

ARTICLE I – GENERAL

SECTION 6: DEFINITIONS

Masonry means brick, stone, or stucco.

ARTICLE II – ESTABLISHMENT OF ZONING REGULATIONS

SECTION 2: ESTABLISHMENT OF ZONING DISTRICTS

(a) Zoning Districts

For the purposes of this ordinance, the City of Leander is hereby divided into composite zoning districts, which contain a use component, a site component and an architectural component. Uses as well as site and architectural regulations within each composite district are restricted solely to those uses and standards expressly permitted in this ordinance. Use components are required to be accompanied by a site component and an architectural component.

Certain uses listed in use components may not be feasible if they require site or architectural features not permitted by the site or architectural component. [Example: Vehicle sales is a permitted use in the GC (General Commercial) use component. However, if GC is not combined with a site component that permits the amount of outdoor display required for vehicle sales, the use may not be feasible. A GC use component combined with a Type 3 site component would limit outdoor display to not more than thirty percent (30%) of the area of the principal building. A Type 4 or Type 5 site component would increase outdoor display which could be more appropriate for a vehicle sales use.] ~~[Example: Self storage mini-warehouses are permitted in the HC (Heavy Commercial) use component. However, if HC is combined with an architectural component requiring mostly higher masonry exterior wall materials, such as a Type A or B architectural component, such use may not be economically feasible.]~~ [Example: A fast food restaurant is permitted in an LC (Local Commercial) use component. However, if it is combined with a Type 1 use component, it would not be permitted to have a drive through service lane.]

(3) Architectural Components

- Type A** – Includes the highest building standards and a requirement ~~for 85% masonry of five different design features.~~
- Type B** – Includes high building standards and a requirement ~~of four different design features, for 85% masonry for the first floor and a total of not less than 50% masonry overall.~~
- Type C** – Includes moderate building standards and a requirement ~~of three different design features, for 35% masonry overall and 60% for street facing walls (not applicable to residential uses).~~
- Type D** – Includes moderate building standards and a requirement ~~of two different design features, for 35% masonry overall and 60% for street facing walls and permits metal walls for the remainder of the building not facing a street (not applicable to residential uses).~~

ARTICLE III – USE COMPONENTS

SECTION 8: SFU/MH – SINGLE-FAMILY URBAN, MANUFACTURED HOME

(e) **Miscellaneous Standards for the SFU/MH district and any district within the Leander Heights Subdivision, Sections 1, 2 and 3 and High Chaparral Subdivision:** All primary single family and duplex structures other than manufactured homes shall comply with the applicable architectural component, ~~except that up to 100% of the exterior surface area may be comprised of cementitious fiber planking (not panels), and there is no requirement for brick, stone, stucco or other specified materials other than cementitious fiber planking.~~ All manufactured homes shall meet the following standards and are not required to meet the exterior wall standards of the applicable architectural component.

SECTION 13: MF – MULTI-FAMILY

(c) Density

- (1) The density shall not exceed eight (8) units per acre unless the following conditions are met:
- (i) If the exterior surface area of buildings / structures are comprised of at least one-hundred (100%) percent Masonry and comply with the Type A Architectural Component, then the density may be increased to up to twenty-five (25) units per acre.
 - (ii) If the exterior surface area of buildings / structures are comprised of at least eighty-five (85%) percent Masonry for first story walls and fifty (50%) percent Masonry for each additional story; and comply with the Type B Architectural Component, then the density may be increased to up to eighteen (18) units per acre.

(ii) —

Masonry %	Maximum Density
0% Masonry	8 units / acre
Type-B	18 units / acre

SECTION 17: HC – HEAVY COMMERCIAL

(b) Conforming Uses

Certain uses listed in this use component also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

- (1) Any use permitted in the "GC" component
- (2) Bingo
- (3) Car Title Loans Shop/Business
- (4) Commercial laundry
- (5) Contractor and building material storage
- (6) Gaming Room Facility/Gaming Device
- (7) Hooka Lounge

- (8) Manufacture, assembly or processing of materials not classified as hazardous by the Fire Chief
- (9) Mini-warehouse or self-service storage facilities [required to be set back at least four hundred (400) feet from a tollway, highway or ~~major~~-arterial roadway ~~if built to Type B, C or D architectural standards~~ or such facilities include exterior warehouse doors], warehouse and distribution, commercial storage. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then Mini-warehouse or self-service storage facility is permitted without the required four hundred (400) foot setback.

