Technology (BT) Districts shall be a maximum of one hundred (100) linear feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless stated elsewhere in this LDO.

- e. When necessary to meet Fire Code requirements, blank wall area requirements may be waived by the Land Development Administrator.
- f. Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less. Alternatively, where the facade faces adjacent residential uses or the Rolesville Expressway Bypass, an earthen berm shall be installed. The berm shall be no less than six (6) feet in height, containing at a minimum a double row of evergreen or deciduous trees, planted at intervals of fifteen (15) feet on center. This alternative is not intended for installation along frontage roads.

Figure 6.8.3. Blank Wall Area



- 4. **Materials and Colors.** Buildings shall have consistent materials and colors and comply with the following standards:
 - a. **Materials.**
 - i. Building materials shall be similar to materials used within the development and may only consist of brick, stone, stucco, exterior insulation and finish system (EIFS), fiber cement, treated wood, or similar materials. At least sixty (60) percent of the façade facing a public or private street shall be natural or man-made brick or stone (or a combination) with the remainder to allow for accent elements and design features. The requirements of this section

apply to any façade facing a street right-of-way or drive aisle that serves as a connection.

- ii. The Town Center (TC) district shall require brick exterior wall construction, either natural or man-made brick or stone (or a combination), for any nonresidential structure that is approved after the effective date of the adoption of this LDO. The primary facade material used in construction shall compose, as a minimum, sixty (60) percent of the non-glass wall surface. For the purpose of this section, primary façade shall be defined as any façade facing a street right-of-way or drive aisle that serves as a connection; secondary facades shall be defined as any façade which does not face a street right-of-way or drive aisle that serves as a connection. The TC district shall prohibit wood or concrete shake siding, vinyl siding, painted brick, and split or smooth faced concrete block. Metal siding may be permitted up to a maximum five (5) percent of the non-glass wall surface, trim, and accents. Exterior insulation finishing system (EIFS) may be permitted on secondary facades.
- iii. Dissimilar materials may be permitted if an applicant can provide a narrative and illustrations explaining how other characteristics of design, such as scale, detailing, color, and/or texture will be utilized to ensure enough similarities exist within the existing development.
- iv. If two (2) or more materials are actively utilized on a building's design, the heavier material shall be located below the lighter material (i.e. stone material shall be placed below stucco material), along corners, at storefront divisions, or utilized as a material change to limit blank walls.
- v. Vinyl siding, smooth untreated concrete block, metal siding, faux stucco, and plastic materials are prohibited building materials.

