

Standards by Building Type

For the purposes of this subdivision, all buildings shall be categorized as described in this Section. The determination as to the appropriate category for a given building shall be determined by the Director or their designee. The building design standards shall be regulated by both building type and the zoning district in which the building is located. All accessory buildings and structures shall comply with the design standards required for the principal building and the exterior building materials and colors shall be similar to the principal building.

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.	n/a
				Roofs of minimum 4-12 pitch, except as appropriate based on architectural style.	
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.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Non-Residential Buildings in a Residential Zoning District	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 60 feet in wall length.	All main building entries must be covered, either through a projection or a recession in the wall plane.	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.				
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				
Commercial / Retail Buildings	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.	Buildings shall be no less than 18 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	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.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 60 feet in wall length.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Office and Civic Buildings	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.	Building shall be no less than 18 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	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.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 80 feet in wall length.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				
Mixed-Use Buildings	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.	Buildings shall be no less than 24 feet in height.	All main building entries must be covered, either through a projection or a recession in the wall plane.	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.	The Primary façade shall have a wall articulation (as provided herein Sec. 8.140) no less than once every 60 feet in wall length.			
	Class 4 façade materials shall not be permitted on any primary or secondary façade area.				
Downtown Buildings	Please refer to Subdivision 9.				

Building Type	Major Façade Materials	Wall Articulation	Entryways	Roofing	Roof Articulation
Industrial Buildings	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.				
Buildings located within the Specified Metal Building Locations (refer to map)	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