



# ARCHITECTURAL AND BUILDING DESIGN STANDARDS

## JOINT WORKSHOP

Tuesday, April 22, 2025

# PRESENTATION OUTLINE

Draft Code Update  
Review

Comments + Discussion

Next Steps

# DRAFT CODE UPDATE REVIEW

## Code Outline:

### **SUBDIVISION 2. - ARCHITECTURE AND BUILDING DESIGN STANDARDS**

- Sec. 8.030. - Application of Standards.
- Sec. 8.040. - Exceptions and Modifications.
- Sec. 8.050. - General Provisions.
- Sec. 8.060. - Exterior Materials Classification.
- Sec. 8.070. - Residential Building Types and Standards
- Sec. 8.080. - Non-Residential Building Types and Standards.

### **SUBDIVISION 3. - SITE DESIGN STANDARDS**

- Sec. 8.100. - Screening Standards.
- Sec. 8.110. - Landscaping, Buffers, and Tree Preservation.
- Sec. 8.120. - Lighting Standards.
- Sec. 8.130. - Off-Street Parking.



# DRAFT CODE UPDATE REVIEW

## Application of Standards.

1. Applies to new buildings, building additions, and façade modification except within the Downtown Core Area (standards already exist) and airport related buildings/hangars.

## Exceptions and Modifications.

1. Building expansions or additions, less than twenty-five percent (25%) of the gross floor area of the existing building.
2. Maintenance and repair.
3. Approval authority may approve partial or full modification requests:
  - a. Not solely based on cost.
  - b. The resulting appearance will not detract from surrounding area.



# DRAFT CODE UPDATE REVIEW

## General Provisions.

*(does not apply to single-family dwellings, two-family dwellings, and townhouse/row dwellings)*

1. Four-Sided Architectural Design Required.
2. Screening requirements for rooftop and ground mounted equipment and trash enclosures.
3. Base, Body, and Top Required.
4. Wall and Roof Articulation Required.
5. Application of Exterior Building Materials on Primary Facades.
6. Multiple materials required.
  - a. Brick and stone materials as a base.
  - b. Painting of brick and stone limited.
  - c. EIFS limited to upper stories or above 10 ft for single story buildings.
  - d. Appropriate use of thin brick and stone masonry veneer.



# DRAFT CODE UPDATE REVIEW

## General Provisions. (CONTINUED)

*(does not apply to single-family dwellings, two-family dwellings, and townhouse/row dwellings)*

7. Use of Trim on Primary Façades Generally Required.
8. Building Facadism Discouraged.
9. Franchise Architecture – do we want to discourage or are we ok with it?



# DRAFT CODE UPDATE REVIEW

## General Provisions. (CONTINUED)

*(does not apply to single-family dwellings, two-family dwellings, and townhouse/row dwellings)*

### 10. Commercial Storefronts Required for Street Facing Retail Buildings.

- a. Clear glass for 50% of pedestrian view zone (*8ft area between 2ft to 10ft along the street facade*).
- b. Street facing doors and overhead doors to be 75% clear glass.

### 11. Street Facing Overhead Doors Discourage – otherwise must recess door 4 ft and include 50% clear glass (*excludes industrial buildings*).

### 12. *Requirements for storage facilities underway (i.e., use of glass)*

### 13. Awnings and Canopies to be Pedestrian Scale and of High-Quality, Durable Materials.



# DRAFT CODE UPDATE REVIEW

## Exterior Materials Classification (example below)

- All exterior building materials are divided into 4 classifications of quality and durability.
- Class 1 being the top-quality, very durable materials to Class 4 being lower quality, less durable materials.

	Class 1	Class 2	Class 3	Class 4	Definitions
<b>Masonry</b>					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system



# DRAFT CODE UPDATE REVIEW

*Requirements are applied by building type not district – examples below (not full list)*

- Single Family Residential – single family detached and two-family homes (duplex)
- Attached Residential - triplex, quadplex, townhome, and rowhouse
- Multi-Family Residential – apartments, nursing homes, assisted living, senior housing
- Non-Residential Buildings in a Residential Zoning District - schools, churches, places of assembly, community centers
- Commercial/Retail Buildings – single and multi-tenant commercial buildings
- Industrial Buildings - warehouse, distribution, flex industrial, and other industrial uses and located within an industrial zoning district

# DRAFT CODE UPDATE REVIEW

## Standards for Residential Buildings (not multi-family).

- Individual single-family detached and two-family residential lots that are sixty feet (60') or greater in width, the following requirements shall apply:
  1. The combined width of garage doors facing a street shall not exceed fifty percent (50%) of the total width of the street-facing façade of the dwelling (greater than would be recessed min. 2 ft and add decorative element to the door).
  2. *Other areas under review pertains to recessing of front door/entrance way.*