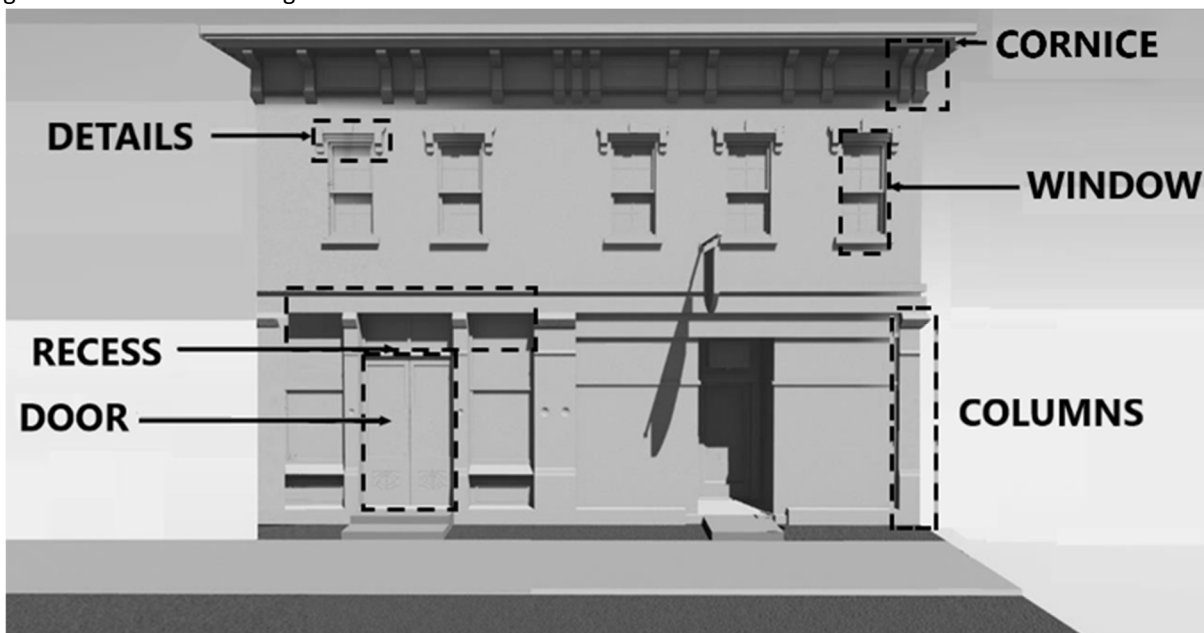
Figure 6.8.4. Materials



5. **Colors.** Building colors shall help unify buildings within a development and be similar. Building colors shall comply with the following standards:
 - a. Primary colors shall be low reflectance earth tones, muted, subtle or neutral colors.
 - b. Bright, neon colors shall be prohibited.
 - c. Accent colors and colors on details and trims may be of brighter hue and variation than façade colors.
 - d. Exterior color schemes that attract undue attention, or that cause the building to appear as a sign or advertisement, are not permitted.
 - e. Color should be integral to the materials; where painted or applied finishes occur, the use of complementing hues is required.
 - f. Traditional and standard franchise colors shall also comply with this section.
6. **Minimum Design Items.** To ensure visually interesting buildings of high-quality visual design, a minimum of four (4) design items shall be utilized in building design. The following design items may be chosen to fulfill the minimum requirement:
 - a. A change in plane, such as a projection or recess which shall be a minimum of six (6) inches

- b. Design features such as columns, arches, planters, dormers, gables, bay windows, voids, etc.;
- c. Architectural details including cornices or similar details with relief elements;
- d. Awnings, arcades, porches, stoops or balconies and similar weather/sun cover features over public entrances;
- e. Complementary change in material or texture;
- f. Complementary change in color;
- g. Doors and windows with distinct ornamental details that are regularly spaced and similar shaped with details, hoods or trim.
- h. Structural architectural details that are integrated into the overall design of the building, such as ironwork;
- i. Parapet height transitions, vertical pilasters and other similar treatments to soften scale of a building;
- j. Differing building setbacks or projections to help vary the plane of a building; and
- k. Active use areas which promote outdoor dining, pedestrian gathering, and similar functions.

Figure 6.8.5. Minimum Design Items



7. **Roof Design Standards.** Building rooflines that face a street or public right-of-way shall not exceed a linear distance of one hundred (100) feet without the introduction of a physical articulation of no less than one (1) foot in the vertical direction, gable, or building projection.
- a. **Rooftop Equipment.** Publicly visible mechanical equipment or stacks shall be colored to match the roofing material and screened from public view.
 - b. **Parapets.** Parapets may extend thirty-six (36) inches above the roof line. Mansard are prohibited.
 - c. **Roof Treatments.** Roofs shall have architecturally significant roof treatments including, but not limited to, cornices, brackets, roof overhangs, and textured materials. Compatible color materials are required.
8. **Other Building Standards.**
- a. **Building Address.** Every building subject to the standards of this section shall include a building street address at the primary building entrance.
 - b. **Individual Storefronts.** If a building contains several storefronts, each individual storefront shall be unified in design elements, including materials, colors, window and door placement, and signage. Materials and colors may however be utilized to separate storefronts so long a unified design is maintained.
 - c. **Accessory buildings** shall include designs similar and consistent to the principal structure, including exterior materials, colors, and roof form.

