# Chapter 135. Planning and Design
# ARTICLE 4. DESIGN REQUIREMENTS

## CONTENTS

## 135-4.1 General

### 4.1.1 INTENT

The requirements of this article, in conjunction with the building type requirements of article 2 of this chapter, affect a building's appearance and are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect the character of the neighborhoods, districts, corridors, and nodes within the city.

### 4.1.2 APPLICABILITY

The following design requirements apply to all building types unless otherwise stated.

**A. Historic District Designations.** The regulations in this Article 10 of this chapter are intended to reinforce any local, state, or national historic district or building regulations. Existing structures or portions of structures located within a historic district or designated as historic are subject to the regulations of this article unless determined to be exempt by the community development director.

### 4.1.3 DESIGN ALTERNATIVES

**A. Alternatives for Other Materials.** Materials that are not listed in this section for its proposed application as allowed major materials, accent and detail materials, or allowed minor materials, may not be installed on any facade or roof unless approved by Type 1 design alternative.

1. Material Intent. The Type 1 design alternative may allow facade or roof materials that are not listed in this article if the applicant demonstrates the material in its proposed application meets the intent of the facade material standards.
2. Examples. Samples and examples of successful high quality local installation and the manufacturer's warranty and industry ratings shall be provided by the applicant.

**B. Alternatives to Other Requirements.** Modifications to other design regulations in this article are eligible for Type 1 design alternatives unless otherwise expressly specified.


Figure 135-4.1-A. Diagram of Allowed Major Facade, Minor Facade, and Accent Materials

## 135-4.2 Facade and Roof Materials

### 4.2.1 INTENT

The following specific intent statements apply to facade and roof materials requirements in addition to the general intent stated in section 135-4.1.1 of this article.

**A. Durable, High Quality.** The minimum facade material standards are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials on the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that they weather well, have a low failure rate, require a low level of maintenance, and create buildings with a longer life cycle and a sense of permanence.

**B. Simple, Well Organized Facades.** The facade material requirements limit the number of facade materials used on any one building to promote simpler, well organized facades that are easy to comprehend and have a clear hierarchy.

**C. Human-Scaled Building Units.** The intent of the use of smaller, more human-scaled building units often means the building facade proportions are comfortable to people. A high level of detail from smaller scaled, less monolithic materials relates facades to pedestrians.

### 4.2.2 MAJOR FACADE MATERIALS

Allowed major facade materials are listed in Table 135-4.1-1 of this article. Major materials are essentially unlimited on facades, unless otherwise stated, and are intended to serve as the primary surface material on street-facing and primary frontage facades.

**A.** Simplicity of Surface Materials. A minimum of 60% of each street-facing and primary frontage facades, not including window and door areas, shall be faced of a single facade material. On buildings longer than 120 feet, a minimum of 60% of each 90-foot length of facade, measured horizontally, shall be faced of a single facade material.

**B.** Building Type. Some materials are further limited by building type pursuant to article 2 of this chapter.

**C.** Side and Rear Facades. Allowed major materials, as shown in Table 10.4-1 of this article, shall continue around the corner of a building from the street facade onto the side or rear facade for no less than 20 feet along the side or rear facade.

### 4.2.3 MINOR FACADE MATERIALS

Allowed minor facade materials are established in Table 135-4.1-2 of this article.

### 4.2.4 DETAIL AND ACCENT MATERIALS

Detail and accent facade materials, as shown in Table 3.3-4 of this article, are limited to trim, details, and other accent areas that combine to 20% or less of the total surface of each facade.

### 4.2.5 PROHIBITED FACADE MATERIALS

Materials listed in Table 135-4.1-35 of this article are prohibited from use as a facade material, unless approved as a Type 2 design alternative.

### 4.2.6 PITCHED ROOF MATERIALS

Pitched roof materials are allowed per Table 135-4.1-3 of this article. Engineered products, including wood, slate, solar panels or similar materials may be approved by a Type 1 design alternative during the design review process with an approved sample and documented examples of successful, high-quality installations

# 135-4. DESIGN REQUIREMENTS

## Facade and Roof Materials

**TABLE 135-4.1-1. ALLOWED MAJOR FACADE MATERIALS**

| | MAJOR FACADE MATERIAL (alphabetical) | Buildings in All Other Districts | Buildings in EX and I Districts | Buildings in N#-2, N#-4, and NX Districts | All N1, N2, N3, N4, N5 Districts |
|---|---|---|---|---|---|
| A | **Brick** full dimensional, unit, face brick | ● | ● | ● | ● |
| B C | **Concrete Masonry Units** architectural, minimum 3-inch depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut | ● | ● | ● | ● |
| | **Concrete Surfaces** unfinished | | ● | | |
| | **Concrete Surfaces** finished, stained, painted, treated | ● | ● | | |
| D | **Fiber Cement Board** finished lap siding or shingles | Commercial Cottage only | | House and Row Building Types only | ● |
| E | **Glass** curtain wall system | ● | ● | | |
| | **Stone** natural, units | ● | ● | ● | ● |
| F | **Stucco** cement-based, lime-based, 2 or 3-layer hard coat | ● | ● | ● | ● |
| G | **Wood** painted, stained, or treated lap siding, shingles | | | House and Row Building Types only | ● |

**KEY:** ● = allowed
**NOTE:** Use of some major materials may be further limited by building type regulations pursuant to article 2 of this chapter.