SECTION 19: PUD - PLANNED UNIT DEVELOPMENT

(d) Rules Applicable

- (7) In approving a PUD, no standards shall be modified unless such modification is expressly permitted by this ordinance, and in no case shall standards be modified when such modifications are prohibited by this ordinance or may negatively impact the health, safety and welfare of the public. PUDs approved before April 1, 2019 shall comply with the masonry requirements set forth in the Composite Zoning Ordinance in effect before the effective date of Ordinance No. _____ or the masonry requirements set forth in the PUD, if masonry requirements were modified by the PUD.
- (8) The PUD shall result in overall higher standards than what would be provided by the base zoning district. As examples: (1) if residential lot sizes are decreased or development densities are increased, the PUD will be expected to significantly exceed other standards such as parkland and facilities dedication, landscaping, architectural controls, thoroughfare or other transportation improvements, creation of unique characteristics of the neighborhood, retention of significant trees and/or provision of public facilities, etc., or (2) if ~~masonry standards or~~ building/development setbacks are proposed to be decreased, other standards would be expected to be increased such as landscaping, screening, retention of significant trees, architectural controls, land uses and/or unique site layout standards, etc. Other examples may include:
 - (i) Designating the Type A Architectural Component
 - (ii) Adding additional architectural features
 - (iii) Provide a master architectural and signage plan that includes a cohesive materials palette
 - (iv) Enhanced landscaping and/or trees
 - (v) Increased landscape area
 - (vi) Masonry perimeter walls for subdivisions
 - (vii) Provide brick or stone instead of decorative concrete panels for screening walls
 - (viii) Plant street trees
 - (ix) Provide more parkland dedication
 - (x) Increase recreation improvements
 - (xi) Trails system in greenbelt areas
 - (xii) Provide a Master Sign Plan including: proposed locations, provide cohesive materials palette, design specifications for signage, type of illumination
 - (xiii) Limit fencing to wrought iron or decorative tubular metal fencing along greenbelt lots.
 - (xiv) Provide unique characteristics of a neighborhood with a unique site layout
 - (xv) Include a mixture of uses

- (xvi) Provide public spaces
- (xvii) Incorporate public art

ARTICLE IV – USE STANDARDS

SECTION 5: ACCESSORY BUILDING/STRUCTURE/USE; SPORTS & OTHER EQUIPMENT REGULATIONS

- (n) Exterior wall standards (except for agricultural accessory buildings / structures)
 - (1) Accessory buildings / structures ~~are permitted and may not exceed less than~~ 120 square feet in area ~~and shall closely resemble the main building unless the following conditions are met: may be permitted and shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles; utilize flat, painted metal siding with raised ribs or seams or other equivalent or better siding, provided that not more than one accessory structure utilizing such metal siding is permitted per lot. Corrugated metal siding shall not be permitted. Additional accessory structures less than 120 square feet in area shall utilize exterior grade wood, fiber cement planking or other equivalent or better siding. Any masonry used on accessory buildings shall closely resemble the masonry used on the main building.~~
 - (i) ~~If a~~ accessory buildings / structures ~~utilize exterior grade wood, fiber-cement planking or other equivalent or better siding, or masonry then the building may be between~~ 120 - 300 square feet in area, shall comply with the exterior wall standards of the main structure or utilize exterior grade wood, fiber cement planking or other equivalent or better siding, provided that not more than one accessory structure utilizing such siding is permitted per lot. Additional accessory structures 120 square feet or larger in area shall comply with the exterior wall standards of the main structure. Any masonry used on accessory buildings shall closely resemble the masonry used on the main building.
 - (ii) ~~If a~~ accessory buildings / structures ~~utilize masonry, then the building may be~~ over 300 square feet in area ~~shall comply with the exterior wall standards of the main structure. The masonry used on the accessory building shall closely resemble the masonry used on the main building.~~

ARTICLE V – SITE COMPONENTS

SECTION 3: TYPE 3

(b) Site Uses and Features (Some Site Uses Listed Also Require Appropriate Use Component)

- (2) Commercial and Industrial Development:

- (v) Outdoor commercial fueling and washing of vehicles meeting the following requirements is permitted:

- e. Gasoline pumps shall be located no closer to the street than the primary structure. Gasoline pumps may be located closer to the street than the primary structure if the exterior surface area of all primary structure walls and the fuel canopy columns are comprised of one hundred (100%) percent Masonry.

ARTICLE VI – SITE STANDARDS

SECTION 1: LANDSCAPING, TREE PRESERVATION AND PROTECTION, AND SCREENING REQUIREMENTS

(b) Landscape Requirements.

