

**166.35 ARCHITECTURAL STANDARDS.** The requirements, guidelines, and standards set forth in this section shall apply to any development or redevelopment of property within the zoning districts listed and within the City.

1. Statement of Intent. In the interest of promoting the general welfare of the community and to protect the value of buildings and property, the image and character of a community is considered important. It is recognized that the community should be visually attractive, as well as financially prosperous and the manner in which a use is accomplished is as important as the use. The quality of architecture and building construction is important to the preservation and enhancement of building and property values, prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of its citizens. Architectural design and use of materials for the construction of any building shall be subject to the approval of the City Council.

2. Architectural Standards by Zoning District and Use. Architectural plans for buildings shall be submitted simultaneously with an application for site plan review as required in Chapter 171. Documentation to be submitted shall include building elevations showing the building's design and exterior materials and any other information as deemed necessary to make a determination. Detailed information relating to any lighting or signage on the structure shall be provided, including backlit material or accent lighting. The architectural design shall be in accordance with the standards as contained in this section.

A. Wall Area Defined. In the application of these requirements, some standards are based upon a percentage of the wall area. The wall area is defined as the total square feet of the exterior elevation of the building that is vertical to the ground. It may contain a gable end or dormer in the same plane of view. It does not contain the elevation area of a pitched roof, but would include the area of a parapet wall. Each elevation must comply with the standards unless otherwise provided for herein or as approved by the City Council.

B. Multiple-Family Dwellings in All Districts. Multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity. Architectural design for multiple-family buildings shall attempt to lessen the plainness of appearance which can be characteristic of large residential buildings. Multiple-family buildings with plane walls and boxy appearance are not acceptable. Their architectural design shall use a combination of the following design techniques as appropriate:

- (1) Exterior building materials shall employ a variety of textures and colors and window and door details.
- (2) The roof shall be principally of gable, hip style or similar residential roof design.
- (3) The structures' perimeter shall be varied when multiple buildings are proposed.
- (4) Multiple buildings shall be sited at angles with one another.

C. Structures within C, PC RO, ROC and IC Districts. Building architectural design within these districts or PUD Districts constituting similar uses shall recognize the importance of material strength and permanency through the selection of building materials, and the principle of structural strength and permanency shall dominate the structural and exterior materials and components. The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior

material shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed 25 percent. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.

D. Nonresidential Buildings Abutting Merle Hay Road, NW 86th Street, and NW 62nd Avenue. In order to achieve continuity along these arterial street corridors, buildings abutting or within 300 feet of these arterial streets shall be designed in conformance with paragraph C and in addition, shall have brick constitute at least 50 percent of the wall area that faces the arterial street, excluding glass.

E. All Uses within the M-District: Architectural design shall employ materials common in the district and vicinity of the building. The exclusive use of sheet metal as an exterior building material is not acceptable for buildings in close proximity to public streets. For buildings within 300 feet of the public street, the exterior materials of the wall area facing the public street shall be comprised of no less than 25 percent brick, architectural concrete panels, textured concrete block, architectural steel or stone panels.

F. Other Nonresidential Structures. All other nonresidential structures shall be designed in a manner compatible with their surroundings. Where possible, design shall be in compliance with sections C and D above. However, the City Council, or the Board of Adjustment in a matter involving a special use permit, may prescribe an alternative that would be compatible with existing and proposed structures in the surrounding area.

G. General Provisions.

(1) Adequate treatment or screening of negative aspects of buildings (loading docks, loading areas, outside storage areas, garbage dumpsters and HVAC mechanical units) from any public street and adjoining properties shall be required. Preference is given to siting loading docks or loading areas out of view from public streets.

(2) The City Council, in its sole discretion and after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and the surrounding area.