**TABLE 135-4.1-2. ALLOWED MINOR FACADE MATERIALS**

All allowed major facade materials may be used for minor facade materials, unless otherwise listed as prohibited in Table 135-4.1-5 of this article.

| | MINOR FACADE MATERIAL (alphabetical) | Allowed on Buildings in These Districts | Allowed Facades | Maximum Amount on Each Facade |
|---|---|---|---|---|
| | **Brick**<br>economy size (larger than 3 inches in height) | All | Non-street facades only | 100% |
| | **Brick**<br>thin, veneer | All | Non-street facades only | 100% |
| | **Concrete Surfaces**<br>unfinished, finished stained, painted, treated | All | All, below first floor | 20% |
| | **Concrete Masonry Units**<br>minimum 3 inch depth, split-faced, burnished/ground face, glazed, or honed | All except N3, N4, N5 and Commercial Cottage | Non-street facades only | 100% |
| (H) | **Fiber Cement Board, Composite**<br>finished panels | All | All, except a major material is required at grade up to 2 feet and adjacent to entrances. | 40% |
| | **Glass**<br>glass block | All | Non-street facades only | 20% |
| | **Stucco**<br>synthetic or with elastomeric finishes | All | N District: Only 2nd or higher stories all facades.<br>All Other Districts: Only 3rd story or higher of non-street facades. | 40% |
| (I) | **Metal**<br>architectural panel system | All except N districts | All, except a major material is required at grade up to 2 feet and adjacent to entrances. | 60% |
| | **Metal, Composite**<br>aluminum composite materials (ACM) or panels (ACP) | All | Non-street facades only | 40% |
| (J) | **Metal, Corten**<br>panels or panel systems, not ribbed or corrugated | All | All | 40% |
| | **Terra Cotta or Ceramic**<br>tiles or panels | All | All | 20% |
| | **Vinyl Siding**<br>minimum 0.042 inches thick; where **not** prohibited by local historic district regulations | All House Types, except those in N4 or NX2 districts | All | 65% of first story of street facade, 100% on all other facades |
| | | All Commercial Cottage, General Buildings, Flat Buildings, and Row Buildings, containing 3 or more household units, located in MX1, MX3, RX1, RX2, NX1, NX2, and NX3 districts | All | 40% |
| (K) | **Wood**<br>natural, aged lap siding, shingles, rainscreen system | All except N districts | All | 40% |
| (L) | **Wood, Composite**<br>rainscreen system | All except N districts | All | 40% |

## TABLE 135-4.1-4. ALLOWED DETAIL AND ACCENT MATERIALS (all facades)

All permitted major and minor facade materials may be used for details, trim, and accents, unless otherwise listed as prohibited in Table 135-4.1-5 of this article.

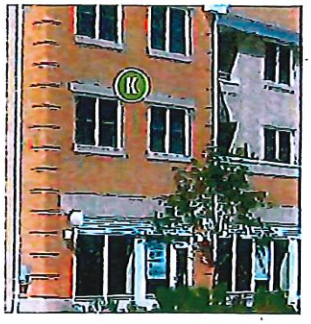
**Concrete Details**
(K) precast stone ornamentation, lintels, sills, banding, columns, beams

**Fiber Cement Details**
trim, soffits

**Metal Details**
(L) trim, ornamentation, lintels, beams, columns

**Wood and Wood Composite Details**
painted/treated trim, soffits, other approved details

**Vinyl Details**
(M) limited to soffits, window trim; minimum 0.042 inches thick





## TABLE 135-4.1-5. PROHIBITED MATERIALS (all facades)

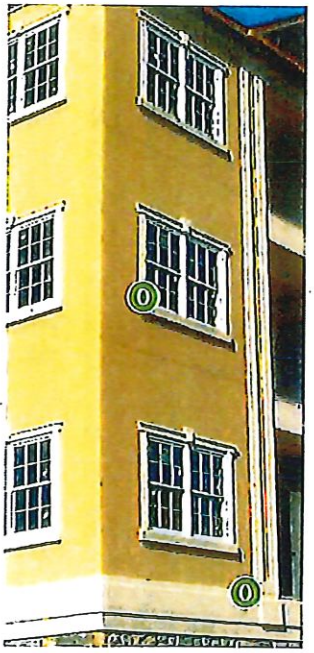
**Fiberglass and Acrylic Panels**
all

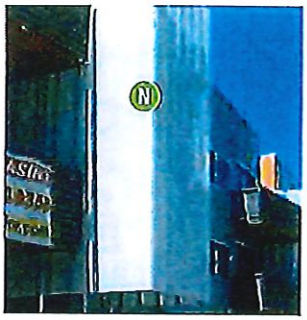
**Hardboard, High-Density Fiberboard**
Non-cementitious compressed wood fiberboard (Masonite or similar)

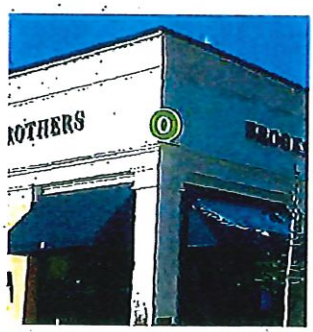
**Plastic Panels**
(N) all, including high-density polyethylene and polycarbonate panels

**Stucco Mouldings or Synthetic Stucco Mouldings**
(O) trim, sills, cornices, banding, columns, pilasters or other 3-dimensional details

**Wood**
Unfinished, untreated plywood and wood panels




## TABLE 135-4.1-3. ALLOWED PITCHED ROOF MATERIALS

**Asphalt Shingles**
Dimensional, composite

**Wood Shingles**
Wood and composite wood shingles and shakes

**Metal**
metal tiles, or standing seam sheet metal

**Slate**
slate stone and engineered slate shingles

**Ceramic Tile**
ceramic tile shingles

#### 4.2.7 MATERIALS INSTALLATION QUALITY

**A. Intent.** The intent of the materials installation quality requirements is to advance the quality of construction, durability, and aesthetics of new buildings, specifically related to application and detailing of facade materials and roof, doors, windows, and hardware.

**B. Changes in Material.** Changes in facade materials for buildings outside N districts shall meet the following standards:

1. Vertical Changes in Major and Minor Facade Materials. Changes in facade materials, whether major or minor materials, shall occur only at inside corners, where the distance to the next generally parallel facade plane is a minimum of four inches pursuant to Figure 135-4.2-A.
2. Horizontal Changes in Surface Materials. Changes in surface materials, whether major or minor materials, on a similar plane shall be separated with a shadow line of at least two inches in depth.
3. Materials Hierarchy. Unit materials shall be elevated from the face of the building above less detailed, surface materials. For example, stucco, as a constant surface material, shall be recessed behind a bricked surface. See Figure 135-4.2-A for an example, where Material A is brick, Material B metal panels, and Material C stucco.

**C. Shadow Lines on Surfaces.** Shadow lines shall be created with solid materials of a thickness that is greater than two inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the outside corner of the piece is used to create the corner of the detail.

**D. Appropriate Grade of Materials.** Except on House and Row building types, all facade and roof materials, doors, windows, and hardware shall be of commercial grade quality.