- (11) The following is for other than single-family or two-family development: Trees and shrubs identified on the preferred plant list and included in the Grow Green Guide, shall be utilized within the required landscaping as described below. At least seventy five percent (75%) of the planted trees are required to be large trees/shade trees (as defined in the Grow Green Guide), the remaining trees may be small trees or ornamental trees all of which shall be selected from the preferred plant list or Grow Green Guide. Existing significant trees and shrubs that are retained in healthy condition may count toward fulfillment of these requirements. In calculating the credit from existing significant trees and shrubs that are retained, shrubs shall be credited on a one for one basis if such shrub is equivalent or greater in size to a comparable five gallon container grown shrub. Trees shall be credited on a caliper inch basis (for every one caliper inch of a tree that is saved, credit shall be given for one caliper inch of a tree required to be planted), with saved significant trees over 18" caliper counting on a one for two basis (for every one caliper inch of a significant tree over 18" caliper that is saved, credit shall be given for two caliper inches of a tree required to be planted).
- (i) For every six hundred (600) square feet of landscape area and setback area required by this ordinance, two (2) shade trees (two inch caliper or larger) and four (4) shrubs (five gallon container size or larger) shall be planted. Two ten gallon ornamental trees may be substituted for every one required shade tree as long as at least half of the required number of shade trees is installed. If the exterior surface area of all walls for non-residential or multi-family buildings / structures are comprised of one hundred (100%) percent Masonry, then the ratio may be reduced to one (1) shade tree per six hundred (600) square feet in the front setback.

SECTION 6: SETBACKS

- (a) The purpose of this section is to provide for building, paving, and outdoor storage setbacks. The setback table incorporates setback requirements by street types in order to identify parking lot locations. The street types range from A Street which is the most pedestrian oriented to C Streets which is the least pedestrian oriented. Building / Structure and Site Improvements:

BUILDING / STRUCTURE							
SINGLE-FAMILY RESIDENTIAL DISTRICTS							
	Use Component	Front	Side	Street Side	Rear		
Standard Setback	SFR	25'	7'	15'	15'		
	SFE, SFS, SFU, SFU/MH, TF	20'	5'	15'	15'		
	SFC, SFL	15' *	5' or 0' & 10'	15'	15'		
	CH*****	15'	5'	15'	15'		
	TH	10'*	5'	10'	10'		
	SFT	10' *	0 or 10'	15'	15'		
Garage Setback	SFR, SFE, SFS, SFU, SFU/MH. SFC, SFL, CH, SFT, TF		See Article VIII, Section 5 (i)				
NON-RESIDENTIAL & MULTI-FAMILY DISTRICTS							
	Use Component	Max Front	Min Front	Min Side	Min Street Side	Max Street Side	Min Rear
A Street	NR	15'				15'	15'
	MF	15'				15'	20'
	LO, LC, GC, HC, HI	15'				15'	10'
	GC, HC, HI	15'				15'	15'
B Street	NR	75'				75'	15'
	MF	75'				75'	20'
	LO, LC, GC, HC, HI	75'				75'	10'
	GC, HC, HI	75'				75'	15'
All Other Streets	NR	15' *	5'	15'			15'
	MF	25'	10'	25'			20'
	LO, LC, GC, HC, HI	20'	10'	20'			10'
	GC, HC, HI	25'	15'	25'			15'
Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, CH, TH, TF**	MF, LO, LC, GC, HC, HI		(NA)	50'	(N/A)		50'
PARKING, AISLE, LOADING, CANOPIES, OUTDOOR DISPLAY							
	Use Component	Site Component	Front	Side	Street Side	Rear	
Standard Setback	MF	All	20'	5'****	20'	5'****	
	LO, LC, GC, HC, HI	Type 1, 2	15'	5'****	15'	5'****	
		Type 3	20'	5'****	20'	5'****	
		Type 4, 5	25'	5'****	25'	5'****	

Commented [RG1]: No Change

Commented [RG2]: Removed Architectural Component

Commented [RG3]: No Change

Special Setback Where Adjacent to SF or TF**	MF, LO, LC, GC, HC, HI	Type 1-3	(N/A)	15'	(N/A)	15'
		Type 4, 5	(N/A)	20'	(N/A)	20'
OUTDOOR STORAGE						
	Use Component	Site Component	Front	Side	Street Side	Rear
Standard Setback	LO, LC, GC, HC, HI	Type 3-4	***	5'****	***	0'
		Type 5	25'	0'****	25'	0'
Special Setback Where Adjacent to SF or TF**	LO, LC, GC, HC, HI	Type 3-5	(N/A)	25'	(N/A)	25'

- * In no case shall the garage be closer to the ROW than 18'
- ** Unless such district is utilized for a non-residential use
- *** No closer than the street facing wall of the primary structure that utilizes such storage.
- **** Setback does not apply for parking, drive aisles, storage etc. that are intended to cross lot line.
- ***** Setbacks are for the perimeter of the project, not the individual units.