*Follow up meeting with the HBA to be scheduled*

# DRAFT CODE UPDATE REVIEW

## Standards by Residential Building Type.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Single Family Residential	n/a				
Attached Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials.	The primary façade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.	n/a	Class 1, 2, or 3 roofing materials.  Roofs of minimum 4-12 pitch, except as appropriate based on architectural style.	n/a
Multi-Family Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 80 feet in wall length.	Elevated and open walkways and stairways are prohibited.	Class 1, 2, or 3 roofing materials.	Street facing roofs shall not exceed 100 feet without a change in the roof articulation.
	Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.		All main building entries must be covered, either through a projection or a recession in the wall plane.		
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				

# DRAFT CODE UPDATE REVIEW

**Standards by Non-Residential Building Type.**

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
<p><b>Non-Residential Buildings in a Residential Zoning District</b></p>	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.</p>	<p>The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 60 feet in wall length.</p>	<p>All main building entries must be covered, either through a projection or a recession in the wall plane.</p>	<p>Class 1, 2, or 3 roofing materials.</p>	<p>Street facing roofs shall not exceed 100 feet without a change in the roof articulation.</p>
	<p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p>				
	<p>Class 4 façade materials shall not be permitted on any primary or secondary façade area.</p>				

# DRAFT CODE UPDATE REVIEW

## Standards by Non-Residential Building Type.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
<p><b>Commercial / Retail Buildings</b></p>	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.</p>	<p>Buildings shall be no less than 18 feet in height.</p>	<p>All main building entries must be covered, either through a projection or a recession in the wall plane.</p>	<p>Class 1, 2, or 3 roofing materials.</p>	<p>Street facing roofs shall not exceed 100 feet without a change in the roof articulation.</p>
	<p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p>	<p>The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 60 feet in wall length.</p>			
	<p>Class 4 façade materials shall not be permitted on any primary or secondary façade area.</p>				

# DRAFT CODE UPDATE REVIEW

## Standards by Non-Residential Building Type.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
<p><b>Office and Civic Buildings</b></p>	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.</p>	<p>Building shall be no less than 18 feet in height.</p>	<p>All main building entries must be covered, either through a projection or a recession in the wall plane.</p>	<p>Class 1, 2, or 3 roofing materials.</p>	<p>Street facing roofs shall not exceed 100 feet without a change in the roof articulation.</p>
	<p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p>	<p>The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 80 feet in wall length.</p>			
	<p>Class 4 façade materials shall not be permitted on any primary or secondary façade area.</p>				

# DRAFT CODE UPDATE REVIEW

## Standards by Non-Residential Building Type.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
<p><b>Mixed-Use Buildings</b></p>	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 1/2 of the façade area.</p>	<p>Buildings shall be no less than 24 feet in height.</p>	<p>All main building entries must be covered, either through a projection or a recession in the wall plane.</p>	<p>Class 1, 2, or 3 roofing materials.</p>	<p>Street facing roofs shall not exceed 100 feet without a change in the roof articulation.</p>
	<p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p>	<p>The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 60 feet in wall length.</p>			
	<p>Class 4 façade materials shall not be permitted on any primary or secondary façade area.</p>				
<p><b>Downtown Buildings</b></p>	<p>Please refer to Subdivision 9.</p>				

# DRAFT CODE UPDATE REVIEW

## Standards by Non-Residential Building Type.

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
<b>Industrial Buildings</b>	Each primary façade shall have no less than 3 different Class 1 and 2 building materials together comprising at least 1/4 of the façade area.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 150 feet in wall length.	n/a	n/a	n/a
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				
<b>Buildings located within the Specified Metal Building Locations (refer to map)</b>	Each primary façade shall have no less than 3 different materials from any building materials classification.	n/a	All main building entries must be articulated.	n/a	n/a