**E. Applique Materials.** Materials with thickness of less than 2.5 inches, including stucco, shall not be used or formed to create shadow lines.

**F. Stucco Installation.** Stucco, when allowed, shall be of the highest installation quality, meeting the following criteria:

1. Jointing. All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the site plan approval. Joints shall also align with the locations of windows and doors and other changes in material.
2. Construction. The stucco wall assembly shall be indicated on the plans specifying stucco type and construction.

**G. Design Alternative.** Modification to these material installation requirements may be approved through a Type 1 design alternative.

## 135-4.3 Building Facade Elements

#### 4.3.1 APPLICABILITY

The following design requirements are applicable to all building types unless otherwise stated.

#### 4.3.2 WINDOWS

Windows on street and public way facades of all buildings shall be constructed consistent with the following requirements:

**A. Amount.** Each building shall meet the transparency requirements applicable to the building type pursuant to article 2 of this chapter.

**B. Recessed.** All windows, with the exception of ground story storefront systems and House buildings, shall be recessed with the glass a minimum of two inches back, measured from the facade surface material or adjacent trim.

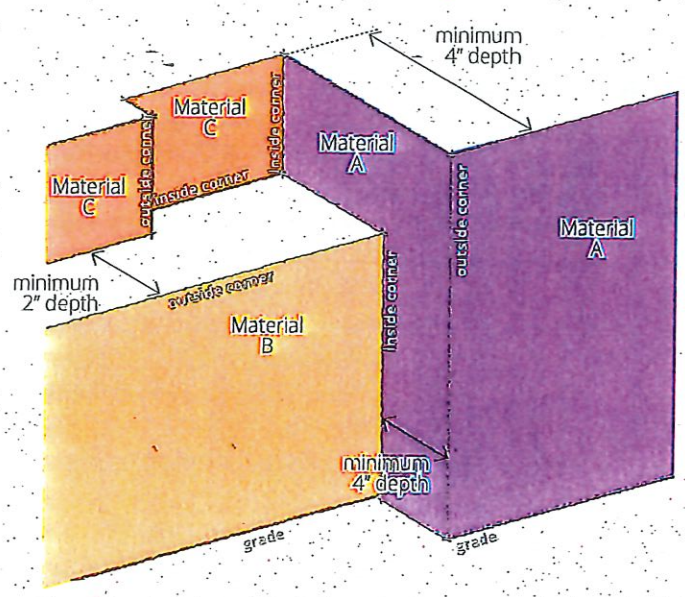



Figure 135-4.2-A. Diagram of Allowable Changes in Surface Materials

**C. Vertically Oriented.** Pursuant to Figure 135-4.3-A of this article, all windows shall be vertically oriented unless the following standards are met:

1. Flat Cap Type. When the flat cap type is used, horizontally oriented windows may be used for up to 30% of the total transparency area of each upper story.
2. House B Building Type. For the House B building type, horizontally oriented windows may be used for up to 50% of the total transparency area of each story.
3. A Type 1 design alternative may be approved for horizontally oriented windows.

**D. Trim.** For all House buildings, a minimum four inches wide, nominal, trim is required surrounding windows that are located on all street-facing facades and that abut any material other than masonry.

**E. Visibility Through Glass.** Reflective glass and glass block are prohibited on street and public way facades. Windows shall meet the transmittance and reflectance factors established in the transparency definition set forth in section 135-3.8 of this chapter.

**F. Expressed Lintels and Sills.** For masonry construction, lintels, or sills shall be expressed for all windows and doors by a change in brick coursing or by a separate detail or element pursuant to Figure 135-4.3-A.

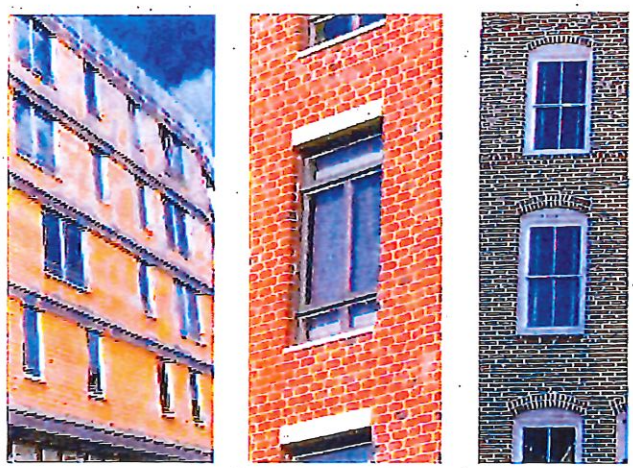


**Figure 135-4.3-A.** Vertically Oriented Windows with Expressed Lintels

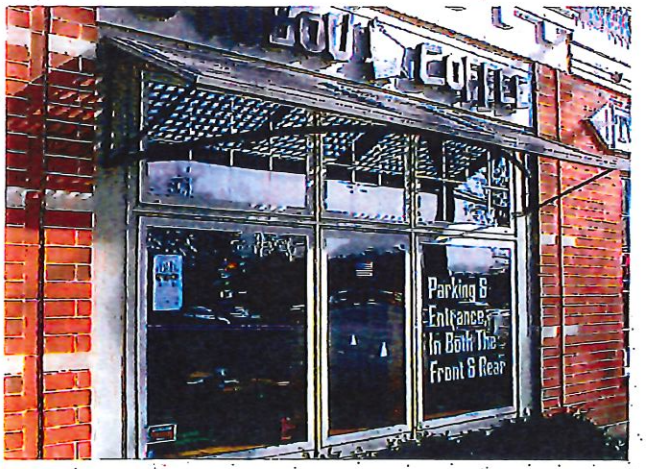
### 4.3.3 AWNINGS, CANOPIES, AND LIGHT SHELVES

Awnings, canopies, and light shelves on all buildings except House building types shall be constructed consistent with the requirements of this subsection pursuant to Figure 135-4.3-B of this article.