(f) Exceptions:

- (1) An applicant may obtain a reduced building or site improvements setback upon approval of the Director of Planning, when a variable setback that contains the same total area as the required setback would create a more esthetically pleasing development; when site conditions make strict compliance with the setback undesirable or impractical; or when the character of the development (or surrounding development) makes the standard setback undesirable or inconsistent. Examples of such site conditions include, but are not limited to, the following:
 - (i) Existing buildings, existing adjacent development built to other standards, utilities or other improvements
 - (ii) Unusual shape of lot, tract or building site
 - (iii) Topography, soil, geologic, vegetation (including existing trees or other vegetation) or other natural feature
 - (iv) Safety (e.g. vehicle sight distance, impediments to emergency or other vehicle maneuvering, visibility of traffic or safety related signage)

The request shall, as a whole, meet or exceed the standards of this ordinance. If a setback is reduced, landscape plantings shall be increased to off-set any undesirable impacts from the reduced setback and the Masonry shall be increased to eighty-five (85%) percent of the exterior surface area for first story walls and fifty (50%) percent of the exterior surface area for each additional story. The Director of Planning shall consider approval or disapproval of a reduced setback with the following conditions:

- (i) The minimum setback area shall not be reduced by more than 5%.
- (ii) Additional landscaping required to off-set any undesirable impact shall be established to provide effective screening in the area of the reduced setback.
- (iii) The setback shall not result in a negative impact to adjoining property.
- (iv) A front or rear yard setback in a single-family or two-family district may be reduced by no more than five feet from the minimum standard requirement.
- (v) A side yard setback may not be reduced to less than five feet without the Fire Chief's approval, and in no case shall principal buildings be located closer than ten feet to one another.

- (11) Enclosed accessory buildings shall be prohibited in front of and to the side of the main building. Enclosed accessory buildings may be located to the side of the main building as long as the building is either screened from view of the right-of-way or the exterior

surface area of the street facing walls is comprised of Masonry. Otherwise, accessory buildings / structures shall have the same setbacks as primary buildings except as follows:

- (i) Unenclosed canopies (including carports) in non-residential districts covering a paved surface and suitable for vehicular parking shall be in accordance with the setback rules for parking areas,
 - (ii) Unenclosed canopies (including carports) in residential districts covering a paved surface and suitable for vehicular parking shall be located to the side or to the rear of the main building and shall be subject to the same setback rules as a garage.
 - (iii) The rear setback line for an accessory building / structure in a single-family or two-family district may be reduced to five (5) feet except barns and stables in the SFR zoning district shall not be located within 25 feet of any property line.
 - (iv) Accessory buildings / structures shall be located at least three feet from any other non-accessory building or structure on the property.
- (12) Site and structure improvements in accordance with a component more restrictive than the district in which the site is located may utilize the applicable setbacks for the more restrictive component.
- (13) Permitted non-residential development in residential districts shall utilize the LO setback standards for parking and related facilities.
- (14) The side setbacks associated with the TH or SFL use components may be reduced to three (3') feet as long as the building separation is in compliance with the Fire Code.

(g) Setback Incentives

- (1) If the exterior surface area of buildings / structures are comprised of at least eighty-five (85%) percent Masonry of first story walls and fifty (50%) percent Masonry of the exterior surface area of each additional story, then the following setbacks may be applied:

All Other Streets	NR	15' *	5'	15'	15'
	MF	20'	10'	20'	20'
	LO, LC, GC, HC, HI	15'	10'	15'	10'
	GC, HC, HI	25'	15'	25'	15'
Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, CH, TH, TF**	MF, LO, LC, GC, HC, HI	(NA)	25'	(NA)	25'

- (2) If the exterior surface area of building / structure is comprised of one hundred (100%) percent Masonry, then the following setbacks may be applied.

All Other Streets	NR	15' *	5'	15'	15'
	MF	20'	10'	20'	20'
	LO, LC, GC, HC, HI	15'	10'	15'	10'
	GC, HC, HI	25'	15'	25'	15'
Special Setback Where Adjacent to SFR, SFE, SFS, SFU, SFC, SFL, SFU/MH, CH, TH, TF**	MF, LO, LC, GC, HC, HI	(NA)	20'	(NA)	20'

ARTICLE VII – ARCHITECTURAL COMPONENTS

An architectural component (Type A, B, C, or D) is required to be adopted with each use component in accordance with combining options of Article II, Sec. 2, b.