6.8.3 NONRESIDENTIAL SITE DESIGN STANDARDS

A. **Parking Location.**

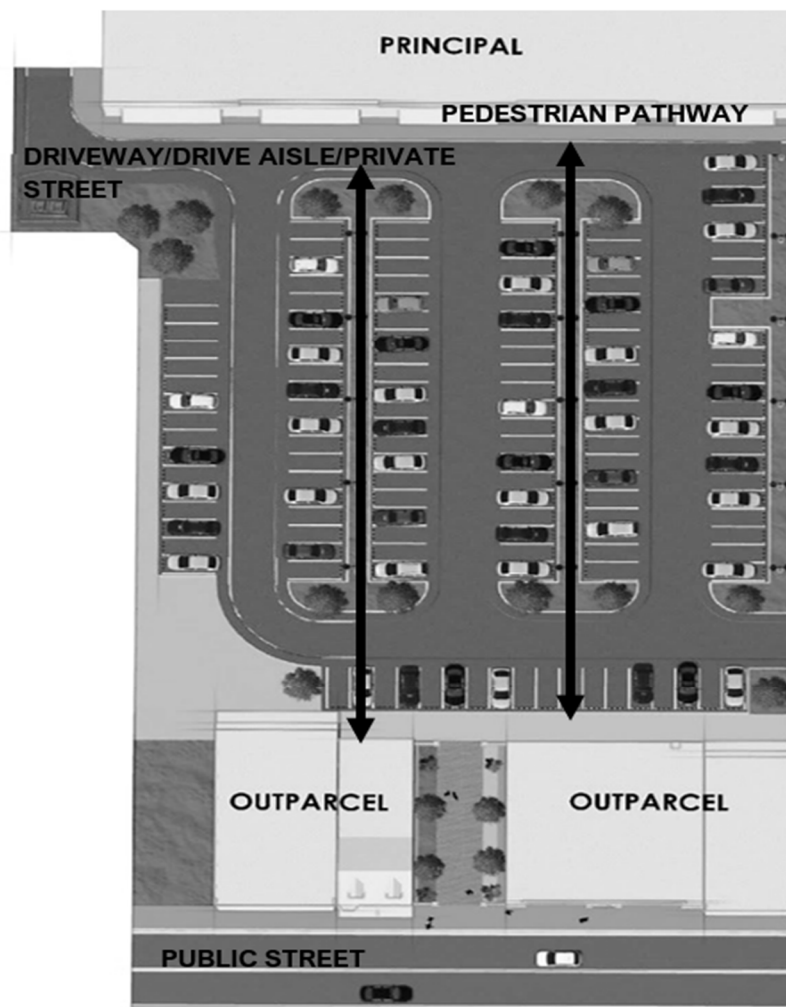
1. Location of parking areas shall be configured to limit parking in the front.

B. **Outparcels Buildings.**

1. Outparcel buildings shall include a consistent level of architectural detail on all sides of the building and consist of similar exterior materials and compatible colors of the primary building in the development.

2. Spaces between buildings on outparcels or pad sites shall include enhanced pedestrian features or amenities such as plazas, paver walkways, seating areas, and gathering places in addition to off-street parking spaces.
3. Outparcel buildings, to the maximum extent practicable, shall be clustered along the street in order to define street edges, entry points and promote a pedestrian scale.
4. If a parking lot separates the principal building from an outparcel building, a pedestrian path/sidewalk shall be provided connecting the two through a direct link as illustrated in Figure 6.8.6.
5. Outparcel buildings shall be placed as close to rights-of-way as possible and limit surface parking between the building and street.

Figure 6.8.6. Outparcel Buildings



C. Multi-Building Developments.

1. Buildings that abut streets shall be oriented parallel to the street. Buildings shall not be oriented at an angle to the street.
2. Sites comprised of multiple buildings shall be configured such that no more than sixty (60) percent of the provided off-street parking shall be located between a building's primary building façade and the street it faces, unless the principal building(s) and/or parking lots are screened from view by outparcel development as regulated by 6.8.3.B: Outparcel Buildings.
3. Buildings within multiple-building developments shall be clustered to maximize open space opportunities.
4. Developments with multiple buildings shall break up the development area into a series of distinguishable smaller blocks which include on-site streets, vehicle accessways, pedestrian walkways and features, and provide interior circulation.