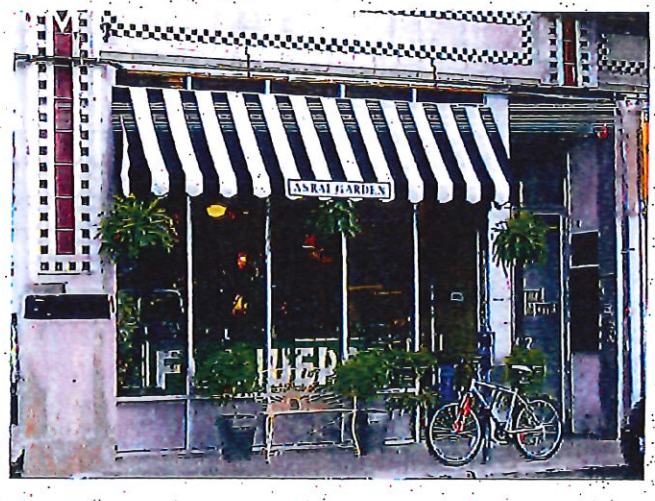
**A. Encroachment.** Awnings, canopies, and light shelves shall not extend into a city right-of-way or easement except as otherwise approved by the city engineer or city council.

**B. Attached Awnings & Canopies.** Awnings and canopies that are attached to the building and could be removed shall meet the following standards:

1. Material. All awnings and canopies shall be canvas, metal, or finished wood. Plastic awnings are prohibited. Other materials may be approved with a Type 1 design alternative.
2. Solar Panels. Solar awnings or canopies are allowed.
3. Lighting. Backlit awnings are prohibited.
4. Structures. Frames shall be metal or finished wood and shall be wall mounted. Support poles




Metal Awning




Canvas Awning

**Figure 135-4.3-B.** Examples of Awnings

from the ground are prohibited unless over eight feet in depth and utilized for outdoor eating areas or entrances.

5. Multiple Awnings on the Facade. When more than one awning is mounted on a facade, the awning types and colors shall be coordinated.

C. **Canopies & Light Shelves.** Permanent canopies, projections, or overhangs used as architectural features, light shelves, or shading devices are permitted.

D. **Clearance.** All portions of any awning, canopy, or light shelf shall provide at least eight feet of clearance over any walkway and 15 feet of clearance over vehicular areas.

### 4.3.4 BALCONIES

The installation or construction of balconies on street and public way facades is encouraged, but not required. The construction of any balcony on a facade facing any street or public way shall be consistent with the requirements of this subsection on all buildings except House building types pursuant to Figure 135-4.3-C.

A. **Definition.** For the purpose of this subsection, balconies shall include any roofed or un-roofed platform that projects from the wall of a building above grade and is enclosed only by a parapet or railing. This definition does not include false balconies, sometimes referred to as Juliet balconies or balconettes, consisting of a rail and door, and any outdoor platform less than 18 inches in depth.

B. **Size.** Balconies shall be a minimum of four feet deep and five feet wide.

C. **Integrated Design.** The balcony support structure shall be integrated with the building facade; separate columns or posts supporting any balcony from the ground are prohibited.

D. **Platform.** The balcony platform shall be at least three inches thick and any underside of a balcony that is visible from any public way shall be finished.

E. **Facade Coverage.** A maximum of 40% of the public way frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform or floor of the balcony, any columns or indentations, and any ceiling, roof, or upper balcony.

F. **Railing Design.** Tops of railings shall not have a flat surface.

G. **Build-to Zone Requirement.** The portion of the facade occupied by an upper story balcony is exempt from meeting the build-to zone requirement.

H. **Encroachment.** Balconies shall not extend into any city right-of-way or easements except as otherwise approved by the city council.

I. **Design Alternative.** A Type 1 design alternative may be submitted for an alternate balcony design.

### 4.3.5 SHUTTERS

When shutters, whether functional or not, are utilized on a public way facade of any building type except a House building type, the shutters shall meet the following requirements pursuant to Figure 135-4.3-D.

A. **Size.** All shutters shall be sized for the windows, so that, if the shutters were to be closed, they would not be too small for complete coverage of the window.

B. **Materials.** Shutters shall be wood, metal, or fiber cement. Other synthetic and engineered materials may be approved through a Type 1 design alternative provided that the applicant submits a sample and examples of high quality, local installations of the material.

### 4.3.6 PRINCIPAL ENTRYWAY

Pursuant to Figure 135-4.3-E, principal entrances to all buildings or units, except House building types, shall be


Balconies: Covers More than 40% of Facade

Balconies Appropriately Attached to or Incorporated into Facade.

Figure 135-4.3-C. Examples of Balconies

clearly delineated through one or more of the following design features:

A. **Roof or Canopy.** The entryway is covered by a roof or canopy differentiating it from the overall building roof type.

B. **Porch.** The entryway is through a porch.

C. **Sidelights and Transom.** Sidelights or transom windows are included around the entryway.

D. **Extended Articulation.** The entryway is included in a separate bay of the building that extends up at least two stories.

E. **Other Design.** A design that does not meet the above standards maybe approved with a Type 1 design alternative if it is determined that the design adds emphasis and draws attention to the entryway.

### 4.3.7 REAR PARKING FACADE DESIGN

The following applies in all locations where a public building entrance occurs on the rear or side facade adjacent to a parking lot pursuant to Figure 135-4.3-F.

A. **Entrance Type.** The "Entrance Configuration" requirement under Street & Public Way Facade & Cap Requirements for the building type shall be utilized as set forth in article 2 of this chapter.

B. **Materials.** The materials permitted for public way facades, above, shall be utilized for the portions of the facade with a public entrance.

C. **Transparency Requirement.** Public building entrance facade area, minimum 20 feet wide, shall utilize one of the following:

1. On Storefront buildings, a minimum 40% transparency is required for the ground floor facade entrance, and the door shall be a minimum of 40% transparent.
2. On any other building, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45% transparent.

D. **Awnings and Signs.** Awnings and signs are encouraged. When awnings and signs are utilized on the front facade, the same material and design is required to be continued on entrance portions of rear parking lot facades.

### 4.3.8 GARAGE DOORS

The following applies to all garage doors on principal buildings located on street-facing facades.

Inappropriately Scaled Shutters.