SECTION 1: TYPE A

(b) Exterior Wall Standards:

- ~~(1)~~ All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. ~~t~~ least eighty five percent (85%) of the combined exterior surface area of all walls, including all stories of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, non-reflective glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. All street facing walls of primary buildings / structures constructed of more than ninety (90%) percent stucco shall include at least two (2) architectural features that break the wall plane. These architectural features may also count toward the required design features for building fronts in this section if they meet those requirements. One of these features shall include a contrasting color around the windows and doors. The window and door trim shall visibly project from the wall. The other architectural feature(s) may include accent materials such as stone or brick, display or other ornamental windows, awnings, canopies or similar design features approved by the Director of Planning. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious fiber planking (not panels unless they are used with board and batten application). Solid wood planking and decorative cementitious fiber panels may be used for accent features. The remaining exterior wall surface shall be comprised of those materials listed or cementitious fiber planking (not panels unless they are used with board and batten application). Solid wood planking and decorative cementitious fiber panels may be used for accent features.
- ~~(2)~~(1) A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings. Window and door areas of the front façade may be reduced to 10% of area of façade if one additional architectural feature is added beyond the requirement stated in paragraph (3) below.
- ~~(3)~~(2) All building fronts shall have at least five different design features to break the wall plane, buildings over 50,000 square feet in size shall have at least seven different design features, and buildings over 100,000 square feet shall have at least nine different design features. The following are examples of the types of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning (see Figure S – following page).
- ~~(4)~~(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

(c) Height:

- ~~(1) For single family and two family districts, no primary building / structure height shall exceed thirty five (35) feet except as provided in Article VIII, Section 8.~~
- ~~(2)(1) For any non-residential or multi-family district, no primary structure / building shall exceed a height of thirty (30) feet at a distance of twenty (20) feet plus one foot for each one foot of setback beyond twenty (20) feet from a single family or two family use district unless such district is utilized for non-residential use (see Figure T following page). Otherwise, the maximum primary building / structure height for any non-residential or multi-family district shall not exceed forty five (45) feet except that a building may be erected to a height of ninety (90) feet if building setbacks for the building or portions of a building exceeding forty five (45) feet are increased one foot in distance for each two feet of additional building height in excess of forty five (45) feet (except as provided in Article VIII, Section 8)~~

SECTION 2: TYPE B

(b) Exterior Wall Standards:

- ~~(1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. At least eighty five (85%) percent of the exterior surface area of first story walls and fifty (50%) percent of the exterior surface area of each additional story walls of primary buildings / structures, shall consist of un-painted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and factory tinted (not painted) split faced concrete masonry unit (non-residential buildings and structures only) or similar material approved by the Director of Planning. All street facing walls of primary buildings / structures constructed of more than ninety (90%) percent stucco shall include at least two (2) architectural features that break the wall plane. These architectural features may also count toward the required design features for building fronts in this section if they meet those requirements. One of these features shall include a contrasting color around the windows and doors. The window and door trim shall visibly project from the wall. The other architectural feature(s) may include accent materials such as stone or brick, display or other ornamental windows, awnings, canopies or similar design features approved by the Director of Planning. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious fiber planking (not panels unless they are used with a board and batten application). Solid wood planking, decorative cementitious fiber panels and other materials approved by the Director of Planning may be used for accent features.~~
- ~~(2)(1) A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings. Window and door areas of the front façade may be reduced to 10% of area of façade if one additional architectural feature is added beyond the requirement stated in paragraph (3) below.~~
- ~~(3)(2) All building fronts shall have at least four different design features to break the wall plane, buildings over 50,000 square feet in size shall have at least six different design features, and buildings over 100,000 square feet shall have at least seven different design features. The following are examples of the types of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms,~~

arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.

~~(4)~~(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

(c) Height:

~~(1) For single family and two family districts, no primary building / structure height shall exceed thirty five (35) feet except as provided in Article VIII, Section 8.~~

~~(2) For any non residential or multi family district, no primary structure / building shall exceed a height of thirty five (35) feet at a distance of twenty five (25) feet plus one foot for each one foot of setback beyond twenty five (25) feet from a permanent single family or two family district unless such district is utilized for non residential use. Otherwise, the maximum primary building / structure height for any non residential or multi family district shall not exceed forty five (45) feet except as provided in Article VIII, Section 8.~~

SECTION 3: TYPE C

(b) Exterior Wall Standards:

