

## BUILDING DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

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### The following are required on all non-residential buildings in the City

#### *per Land Development Sec 1109 Screening*

- All HVAC screened by an opaque wall/ fence and/or evergreen plant
  - Screening at least 12 inches taller than equipment
  - Screening designed to be compatible w/ exterior of the building.
- Equipment on roof fully screened from streets and/or adjoining property.
  - Site line studies provided as a part of the conceptual site plan and building elevation approval process to ensure the equipment is not visible.
  - Baffles and/or other noise reducing devices provided where tracts adjoin residential property
- Electrical/ cable/ other utility boxes screened with evergreen plant material.

#### *per Land Development Div 5 Standards for Lighting Design*

- Roof lighting and down-lighting washing the building walls are strongly discouraged.
- Decorative wall packs may be used only at service entrances to buildings and shall not be used to draw attention to the building or provide general building or site lighting. Wall packs on the exterior of a building shall be shielded (full cut-off type bulb or light source not visible from off-site) to direct light downward and be of low wattage (100 watts or lower)

#### *Per Impact Fee ordinance, Sec 307.6 Projects not subject to impact fees*

- Projects not subject to impact fees:
  - Rebuilding equal number of residential units (du) or commercial/industrial square feet.
  - Remodeling or repairing that does not result in an increase du or comm/ind. square feet
- Calculate fee- enter in impact database and development summary database
- Compose letter, mail, and attach to plans

### The following are required on all development with 500 feet of a major thoroughfare

- Elevations approved by Planning Commission
  - Include conditions of approval

#### *per Land Development Div 4 Sec 725, Architectural Design*

- The design of all structures, walls, fences, signs, light fixtures and accessory buildings shall be unobtrusive and of a design, material and color that blend harmoniously
- Multiple buildings on the same site or within the same development should be designed to create a cohesive visual relationship between the buildings.
- Franchise architecture for single or multiple buildings within a development should be avoided
- Architectural design should be compatible with the developing character of the neighboring area.
- Buildings should incorporate alcoves, arcades, awnings, covered walkways, porticoes or roofs that protect pedestrians from the rain and sun.

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## Building Design Checklist

- Buildings should incorporate changes in mass, surface, lighting or finish to emphasize entranceways.
- Blank walls that can be seen from any street (public or private) are prohibited. Walls shall have offsets, jogs, or other distinctive changes in the building facade. Long or continuous wall planes shall be avoided, particularly in pedestrian activity areas.

### *per Land Development Div. 4 Sec 726, Building Height and Massing*

- To reduce the apparent bulk of multi-story buildings and maintain pedestrian scale by providing a sense of "base," "middle," and "top", the following guidelines must be met:
- Any wall surface over 30 feet in length should include at least one change in plane. Larger buildings shall be divided into bays of 25 to 40 foot widths. Bays can be articulated by pilasters, piers, differentiation in material, texture, or color, or by variation in the wall plane.

### *per Land Development Div 4 Sec. 727, Exterior building materials and architectural elements.*

- As a general rule, front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only.
- The following types of building materials should not be used on any part of the exterior of a building exposed to public view:
  - Metal building without a masonry base course or other architectural features;
  - Prefabricated steel panels;
  - Highly reflective, shiny, or mirror-like materials;
  - Mill-finish (non-colored) aluminum metal windows or doorframes;
  - Aluminum, vinyl or fiberglass siding or roofing materials;
  - Unfaced or painted concrete block;
  - Pre-cast concrete panels or exposed, unfinished foundation walls;
  - Exposed plywood or particle board;

### *per Land Development Div 4 Sec. 728, Exterior color selection.*

- Material or color changes generally should occur at a change of plane. Piecemeal embellishment and frequent changes in material and/or color selections will be avoided.
- Facade colors should be low reflectance, and subtle, neutral, or earth-tone colors. High-intensity colors, metallic colors, black, or fluorescent colors should not be used.
- Building colors should be carefully chosen so that each building color complements that of its neighbors. Colors can be classified as the "base" color (used on the majority of the building surface), "trim" color (used on the window trim, fascia, balustrades, and posts), and "accent" color (used on signs, awnings, and doors). The base color should consist of more subdued earth tones or brick shades. Trim colors should have contrasting lighter or darker shade than the base color. If natural brick is used, it should not be painted.

### *per Land Development Div 4 Sec. 729. - Primary color(s).*

- A maximum of three predominant colors should be designated as a primary unifying element. Accent colors should not be considered predominant colors. Flexibility may be used to allow additional colors and/or a range of predominant colors provided that these colors are in the same family of colors or are similar to each other. Any color specified as a primary unifying element shall be dominant in the building facade

### *per Land Development Div 4 Sec. 730. - Accent colors.*

- Accent colors may be used provided they are used throughout the development

### *per Land Development Div 4 Sec. 730.1. - Awnings.*

- The use of awnings on buildings is encouraged Aluminum and other metal canopies are acceptable
- Solid colors are preferred over striped awnings, but permitted if colors complement buildings
- Awnings are encouraged for first floor retail.