**Figure 135-4.3-D.** Examples of Shutters

**Figure 135-4.3-E.** Examples of Defined Principal Entryways

A. **Row and House Building Types.** On any Row or House building, garage doors located on street facades, where permitted, shall meet the following requirements:

1. No garage door may project more than ten feet from the entrance facade or a covered porch or covered stoop protruding from the entrance facade, whichever is closer to the street frontage, on the same building facing the same street.
2. Any garage door to a third non-tandem parking space on a front facade or primary frontage facade of a household shall be recessed a minimum of three feet from the adjacent garage facade or the building facade adjacent to the garage door to a third non-tandem parking space.

B. **Other Building Types.** For all building types except all Row buildings, House buildings, and the Workshop/Warehouse located in EX and I districts, garage doors shall meet the following requirements:

1. Garage doors are permitted on any street facade for patio access or open-air dining where such use is allowed under chapter 134 of this code. Garage doors for such use located on the primary facade shall have a minimum transparency of 55%, as measured between 2 and 8 feet.
2. Garage doors located on non-primary streets shall be clad with materials consistent with the design of the building.

C. A design that does not meet the above standards may be approved as a Type 1 design alternative if it is determined that the overall building design adds emphasis to other facade elements that reduce attention, visibility, or dominance of the garage doors.

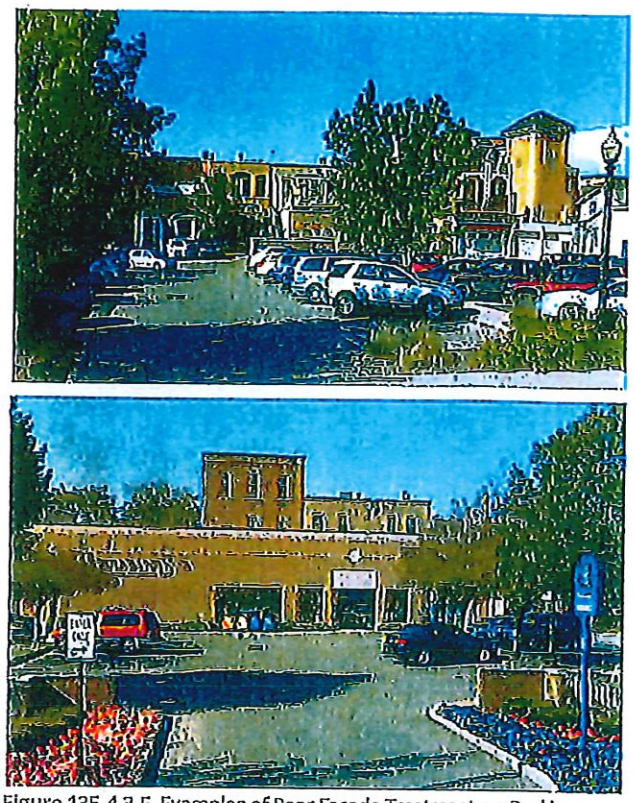


Figure 135-4.3-F. Examples of Rear Facade Treatment on Parking Lots

### 4.3.9 BUILDING ARTICULATION

The following applies to all building types.

**A. Building Facade Variety.**

1. Downtown buildings 300 feet in width and all other buildings 120 feet in width or greater along any public way frontage shall fulfill the following requirements:
   a. Increments. Each public way facade shall be varied in segments less than or equal to 60 feet pursuant to Figure 135-4.3-G.
   b. Requirements. Each facade segment shall vary by the type of dominant material or by color, scale, or orientation of that material, and by at least two of the following:

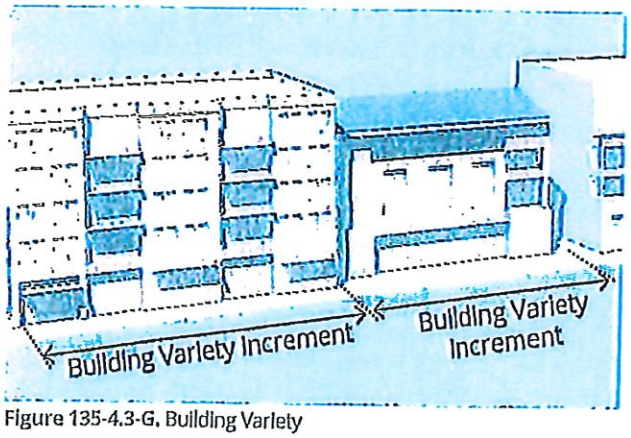



Figure 135-4.3-G. Building Variety

i. The proportion of recesses and projections, within the build-to zone.

ii. The location of the entrance and window placement, unless storefronts are utilized.

iii. Roof type, plane, or material, unless otherwise stated in the building type requirements.

iv. Building heights.

2. House Types. Where new construction includes two or more new houses in an N or NX district within the same blockface, the houses shall vary by floor plan.

3. Alternative Method of Compliance. The community development director may approve a Type 1 design alternative for a facade design that does not meet requirements of this subsection if the applicant demonstrates that the proposed design achieves the intent of the building articulation requirements of this section without meeting the building facade variety requirements.

**B. Articulation of Stories.** Stories shall be articulated on street facing facades by means such as:

1. Fenestration. Fenestration or window placement on street facades organized by stories.

2. Shadow Lines. Horizontal shadow lines and lintels over openings to delineate stories with minimum shadow lines required per building type.

3. Mezzanines. Mezzanines that fall within the range of floor to floor heights per building type articulated on the facade as a separate story.

4. Taller Spaces. Spaces exceeding the allowable floor to floor heights of the building type articulated as multiple stories on the street facade.

### 4.3.10 TREATMENTS AT TERMINAL VISTAS

When a street terminates at a parcel, the parcel shall be occupied by one of the following:

**A. Open Space.** An open space type, as defined in the large-scale development requirements pursuant to section 135-5.5.3 of this chapter, shall be utilized at the terminus and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, a gazebo or other public structure, or a fountain.

**B. Building Facade.** If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.

**C. Parking.** In no case, shall a parking structure or a surface parking lot terminate a vista.

### 4.3.11 HOUSE BUILDING TYPE FACADE REQUIREMENTS

Vinyl siding may be allowed on more than 65% of the first story of the street facade for House building types, except those in N4 or NX2 districts, as a Type 1 design alternative as follows:

**A. Architectural Options.** A design that does not meet the requirements of allowed minor facade materials for vinyl siding pursuant to Table 135-4.1-2 of this article may be approved as a Type 1 design alternative if it is determined by the community development director that the overall building design adds emphasis to other facade elements and articulation that reduce attention, visibility, or dominance of single materials, including elements pursuant to Figure 135-4.3-H such as:

1. A front porch of not less than 60 square feet;

2. Appropriate size and number of gables, defined by accent, shake, or similar architectural elements;

3. Appropriate size and design of finished columns; and

4. Other appropriate change in articulation or pattern of materials.

**B. Design Alternative.** A Type 1 design alternative may also be submitted for approval as otherwise allowed by this article.