~~(1) All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. At least sixty (60%) percent of the exterior surface area of street facing walls (See Figures U, V, and W following pages) of primary buildings and thirty five (35%) percent of the exterior surface area of all other walls of primary buildings / structures shall consist of unpainted clay brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, glass façade, glass block (or alternative glazing e.g. Kalwall) and, for non residential buildings and structures, factory tinted (not painted) split faced concrete masonry unit, pre cast concrete tilt wall with a decorative or textured finish (needs approval by the Director of Planning to determine if finish is acceptable) or similar material approved by the Director of Planning. All street facing walls of primary buildings / structures constructed of more than ninety (90%) percent stucco shall include at least two (2) architectural features that break the wall plane. These architectural features may also count toward the required design features for building fronts in this section if they meet those requirements. One of these features shall include a contrasting color around the windows and doors. The window and door trim shall visibly project from the wall. The other architectural feature(s) may include accent materials such as stone or brick, display or other ornamental windows, awnings, canopies or similar design features approved by the Director of Planning. Two (2) story homes shall be required to provide an additional feature that distinguishes the first floor from the second floor in order to prevent the construction of a large solid stucco wall with no visible breaks. The remaining exterior wall surface shall be comprised of those materials listed or cementitious fiber planking (not panels unless they are used with a board and batten application) or exterior insulating finishing system (E.I.F.S.). Solid wood planking, decorative cementitious fiber panels and other materials approved by the Director of Planning may be used for accent features. For non residential buildings, smooth faced concrete masonry unit and metal panels or similar materials approved by the Director of Planning may be utilized as an accent feature and shall comprise not more than ten percent (10%) of any wall surface area.~~

~~(2)~~(1) A minimum of fifteen percent (15%) of the front primary building façade for buildings in commercial or residential districts shall consist of window or door openings.

~~(3)~~(2) All building fronts shall have at least three different design features to break the wall plane, buildings over 50,000 square feet of gross floor area shall have at least five different design features, and buildings over 100,000 square feet shall have at least six

different design features. The following are examples of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.

~~(4)~~(3) Windows shall have a maximum exterior reflectivity of twenty percent (20%).

(c) Height:

~~(1)~~ No primary building / structure height shall exceed forty five (45) feet except as provided in Article VIII, Section 8.

~~(2)~~(1) No primary structure / building shall exceed a height of forty (40) feet at a distance of thirty (30) feet plus one foot for each one foot of setback beyond thirty (30) feet from a single family or two family district unless such district is utilized for non residential use and except as provided in Article VIII, Section 8.

SECTION 4: TYPE D

(a) Statement of Intent

(b) Exterior Wall Standards:

~~(1)~~ All building materials for primary buildings / structures shall comply with the permitted building materials approved by the International Building Code from one of the past three code cycles. For all buildings / structures that are more than four hundred (400) feet from a street, the masonry requirements do not apply. For all buildings / structures that are within four hundred (400) feet of a street at least sixty (60%) percent of the exterior surface area of street facing walls (See Figures U, V, and W—following pages) of primary buildings and thirty five (35%) percent of the exterior surface area of all other walls of primary buildings / structures shall consist of un-painted brick, ledge stone, fieldstone, cast stone, marble, granite, tile, painted or tinted stucco, exterior insulating finishing system (E.I.F.S.), glass façade, glass block (or alternative glazing e.g. Kalwall), factory tinted (not painted) split faced concrete masonry unit, pre-cast concrete tilt wall with a decorative or textured finish or similar material approved by the Director of Planning. The remaining exterior wall surfaces shall be comprised of those materials listed or cementitious fiber planking or panels, or painted metal siding except that metal siding is not permitted on any street facing wall. Solid wood planking, decorative cementitious fiber panels and other materials approved by the Director of Planning may be used for accent features. Smooth faced concrete masonry unit and metal panels or similar materials approved by the Director of Planning may be utilized as an accent feature only and shall not comprise more than fifteen percent (15%) of any wall surface area.

~~(2)~~(1) Metal exterior walls shall be compatible in color with existing surrounding structures and shall be muted earth tones. Exterior finishes for metal walls shall be of a permanent material such as baked on enamel finish or painted to the wall manufacturer standards. The use of unpainted exterior metal finish is prohibited.

~~(3)~~(2) (3) All building fronts visible from a public street or residential district shall have at least two different design features to break the wall plane, buildings over 50,000 square feet in size shall have at least four different design features, and buildings over 100,000 square feet shall have at least five different design features. The following are examples of the types of design features that shall be utilized: horizontal off-sets, recesses or projections, porches, breezeways, porte-cocheres, courtyards, awnings, canopies, alcoves, recessed entries, ornamental cornices, display or other ornamental

windows, vertical "elevation" off-sets, peaked roof forms, arches, outdoor patios, architectural details such as tile work or moldings integrated into the façade, integrated planters or wing walls, accent materials, varied roof heights, premium roofing materials such as tile or standing seam metal, or similar design features approved by the Director of Planning.