Figure 6.8.7. Outparcels and Multi-Building Development



D. **Internal Connections.** Within developments including the construction of new streets, an interconnected network of streets shall be provided. Streets shall connect to adjacent existing streets outside of the development.

E. **Accessory Facilities.**

1. Uses, structures, and mechanical equipment that are accessory to the principal building (i.e. loading and unloading areas, trash collection areas, maintenance and storage, and mechanical equipment areas) shall be incorporated into the overall design, architecture, and landscape of the development.
2. Colors and materials used in accessory uses and structures shall be consistent with the principal structure
3. Visual impacts of these areas shall be fully contained and out of view from streets and public rights-of-way.

F. **Architectural Styles.** In developments with multiple buildings, a consistent level of architectural style shall be maintained. Where dissimilar architectural styles are required, building designs shall be made more consistent through the use of consistent architectural features, similar scale and proportions, and consistent location of signage.

G. **Daylight Plane.** Buildings shall be oriented or designed to minimize shadows falling on public or semi-public open spaces and gathering areas.

6.8.4 NONRESIDENTIAL PEDESTRIAN CONSIDERATION

A. **Purpose.** The purpose of this section is to ensure the design of buildings and sites support a safe and attractive pedestrian environment. Pedestrian considerations shall clearly be provided for in all site plans.

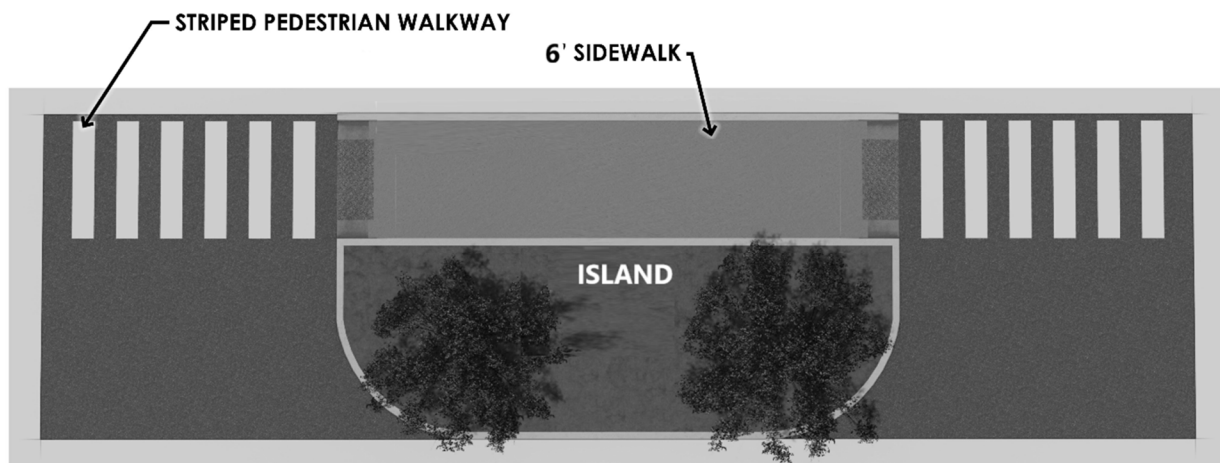
B. **Pedestrian Consideration Standards.**

1. **Entrances.** The following requirements for building entrances shall be required:
 - a. A primary facade and primary building entry shall face a street or public right-of-way. Secondary entrances are encouraged along local streets, parking lots, plazas and adjacent buildings. Vehicular openings, such as those for garages, shall not constitute a public entrance.