Figure 135-4.3-H. Example of Architectural Options.

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### 4.3.12 ARCADE DESIGN

As shown in Figure 135-4.3-I, the following requirements apply to arcades. An arcade is a covered pedestrian walkway within the recess of a ground story.

**A. Depth.** An open-air public walkway shall be recessed from the principal facade of the building a minimum of eight feet and a maximum of 15 feet.

**B. Build-to Zone.** When the arcade is utilized, the outside face of the arcade shall be considered the front facade, located within the required build-to zone.

**C. Column Spacing.** Columns shall be spaced between 10 and 12 feet on center.

**D. Column Width.** Columns shall be a minimum of one foot eight inches and a maximum two foot four inches in width.

**E. Arcade Openings.** Openings shall not be flush with interior arcade ceiling and may be arched or straight.

**F. Horizontal Facade Division.** A horizontal shadow line shall define the ground story facade from the upper stories.

**G. Visible Basement.** A visible basement is not permitted.

**H. Design Alternative.** A Type 1 design alternative may be submitted for approval of an alternate arcade design.

### 4.3.13 GROUND STORY AT SLOPING FACADES

**A. Storefronts.** The following regulations apply to storefront facades along sloping streets:

1. Grade transitions on the building along the sidewalk should be designed to maximize active pedestrian-scale frontages between waist and eye level while minimizing blank walls.
2. The interior floor level shall step to match the exterior grade within three feet. With a Type 1 design alternative, changes in grade may be accommodated by a storefront window display space.

3. Knee wall and retaining walls shall not exceed 30 inches in height except along a maximum 15 foot section of facade length.
4. If grade change is more than nine feet along a single block face, entrance requirements may be increased to one entrance per 90 feet of building frontage.
5. If grade change is more than nine feet along a single block face, building entrances adjacent to the street shall be within three feet of the elevation of the adjacent sidewalk.

**B. Non-Storefronts.** The following regulations apply to all non-storefront facades along sloping streets:

1. Grade transitions at the building along the sidewalk shall be designed to minimize blank walls. Multiple front entrances along the street activate each segment of building section at each grade.
2. The interior floor level shall step to match the changes in exterior grade within a three foot range. With a Type 1 design alternative, deeper transition zones between the sidewalk and building facade of porches, terraces, and landscape areas may be used assist with grade changes.
3. Changes can be accommodated by terraced planters and retaining walls. Retaining walls shall not exceed 30 inches in height except along a maximum 15-foot section of frontage.
4. When the elevation of the first floor is more than three feet above grade, windows should be provided into the basement or lower floor elevations.

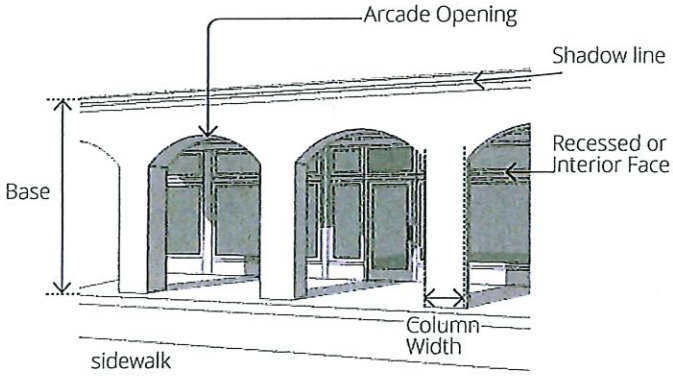


Figure 135-4.3-H. Example of Arcade.

### 4.3.14 BUILDING AND CANOPY-MOUNTED LIGHTING

**A. Intent.** Building and canopy-mounted lighting is intended to enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass, excess site brightness or excess sky glow. Lighting shall not be allowed to create a nuisance or a hazard.

**B. Light Trespass.** Direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass which is 0.5 footcandles for N, NX, and NM districts and 2.0 footcandles for all other districts. The site plan or alternate design documentation must

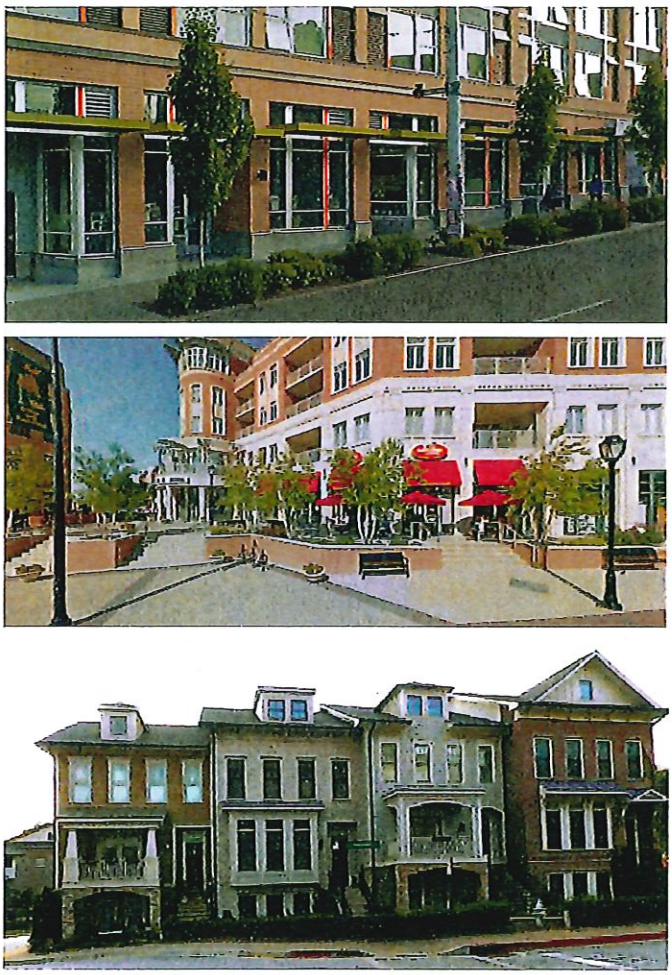

Figure 135-4.3-J. Examples of Ground Story along Slope.

contain illuminance models showing light levels throughout the site as determined necessary by the community development director.