~~(4)~~(3) This component also permits facilities that have no exterior walls as a primary use which exposes mechanical, electrical or other facilities.

~~(c) Height:~~

~~(1) No primary building / structure height shall exceed thirty five (35) feet except as provided in Article VIII, Section 8.~~

ARTICLE VIII - ARCHITECTURAL STANDARDS

SECTION 5: MASONRY AND OTHER ARCHITECTURAL STANDARDS

(a) Brick, stone, cast stone or other similar masonry products, when used, shall not be painted.

(b) ~~All window and door trim shall be cementitious fiber or similar product that provides the same warranty and performance standards as cementitious fiber and as approved by the Building Official.~~

(g) ~~Supporting columns on the front of structures shall be constructed of clay brick, ledge stone, field stone, native stone, stucco, cementitious fiber planking or panel, aluminum, solid cedar, stripped cedar posts (sealed for protection), solid redwood, or similar materials and not less than eight by eight inches (8" x 8") square. Standard trade sizes of preformed fiberglass columns shall be permitted. The use of dimensional lumber posts shall not be permitted.~~

(h) ~~The Director of Planning may approve premium architectural grade, decorative metal siding and other premium architectural materials for conformance with exterior wall building material standards as appropriate and applicable.~~

(j) Residential dwelling street-facing garage standards. To prevent residential streetscapes from being dominated by garage doors, and to allow the visually interesting features of the house to dominate the streetscape, the following standards shall apply:

- (1) All residential dwellings in the CH, SFL and SFT districts and on any lot or building envelope less than fifty (50) feet wide may provide access to garages from a rear alley.
- (2) All garages and parking areas in NR districts shall be accessed from a rear alley or located behind the primary structure.
- (3) Three car garages in the SFC district may only have two (2) street facing garage bay openings unless the lot is wider than fifty (50') feet.
- (4) No residential dwellings within the SFR districts shall have front entry, street facing garages forward of the front wall of the primary structure.
- (5) No more than two (2) street facing garage bays may be adjacent to each other on attached dwellings such as duplexes and townhouses.
- (6) Except as provided for in this subsection, street-facing garages must be recessed at least five (5) feet behind the ground floor living area of the dwelling or a roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.

- ~~(7) The total width of the garage door openings of a garage with street-facing doors shall be no more than fifty (50) percent of the ground floor street-facing linear building frontage.~~
- ~~(8) Street-facing garages that have a total garage door opening width that is less than forty (40) percent of the ground floor street-facing linear building frontage width, may be in line with the ground floor living area or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep.~~
- ~~(7) For properties with the CH, SFT, SFL, or SFC use components, S~~street-facing garages that have a total garage door opening width of less than forty (40) percent of the ground floor street-facing linear building frontage width and that incorporate enhanced architectural features as described in this section, may be flush or protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.
- ~~(8) For properties with the SFU, SFS, SFE, or SFR use components, street-facing garages may be flush or protrude up to five (5) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum setback for the zoning district.~~
- (9) For garages that meet the standards of subsection ~~(97)~~ and where the site topography (typically slopes greater than 10% or for other similar topography as allowed by the Planning Director) requires stairs from the garage into the living space, the garage may protrude up to eight (8) feet in front of the ground floor living area of the dwelling or roof-covered porch that is at least seven (7) feet wide by six (6) feet deep, but in no case shall the garage be setback from the street less than the minimum building setback for the zoning district.
- ****
- (16) The following residential lot mix requirements shall apply to all new residential subdivisions. For the purposes of this section, net acres shall mean the total acres of the subdivision minus the required parkland. In addition, three (3) car garages with only one (1) street facing garage bay do not count as street facing garages for the purposes of this section.
- (i) Subdivisions between zero (0) and thirty (30) net acres shall not have a specific residential lot mix requirement.
- (ii) Subdivisions greater than thirty (30) and less than ninety (90) net acres shall include at least two (2) different residential use components each of which shall include at least twenty (20%) of the lots within the subdivision. ~~with the following limitations related to street-facing, front entry garages:~~
- a. ~~SFC: no percentage restriction~~
- b. ~~SFU: no more than eighty (80%) percent of the residential dwellings may have front loaded, street-facing garages forward of the rear wall of the primary structure.~~
- c. ~~SFS: no more than seventy (70%) percent of the residential dwellings may have front loaded, street-facing garages forward of the rear wall of the primary structure.~~
- d. ~~SFE: no more than sixty (60%) percent of the residential dwellings may have front loaded, street-facing garages forward of the rear wall of the primary structure.~~
- (iii) Subdivisions greater than ninety (90) net acres shall include at least three (3) different residential use components each of which shall include at least twenty (20%) of the lots within the subdivision. ~~with the following limitations related to street-facing, front entry garages:~~
- (i) ~~SFC: no percentage restriction~~