- b. Every entrance for a building shall require two (2) of the following elements: Awning or covered entry way of at least three (3) feet in overhang length, variation in building height, arches, columns, and/or architectural details.
 - c. Each principal building on a site should have a clearly defined, highly visible customer entrance featuring no less than two (2) of the following: canopies or porticos, arcades, arches, wing walls, and/or planters.
 - d. Weather protection for pedestrians shall be provided along building frontages abutting a public sidewalk. These may include items such as awnings, canopies, galleries, and arcades.
- 2. **Pedestrian Amenities.** All non-residential development shall provide at least four (4) pedestrian amenities. Pedestrian amenities shall be constructed of materials similar to the principal building materials and shall have direct access to public sidewalk network. Pedestrian amenities may include, but are not limited to:
 - a. Patio seating;
 - b. Active use areas;
 - c. Café style tables and seating
 - d. Pedestrian features such as a fountain, water features or clock towers;
 - e. Pedestrian plaza with benches;
 - f. Decorative planters and large potted plants;
 - g. Public art installments such as statutes or monuments;
 - h. Enhanced paving areas and colored pavers;
 - i. Pocket parks or gardens; and
 - j. Focal feature.
- 3. **Pedestrian Access and Flow.** A continuous, internal pedestrian walkway system shall be provided from a perimeter public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Pedestrian walkways shall feature landscaping, benches, enhanced pavers, seating areas and similar materials/facilities for a minimum fifty (50) percent of the length of the walkway.
- 4. **Sidewalks.** Sidewalks shall be at least six (6) feet in width and shall be provided in the following locations:
 - a. Along any street-facing side(s) of any lot that abuts a public street;

- b. Along the full length of the building(s) along any façade(s) featuring a customer entrance, and
 - c. Along any façade(s) abutting public parking areas.
 - d. Sidewalks are required on both sides of any street.
- 5. **Pedestrian Crossings.** Street crossings shall be required whenever a walkway intersects a vehicular area; and/or a pedestrian walkway intersects a vehicular area within a development or along its frontage. Crossings dedicated for pedestrians within vehicle use areas shall be marked in accordance with state and federal law and designed to draw special attention to alert vehicles to its location through:
 - a. Physical articulations such as bump-outs;
 - b. Signage;
 - c. Change in materials;
 - d. Colored paint;
 - e. Grade change; and/or
 - f. A combination of these elements.

Figure 6.8.8. Pedestrian Crossing



- 6. **Landscaping.**
 - a. A minimum of one (1) foundation planting bed shall be provided for every two-hundred-and-fifty (250) feet of pedestrian walkway.

- b. Planting beds shall be spaced at regular intervals and located between curbs and buildings.
 - c. A minimum of one (1) tree and ground covering or mulch shall be installed in each planting bed.
 - d. Such beds shall have at least three hundred (300) square feet of area.
7. **Surfaces.** All internal pedestrian walkways shall be distinguishable from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

6.8.5 SINGLE FAMILY DESIGN GUIDELINES

A. **Intent and Applicability.** The standards of this section are additional design standards for single family (detached and attached) and duplexes intended to supplement the required zoning district development standards and specific use standards defined in this LDO. The standards in this section are only required when applicable proposed development voluntary consents through a submitted consent statement. These design guidelines intend to:

- 1. Ensure that single family and duplex homes feature high quality design;
- 2. Maintain consistent materials and architectural elements; and
- 3. Provide variability in home design to avoid repeated and monotonous developments where dwellings appear identical or very similar.

B. **Exemptions.**

- 1. Single family and duplexes approved prior to the adoption date of this LDO;
- 2. Single family and duplex not within a subdivision; and
- 3. Single family and duplex developments which do not voluntarily consent to the standards of this section.

C. **Design Guidelines Consent.**

- 1. **Voluntary Consent.** In compliance with N.C. Gen. Stat. § 160D-702(b), regulations relating to building design elements may not be applied to any structures subject to regulation under the North Carolina Residential code for One and Two-Family dwellings unless voluntarily consented to by the owners of

all the property to which those regulations may be applied as part of and in the course of the process of seeking and obtaining a zoning amendment or a zoning, subdivision, or development approval.

2. **Consent Statement.** If an applicant chooses to comply with the guidelines of this section, the applicant shall include the following note on any required application/permit and on the final plat:

“The development depicted herein is subject to the Town of Rolesville Single family and Duplex Design Guidelines. I voluntarily consent to the application of these guidelines for all development herein, the acceptance of which shall run with the land regardless of changes in ownership. I recognize that failure to comply with the applicable guidelines following approval is a violation of the Town of Rolesville Land Development Ordinance.”