C. **Canopy-Mounted Fixtures.** Light fixtures mounted under canopies shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

1. Lights shall not be mounted on the top or sides (fascias) of the canopy.
2. Internally illuminated/entirely translucent canopies are prohibited, except accent lighting on the sides (fascias) of the canopy may be permitted through a Type 1 design alternative.

D. **Building-Mounted Lighting.** All building-mounted lighting fixtures shall be a full cut-off design. The fixtures shall be aimed downward, recessed, or shielded, so the light source is not directly visible from the property line of the property upon which the building-mounted lighting is located.

## 135-4.4. Downtown High-Rises

### 4.4.1 APPLICABILITY

The requirements in this section shall apply to all Downtown Storefront and Downtown General buildings 12 or more stories in height.

### 4.4.2 BUILDING TYPE

Each high-rise shall meet the requirements of one of the permitted building types in the district. The following is in addition to the building type requirements.

### 4.4.3 BASE, MIDDLE, CAP

These requirements refer to high-rise design by base, middle, and cap as defined in the following intent statements as shown in Figure 135-4.4-A.

A. **Base.** The base of a high-rise is intended to establish an active ground story along the street and provide a public building face including a lobby, retail or service space, or restaurant, for all of the activities that occur within a building.

B. **Middle.** The middle or tower section of a high-rise is intended to be oriented to maximize light reaching the primary street, to avoid the "walling off" of the primary street along the entire length, and allow views to the sky from the street.

C. **Cap.** The cap of the high-rise includes the top few stories of the building and is intended to be designed consciously to contribute to the city skyline per the following requirements.

### 4.4.4 BASE REQUIREMENTS

The base requirements for the high-rise shall follow the requirements of the building type, whether a Downtown Storefront or a Downtown General building, with the following additional requirements pursuant to Figure 135-4.4-C.

A. **Build-to Zone.** The building base shall be wholly located within the build-to zone.

B. **Buildings 12 or more stories.** For buildings or portions of buildings 12 stories and over, the base shall be a minimum of two stories.

### 4.4.5 MIDDLE REQUIREMENTS

The middle of the building shall meet any applicable requirements of article 2 of this chapter and the following requirements. A Type 1 design alternative may be approved to modify any of these requirements.

A. **Orientation.** The building middle shall be oriented with the shortest side parallel to a primary street to avoid a continuous high-rise wall along the frontage above the building base as shown in Figure 135-4.4-B.

B. **Narrowest Widths.** High-rise buildings shall utilize the narrowest widths economically feasible, to limit the mass of and shadows cast by the high-rise.

C. **Step-Back.** The facade of the middle of the building may step back away from the street above the minimum base height as shown in Figure 135-4.4-C.

D. **Peaks and Valleys in the Skyline.** The surrounding building context shall be considered when determining the maximum building height. Variation of the skyline is required and is the intent of this section. Skyline analysis shall be submitted with all high-rise applications.

E. **Multiple Towers.** When more than one tower is utilized for a development, the following is required.

1. Varying Heights. The heights of the multiple towers shall be varied to encourage development of an interesting skyline.
2. Spacing. Spacing between towers shall be a minimum of 60 feet to allow light and views of the sky between the towers.

### 4.4.6 CAP REQUIREMENTS

The top stories and the roof of a high-rise shall be considered the cap as shown in Figure 135-4.4-A of this article.

