

Sec. 8.180. - Architectural characteristics.

A. Offsets.

1. Horizontal breaks shall be provided on all sides of buildings to provide architectural relief and may include bands of accent color, brick course variances in color or placement, i.e., soldier course bricks for bands of different texture, windows, cornices, wall protrusions, horizontal belt courses, etc.
2. Vertical breaks shall be provided on all sides of buildings to provide architectural relief as in Subsection 1. above.

B. Four-sided architecture. All sides of a building shall include similar architectural details materials and colors to avoid a back side or at least to minimize a back side presentation to other buildings or residential neighborhoods.

C. Roofs.

1. Pitched roofs. Pitched roofs shall be used on buildings in lieu of flat roofs to the extent feasible. If pitched roofs are not feasible or practical in a given situation, then, at a minimum, a pitched roof architectural feature shall be required as a detail element, i.e., entry way or tower element to break the horizontal façade. Buildings located adjacent to residential districts shall incorporate the use of pitched roofs for the entire structure.
2. Flat roofs. Buildings using flat roofs with a pitch of two inches vertical to 12 inches horizontal or less shall incorporate detailed parapets or exaggerated cornice lines to provide architectural relief.
3. Roof penetrations. All roof penetrations shall be placed in architecturally designed appurtenances. Small vent pipes may be painted to blend in with a roof to disguise their presence. Roof penetrations shall be shown on the preliminary and final plans to the extent possible.

D. Color. Colors of all exteriors including walls, trim, accents, roofs, mechanical equipment, etc., shall be indicated on the preliminary and final development plans and, when required, shall be approved by the Planning Commission and/or by the City Council following recommendation by the Planning Commission.

E. Roof mounted equipment. All roof-mounted equipment shall be screened entirely from view by using parapet walls at the same height as the mechanical units. For additions to existing buildings that do not meet this standard, individual screens will be permitted, with the design subject to approval by the Director.

F. Ground mounted equipment.

1. Ground mounted equipment shall be totally screened from view by landscaping or masonry wall up to a height of the units to be screened.

2. Developments in a Planned Industrial (PI) zoning district located within a Specified Metal Building Area, as depicted in Section 8.170, may use:

- a. the screening methods of Section 8.180.F.1 listed above;
- b. screening consisting of structural steel tube frame construction clad in wood composite material; or
- c. screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site.

G. Trash enclosures. All exterior trash storage containers shall be screened so that they are not visible from off the property.

1. Each trash enclosure shall be constructed of masonry walls or steel architecturally designed walls with either a solid steel opaque gate painted to be compatible with the color of the masonry or steel walls and building it is to serve or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.

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2. Developments in a Planned Industrial (PI) zoning district located within a Specified Metal Building Area, as depicted in Section 8.170, may use:

a. the screening methods of Section 8.180.G.1 listed above; or

b. screening consisting of structural steel tube frame construction clad in the same metal siding as the building located on the same site.

3. Each trash enclosure shall be protected through the installation of 4-inch bollards along the rear wall of the trash enclosure.

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