- D. **Facades.** Facades of single family and duplex structures subject to this section shall comply with the following standards:

1. All front, side and rear facades of the building shall incorporate architectural details, windows and doors (where applicable) that are consistent with the front façade and architectural design or elements.
2. Blank walls shall not be permitted for facades facing a street. Blank walls shall be understood to refer to portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.
3. Street-facing building facades shall be articulated with wall offsets, in the form of recesses or projections from the primary façade plane, of at least two (2) feet for every thirty-five (35) linear feet of facade frontage.

- E. **Material Changes.**

1. When two (2) or more materials are used on a façade, any change in material shall occur along horizontal lines where the two (2) materials meet.
2. Materials may be used as accents along components of a façade, including around windows and doors.

F. **Prohibited Materials.** The following materials are prohibited to be utilized for single family and duplex buildings:

1. Textured plywood;
2. Vinyl (except where used as an accent material, up to five (5) percent maximum of the facade);
3. Smooth-faced concrete block; and
4. Pre-fabricated steel/metal panels (except where used as an accent material, up to five (5) percent maximum of the facade)

G. **Architectural Variability.** The standards below are intended to prevent and avoid repeated and monotonous developments where dwellings appear identical or very similar. A row (i.e. three (3) or more dwellings in a row, including attached townhomes) of identical or near-identical buildings along a block shall be prohibited by this section. Buildings shall have varied and distinctly different façades within any phase of development. Single family dwellings and duplexes may qualify as distinctly different if two (2) of the following standards are met:

1. Variation of color and not a variation of hue shall be required and may count toward meeting the requirement of distinctly different facades;
2. Variation in exterior materials and utilization of materials on facades may count toward meeting the requirement of distinctly different facades;
3. Variation of habitable space within a dwelling by five hundred (500) square feet or more;
4. Change in roof materials; and/or
5. Variation in number of building stories.

H. **Setbacks.** Where a recessed garage or rear access garage is provided, the front yard setback may be reduced to no less than ten (10) feet.

I. **Street-Facing Garages.** Garages which face a street shall require at least two (2) of the following design components:

1. Transparent or opaque windows built into the garage;

2. Decorative hinges;
3. Columns, pilasters, posts or vertical design features;
4. High quality materials other than vinyl or aluminum; and/or
5. Overhangs, eaves, awning or similar design element that projects at least twelve (12) inches beyond the façade above the garage door

6.8.6. MULTIFAMILY DESIGN STANDARDS

A. **Intent and Applicability.** Multifamily design standards are additional standards intended to supplement the required zoning district development standards and specific use standards defined in this LDO. These design standards shall be required for all new multifamily buildings (including triplexes and quadplexes) and/or developments. Single family uses, including townhouses or attached single family, are exempt from these standards.

B. **Standards.** Multifamily design standards shall:

1. Promote and enhance pedestrian scale;
2. Feature appropriate levels of building articulation, transparency, and design elements, per the standards of this section;
3. Limit undesirable design elements and promote desirable design elements, as defined in this LDO;
4. Screen loading and delivery areas and mechanical use areas, including roof top equipment; and
5. Position primary entrance of a building toward a street.

C. **Prohibited Design Elements.** Design elements which do not promote high quality development or redevelopment, and of which should avoid facing public streets and civic space areas, are not allowed and shall include the following prohibited design elements:

1. Large, monotonous, unarticulated blank wall surfaces;
2. Exposed and untreated block walls;
3. False fronts;

4. Lack of architectural features; and
5. Lack of change in materials

D. Required Design Elements. Design elements that promote a high-quality development or redevelopment include the following required design elements which shall be included for all multifamily buildings subject to this section:

1. Consistent architectural style, detail and trim;
2. Facades which break down large elements of mass and scale where appropriate;
3. Architectural details and articulation;
4. Material changes reflective of function and appropriately placed;
5. Canopies, porches, stoops, roof overhangs;
6. Shade and weather protection for ground floor entrances;
7. Design elements such as cornice lines, columns, arches; and
8. Various fenestration and transparency elements