**A.** The high-rise is exempt from the building type's roof type requirement.

**B.** The massing or material expression of the cap shall define it distinctly from the middle of the building.

**C.** The surrounding building context shall be considered when determining the building cap. Variation is preferred.

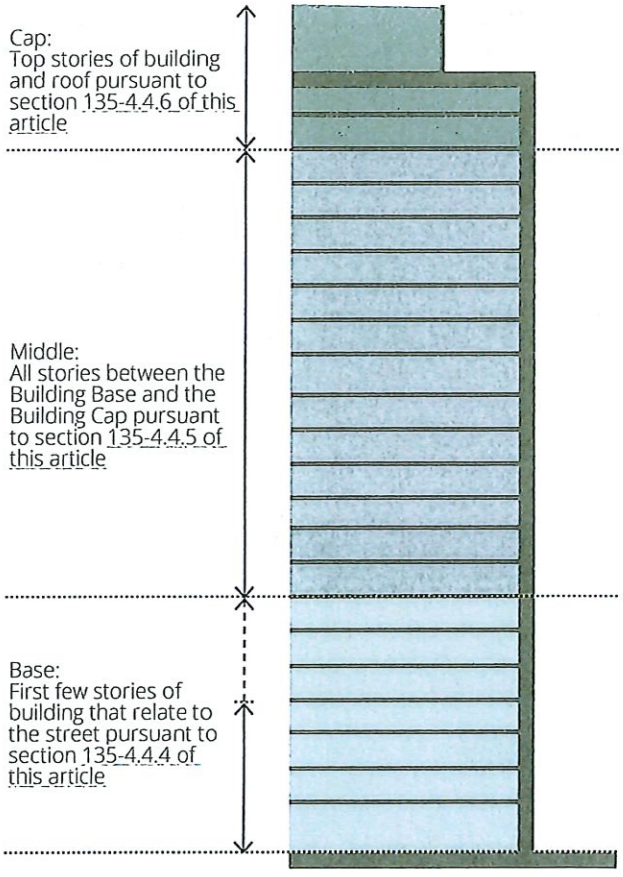


**Figure 135-4.4-A.** High-Rise Building: Base, Middle, Cap

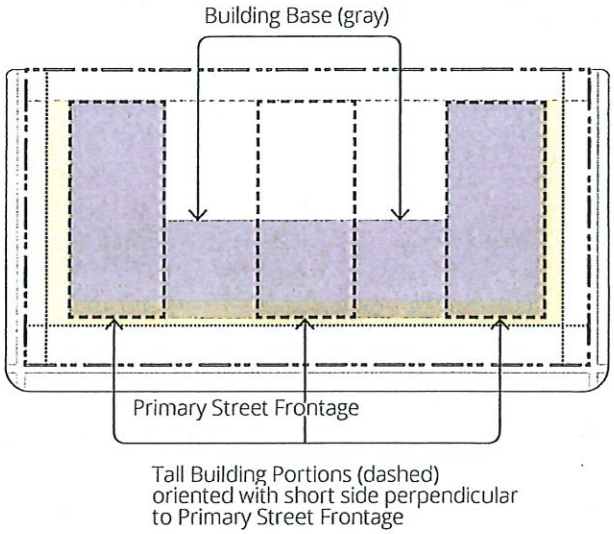


**Figure 135-4.4-B.** High-Rise Building Orientation

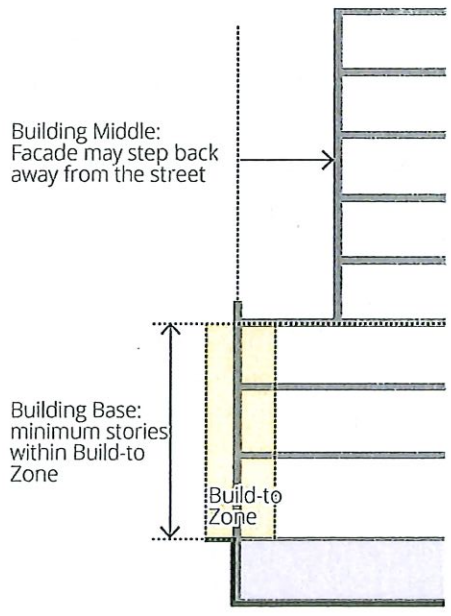


**Figure 135-4.4-C.** Building Massing in Build-to Zone

## 135-4.5. Mechanical Equipment and Appurtenances

### 4.5.1 INTENT

Mechanical equipment and appurtenances can have a negative visual impact and detract from the quality of the design of a building. The purpose of the standards of this section is to ensure that the visual impact of mechanical equipment and appurtenances is minimized.

### 4.5.2 WIRELESS TELECOMMUNICATIONS FACILITIES

Wireless telecommunications facilities shall comply with this section to the extent consistent with article 4 of chapter 134 of this code and specifically sections 134-4.8 and 134-4.9 of this code, and to the extent that compliance with this section is possible unless due to the type of transmission equipment or technology proposed.

### 4.5.3 DESIGN ALTERNATIVES

**A. Existing Buildings.** A Type 1 design alternative may be approved for any of the regulations in this section for renovation or additions to existing buildings.

**B. New Construction.** A Type 2 design alternative may be approved for any of the regulations in this section for new construction buildings.

### 4.5.4 MECHANICAL EQUIPMENT IN BUILDING

Mechanical equipment shall be located within the building, unless the applicant demonstrates the equipment is necessary for the function of the building and locating the equipment within the building would conflict with the equipment's function.

### 4.5.5 ROOFTOP MECHANICAL EQUIPMENT

Any rooftop mechanical equipment, such as but not limited to vents, ventilators, heating and cooling systems, and excluding solar energy and wind energy conversion systems, shall be screened and located consistent with one of the following methods:

**A.** Incorporate equipment into the roof design consistent with the applicable standards of section 135-2.20 of this chapter.

**B.** Provide architectural quality metal screening material that is equal to the height of the equipment on all sides, such as louvered or mesh panels, and set the equipment back from the edge of the roof so that it and the screening material are not visible from any adjoining right-of-way.

**C.** Rooftop mechanical less than three feet in all dimensions may be painted to blend with the structural roof and set back from the edge of the roof so that it is not visible from any adjoining right-of-way, so long as it is separated from any other mechanical equipment by at least 30 feet.

### 4.5.6 MECHANICAL EQUIPMENT ON FACADES

Mechanical equipment and utility appurtenances, excluding electric vehicle charging stations, shall not be located on a facade unless the applicant demonstrates that locating the equipment in a different location would conflict with the equipment's function. Any equipment or appurtenance approved on a facade, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located consistent with the following standards:

**A. Facade.** The mechanical equipment may be located on a primary facade only if the following requirements are met:

1. The equipment is located on a surface perpendicular to any right-of-way;
2. The equipment extends from the facade surface no more than three inches; and
3. The equipment is screened from the sidewalk.

**B. Alignment.** Multiple pieces of mechanical equipment shall be organized on the facade in a regular pattern and aligned. Compliance with this standard must be illustrated on the drawing elevations submitted as part of the application.

**C. Material Coordination.** To the extent practicable, facade-mounted mechanical appurtenances shall be located on a material that limits their visibility. For example, dark colored vents will be more visible on light colored stucco than a textured, darker surface such as brick.

### 4.5.7 MECHANICAL EQUIPMENT ON OTHER HORIZONTAL SURFACES

Mechanical equipment located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment and air conditioners, shall be located consistent with the following standards:

**A. Screening.** See section 135-7.10 of this chapter for wall and landscape screening of mechanical equipment and utility appurtenances.

**B. No encroachment.** Mechanical equipment shall not extend into any city right-of-way or easement.

**C. Yard Location.**

1. No mechanical equipment shall be located in the front yard.
2. Mechanical equipment may be located in a side yard provided the side yard does not contain or abut a public way or open space.
3. All equipment shall be screened from view from any public way with landscaping, fencing, or walls consistent with the building design, colors, and materials.
4. The community development director may approve appurtenances located on a primary street only if the following conditions are met:
    a. The applicant demonstrates that the equipment cannot be located in a rear yard, non-primary street yard, or in a side yard.
    b. No utility cabinets, boxes, or other appurtenances are within 300 feet along the same side of the street as the proposed utility appurtenance.
    c. The appurtenance is fully screened in a manner that is consistent with the building design, colors, and materials and of a height that is the minimum to adequately screen the appurtenance and that does not prevent the facade from fulfilling any transparency requirements.
    d. The appurtenance is located a minimum of 35 feet from a street intersection.
    e. The appurtenance does not impact the sight vision clearance at intersections per section 114.14 of this code, or as otherwise determined by the city engineer.

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