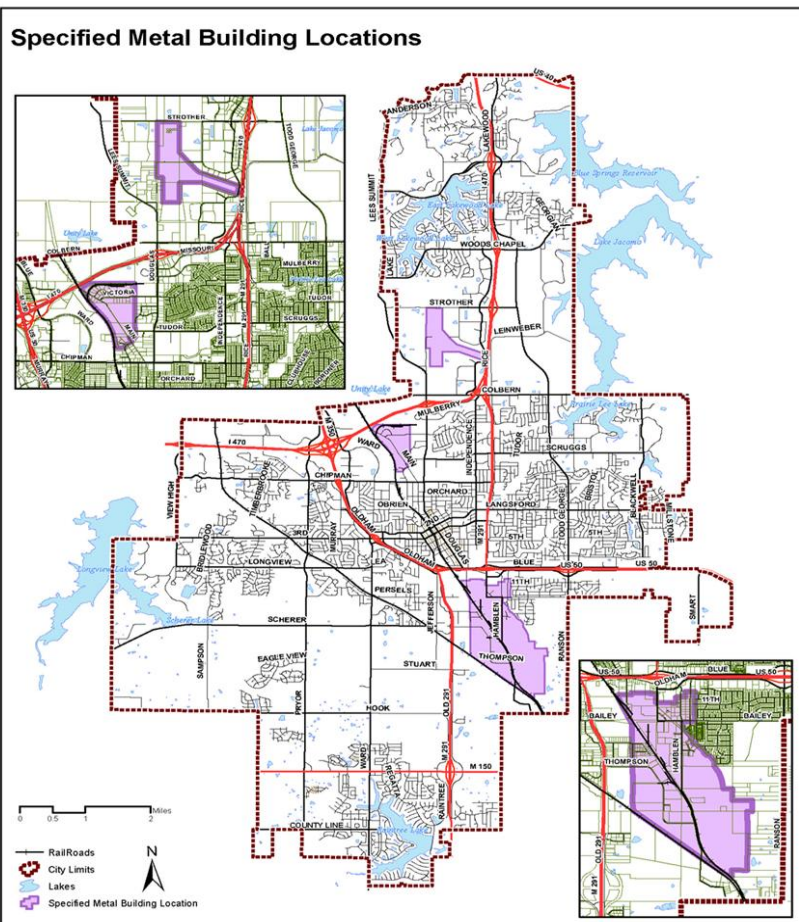
# USE OF METAL ON INDUSTRIAL BUILDINGS

## Previous UDO Requirement (Prior to 12.17.2024 Update)

Industrial buildings located in areas designated as “specified metal building locations” may utilize the following materials:

1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of either the approved materials listed in Subsection A. above or rough textured metal siding panels/systems meeting adopted building codes.
2. The remaining sides of all buildings may utilize 100 percent metal panel siding or metal panel systems, meeting adopted building codes.

**❑ Resulted in over 90% of applicants having to obtain a modification to this UDO requirement.**



# Current (temporary) UDO Requirement *sec.8.170*

6. Metal. Metal may not to exceed 40 percent of any facade. A modification for the use of metal up to 75 percent of any facade may be approved by the Planning Commission. A modification for the use of metal to exceed 75 percent of any facade may be approved by the Governing Body.
  7. Roofing materials. As approved per development plan.
- B. Industrial buildings fronting on arterial streets may utilize the following approved materials:
1. Fronts of all industrial buildings located on streets classified as arterials or higher i.e., four lanes or greater, shall only use the approved materials as identified and allowed in Subsection A. above.
  2. Sides and rear of all industrial buildings facing or fronting on a street as in Subsection 1. above shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above on the remaining sides. The other 50 percent of the sides or rear may use 26 gauge or thicker siding panels or siding panel systems.
- C. Industrial buildings fronting on other than arterial streets may utilize the following materials:
1. Fronts of all buildings facing a street shall incorporate a minimum of 50 percent of the approved materials listed in Subsection A. above.
  2. Sides and rear of all industrial buildings facing or fronting on other than arterial streets as in Subsection 1. above may utilize the same metal panels as stated in Subsection B. above.

*City update adopted December 19, 2024*

# Use of metal requirements comparison

## PREVIOUS REQUIREMENT

Metal only allowed as trim element.

Unless in the metal building area – then may use:

- textured metal on front façades and
- 100% metal panel or metal panel systems on side and rear facades.

## CURRENT REQUIREMENT Since 12/2024

For all buildings regardless of area metal may be used up to 40%.

- Over 40%-75% requires PC approval.
- Over 75% requires City Council approval.

## RECOMMENDED UPDATE

Metal allowed per material table.

Unless in the metal building area – then may use:

- primary facades shall use no less than 3 different materials from any classification.
- No requirement on side and rear facades.
- Entryways shall be articulated.



# **NEXT STEPS**

# NEXT STEPS

## PHASE 4: FINAL CODE DRAFTS AND ADOPTION

(APRIL – JUNE 2025)

- 4.1 Stakeholder Engagement
- 4.2 Finalize Code Updates
- 4.3 Planning Commission Public Hearing
- 4.4 City Council Public Hearing



**ARCHITECTURAL AND  
BUILDING DESIGN  
STANDARDS**

**JOINT WORKSHOP**  
Tuesday, April 22, 2025