E. Building Orientation and Placement.

1. Multifamily buildings which abut streets shall be required to be oriented parallel to the street.
2. Multifamily buildings shall not be oriented at an angle to the street.
3. Developments with several multifamily buildings shall cluster buildings along streets or internal rights-of-way to allow for enhanced open space and recreation areas within the area of the development.
4. Developments with several multifamily buildings shall ensure no more than sixty (60) percent of the off-street parking area for the entire property is located between the front facade within the front yard of the principal building(s) and the primary abutting street unless the principal building(s) and/or parking lots are screened from view by outparcel development.

F. Building Facades. Building form design shall take into account mass, scale, and articulation. Building facades shall be designed with a consistent architectural style,

detail, and trim features. Facades which face a street, shall provide at minimum four (4) of the following elements:

1. A change in plane, such as an offset, reveal or projecting rib. Such plane projections or recesses shall have a width of no less than six (6) inches (columns, planters, arches, voids, etc.);
2. Architectural details such as raised bands and cornices;
3. Integrated planters that utilize landscaped areas for decorative details;
4. Awnings and or arcade;
5. Covered porches, terraces, lanais or balconies intended for private use by residents of the multifamily structure;
6. Shutters;
7. Pillars or posts;
8. Bay windows;
9. Roof eaves of at least three (3) inch wide trim
10. Complementary change in color; and/or
11. Complementary change in material/texture.

G. **Transparency.** Building facades shall be designed to have a minimum transparency, through the use of windows and doors, on ground floor and upper floors. Transparency standards shall apply to all sides of a buildings facing a public and/or private street. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from the public and/or private street. The minimum transparency for multifamily buildings is twenty-five (25) percent, unless stated otherwise in this LDO.

H. **Blank Wall/Articulation Standards.** Blank wall area is understood to be an undesirable design feature and shall be limited as follows. Blank wall area standards shall apply to the front and sides of buildings or any portion of a building fronting a residential area or public or private street, and shall comply with the standards below:

1. *Blank wall area* shall be understood to refer to portions of an exterior façade

that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change.

2. Paint shall not be considered a substantial material change.
 3. Blank wall area applies in both a vertical and horizontal direction of the building façade and applies to ground floors and upper floors.
 4. The maximum continuous blank wall area shall be a maximum thirty-five (35) linear feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.
 5. Except as otherwise regulated, the maximum permitted blank wall length for the rear of buildings shall be one hundred (100) feet, or twenty-five (25) percent of the building length, whichever is less.
- I. **Entrances.** The entrances of a residence along the front façade of a multifamily building are the most highly designed side of a building. A primary facade and main building entry shall face the right-of-way, and additional entrances are encouraged facing local streets, parking lots, plazas and adjacent buildings. Buildings adjacent to public rights-of-way shall have at least one (1) entrance providing access to the right-of-way. This entrance shall remain in operation and not be closed off to residents. Separate entrances to upperstory units shall be prohibited from being visible street rights-of-way. All multifamily development and redevelopment shall provide no less than four (4) of the following items for building entrances:
1. A change in plane indicating a building entrance;
 2. Building wall projection;
 3. Recess of entry at least three (3) feet;
 4. Architectural features and fenestration;
 5. Variety in color, material, texture orienting pedestrians to the building entrance;
 6. Ornamental doors;
 7. Covered entries including awnings, arcade or eave;
 8. Windows;

9. Porches;
10. Arches, columns, stoops, cornices.

J. Porches/Balconies.

1. Porches, including covered porches, stoops, awnings, and bay windows and wings may only extend into the front yard up to five (5) feet. Encroachments may be permitted up to fifty (50) percent of the total length of the respective façade.
2. Balconies shall project or recess a minimum of two (2) feet from the façade.