- ~~(ii) SFU: no more than eighty (80%) percent of the residential dwellings may have front loaded, street facing garages forward of the rear wall of the primary structure.~~
- ~~(iii) SFS: no more than seventy (70%) percent of the residential dwellings may have front loaded, street facing garages forward of the rear wall of the primary structure.~~
- ~~(iv) SFE: no more than sixty (60%) percent of the residential dwellings may have front loaded, street facing garages forward of the rear wall of the primary structure.~~

(k) Master Architectural Plan

- (1) The intent of the Master Architectural Plan is to provide for a cohesive development on all four corners at the intersections of arterials and collectors. This plan should incorporate common elements that evoke a sense of place and have elements that contribute to cohesive identity.
- (2) Development on all four corners of intersections of arterials and collectors shall provide and comply with a Master Architectural Plan that incorporates the following:
 - (i) Exterior building materials used on the exterior of each structure.
 - (ii) Exterior building color palettes.
 - (iii) Exterior elements of building facades such as wall accents, covered entries, columns, or other features.
 - (iv) Other elements as approved by the Director of Planning.
- (3) Development at these intersections shall comply with the plan after the date of the initial submittal of a Master Architectural Plan.
- (4) This plan shall be submitted with the site development permit for the project. The plan may be amended as the intersection develops to incorporate additional standards.

SECTION 6: SOFFITS AND FACIA; MANSARD ROOFS

~~(a) All residential primary building roof fascia and soffits shall be constructed of cementitious fiber panel or planking or its equivalent or better product approved by the Building Official or materials in compliance with the exterior wall standards of the applicable architectural component.~~

~~(b)(a)~~ All non-residential roof fascia and soffits shall be constructed of a non-combustible material.
~~(e)(b)~~ Fascia shall not be increased (e.g. sign bands) nor shall mansard roofs, Quonset roofs, "A" frame designs or other similar roofs be utilized when having the effect of reducing the normal amount of exterior wall surface area. Sign bands may not exceed three feet in height and may not extend across more than forty percent (40%) of a structure frontage.

SECTION 7: ROOFS

~~(a) Roofing materials for peaked roofs shall be a thirty (30) year laminated dimensional shingle or its equivalent or better product.~~

~~(b)(a)~~ Unless constructed as a roof deck, all residential roofs shall be peaked and have at least a 5:12 pitch except for porches and shed roofs which may be constructed to a minimum pitch of 2:12.

~~(e)(b)~~ Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical or other rooftop equipment.

SECTION 8: HEIGHT

~~(a) No building / structure height shall exceed thirty-five (35) feet except as provided in Article VIII, Section 9.~~

SECTION 89: EXCEPTIONS

(h) Development incentives:

a. Building / structure height

1. Non-residential or multi-family structures may exceed the permitted building height if they meet the following conditions:
 1. If the exterior surface areas of street facing walls of buildings / structures are comprised of sixty (60%) percent Masonry, then the height shall be limited to forty (40') feet at a distance of thirty (30') feet from single-family or two-family districts unless such district is utilized for non-residential uses.
 2. If the exterior surface areas of buildings / structures are comprised of at least eighty-five (85%) percent of first story walls and fifty (50%) percent of each additional story, then the height shall be limited to a height of thirty-five (35) feet at a distance of twenty-five (25) feet plus one foot for each one foot of setback beyond twenty-five (25) feet from a permanent single-family or two-family district unless such district is utilized for non- residential use. Otherwise, the maximum primary building / structure height for any non-residential or multi-family district shall not exceed forty five (45) feet.
 3. If the exterior surface areas of all walls of buildings / structures are comprised of at least one hundred (100%) percent of the combined exterior surface area of all walls, including all stories then no primary structure / building shall exceed a height of thirty (30) feet at a distance of twenty (20) feet plus one foot for each one foot of setback beyond twenty (20) feet from a single-family or two-family use district unless such district is utilized for non- residential use (see Figure T – following page). Otherwise, the maximum primary building / structure height for any non-residential or multi-family district shall not exceed forty five (45) feet except that a building may be erected to a height of ninety (90) feet if building setbacks for the building or portions of a building exceeding forty five (45) feet are increased one foot in distance for each two feet of additional building height in excess of forty five (45) feet (except as provided in Article VIII, Section 8).