K. Accessory Structures. All accessory structures for multifamily buildings and/or developments shall comply with the following standards:

1. Garages, carports, or covered parking areas shall be provided from local streets or alleys. Entrances to parking garages are exempt from this standard and may be accessed from street rights-of-way, alleys or internal courtyards or accesses.
2. Accessory structures shall have similar exterior materials, colors and roof forms as the principal structure.

L. Miscellaneous Requirements.

1. All utility equipment (including meters and conduits) attached to a building shall be painted to match the primary surface color of the wall on which it is attached, painted to match accent colors used on the façade, or be blocked from view (where practicable) through the use of landscaping or screens.
2. Downspouts shall be painted to match the primary surface color of the wall on which it is attached, be painted to match accent colors used on the façade, or be constructed of materials that complement the architectural style of the structure.
3. Refuse collection areas shall be distributed evenly throughout multiple building multifamily developments.
4. Roofing materials should complement the color and texture of the building façade.

6.8.7. INDUSTRIAL DESIGN STANDARDS

A. **Design Standards.** Due to the nature of industrial uses, limited design standards are required for buildings housing industrial uses. The following design standards are required for buildings used for industrial uses, as defined in this LDO:

1. **Industrial Building Facades.** Industrial building facades shall:
 - a. Include windows and pedestrian features such as roof overhangs over identifiable public entrances to the building.
 - b. Include well defined public utilizing projections, overhangs or canopies, and similar design elements.
 - c. Be faced in a compatible and consistent manner for all elevations facing a street right-of-way or where visible from an existing right-of-way.
2. **Blank Wall Length.** Maximum permitted blank wall length for industrial buildings shall be one hundred (100) feet, or twenty-five (25) percent of the building length, whichever is greater. Blank wall lengths greater than one hundred (100) feet or twenty-five (25) percent of the building length, whichever is greater, shall require the introduction of physical articulations or material change.
3. **Lighting.** Industrial use buildings and required parking areas shall not exceed a maximum thirty (30) feet fixture height and 0.5 foot-candle intensity at the perimeter boundary.
4. **Equipment and Loading Areas.** Equipment and loading areas shall comply with the following standards:
 - a. Cooling towers, HVAC and ventilation fans, mechanical units, etc., shall be either screened using a pitched roof façade, or parapets or constructed adjacent to the building and properly screened from view by either landscaping or the use of similar building materials.
 - b. Ground-mounted equipment and mechanical equipment visible from a public right-of-way shall be screened from view by an opaque wall, landscaping, or combination thereof.

- c. Except where regulated otherwise, walls and landscaping shall have a minimum opacity of eighty-five (85) percent and shall be the height of the equipment or facility plus six (6) inches.
 - d. Where the configuration of the building or site makes it impractical to locate the loading areas in the rear of the building, front or side loading areas may be proposed with additional screening or landscape requirements.
- 5. **Parking.** Parking for industrial use buildings be located on the sides or rear of buildings.
- 6. **Foundation Plantings.** Foundation plantings shall be provided per the standards below:
 - a. Foundation plantings shall be required along a minimum of fifty (50) percent of the building facing a public or private street right-of-way.
 - b. Service and loading areas shall be excluded from these calculations.
 - c. The average width of the foundation planting bed must be a minimum of three (3) feet.
 - d. Plantings shall consist of evergreen and deciduous ornamental shrubs. Shrubs shall be planted at a minimum size of twenty-four (24) inches at time of installation.

Figure 6.8.9. Industrial Use Foundation Plantings



7. Prohibited Elements. The following design elements are prohibited:

- a. Reflective surfaces;
- b. Exposed and untreated block walls; and
- c. Barbed wire and chain link fencing, unless required by law for security or safety purposes.

6.8.8. MECHANICAL EQUIPMENT SCREENING

A. Mechanical Equipment.

1. Rooftop mounted equipment shall be fully screened from view from a ground level view of an adjacent property line or middle of a right-of-way.
2. Any new buildings shall require a parapet wall or architectural element that screens roof mounted equipment or provide an opaque screen around the rooftop mounted equipment.
3. Roof-mounted sustainable energy systems (i.e. solar panels) are exempt from screening requirements.