Chapter 135. Planning and Design
ARTICLE 2. DESIGN REQUIREMENTS

135-2.1. Generally

2.1.1 APPLICABILITY

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

2.1.2 GENERAL INTENT

The requirements of this article, in conjunction with the requirements of Chapter 135, Article 1 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.

2.1.3 EXCEPTIONS

A. Exceptions for Other Materials. Materials that are not listed in this section for its proposed application as allowed major materials, limited use materials, or allowed minor materials, may not be installed on any facade or roof unless approved by type 1 design exception.

1. Material Intent. The type 1 design exception may allow facade or roof materials that are not listed in this section 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. Exceptions to Other Requirements. Modifications to other design regulations in this article are expressly identified as eligible type 1 design exceptions within the text of this chapter.

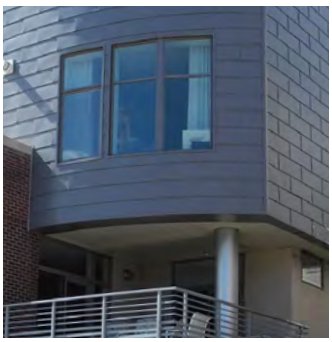
135-2.2. Facade and Roof Materials

2.2.1 INTENT

The following specific intent statements apply to facade and roof materials requirements in addition to the general intent stated in 135-2.1.2, above.

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


Brick with Metal Details


Architectural Metal Panels


Wood with Metal Details

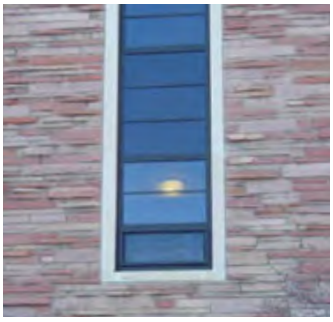
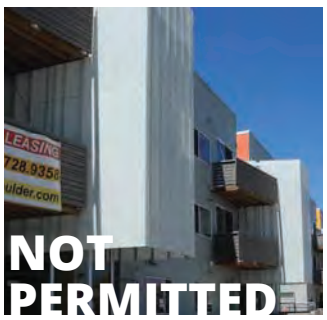

Cut Stone

Figure 2.3-A. Allowed Major Materials on Street Facades

Synthetic Stucco

Concrete Masonry Units



Plastic Panels

Unfinished Concrete

Figure 2.3-B. Prohibited Major Materials on Street Facades

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.

2.2.2 MAJOR MATERIALS

A minimum of 80 percent of each street facade, not including window and door areas, shall be composed of major materials, as specified in this section.

A. Simplicity of Surface Materials. A minimum of 60 percent of each facade, not including window and door areas, shall be faced of a single major material, not including architectural metal panel systems.

B. Building Type. Some materials are further limited by building type. See Chapter 135, Article 1.

C. Side and Rear Facades. Permitted Major Materials 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. Refer to Limited Use Major Materials for materials permitted on side and rear facades.

D. Allowed Major Materials. The following are allowed major materials. See Figure 2.3-A and Figure 2.3-B.

1. The following major materials are allowed for all buildings except those in N districts:
    a. Stone.
    b. Full Dimensional Brick.
    c. Cement-based, hard coat stucco.
    d. Finished Concrete.
    e. Architectural Metal Panel Systems.
    f. Glass Curtain Wall Systems.
    g. Wood and composite wood rainscreen systems
2. The following major materials are allowed for all buildings in N and NX districts only:
    a. Stone.
    b. Full Dimensional Brick.
    c. Cement-based, hard coat stucco.
    d. Painted, stained, or treated wood, engineered wood, or composite wood lap siding and wood shingles.
    e. Fiber Cement Board.
    f. Vinyl siding with a minimum thickness of .042 inches.

E. Limited Use Major Materials. The following materials are prohibited as a major material except consistent with the following:

1. Economy and Thin Bricks. Brick types larger than three inches in height and thin bricks are allowed as major materials on rear, interior side, alley, and rail corridor facades for all building types.
2. Concrete Masonry Units. Burnished, glazed, or honed concrete masonry units or blocks are allowed as major materials on facades facing rear, alley, and the rail corridor of all buildings except House building types.
3. Synthetic stucco or elastomeric finishes on stucco are permitted in upper floors of buildings, unless otherwise stated in Chapter 135, Article 1.
4. Unfinished concrete panels are limited to EX and I districts.

F. Prohibited Major Materials. The following materials are prohibited as major materials:

1. Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements.
2. Unfinished or untreated wood.
3. Glass block.
4. Plastic, including high-density polyethylene and polycarbonate panels.
5. Fiberglass and acrylic panels.

2.2.3 MINOR MATERIALS

Allowed minor materials are limited to trim, details, and other accent areas that combine to twenty percent or less of the total surface of each facade.

A. Major Materials. All allowed major materials may serve as minor materials.

B. Allowed Minor Materials. The following are allowed minor materials:

1. Fiber cement boards, details, and panels.
2. Treated or painted wood trim pieces, soffits, surfaces.

3. Metal for beams, lintels, trim, exposed structure, and other ornamentation.
4. Split-faced, burnished, glazed, or honed concrete masonry units or block cast stone concrete elements.
5. Vinyl for window trim and soffits. Soffit panels to be minimum .05 inches thick.
6. Cast stone concrete elements.
7. Two- or three-coat cement-based or cement-hybrid stucco for surfaces.
8. Terra cotta or ceramic tiles or panels.
9. Face-sealed EIFS synthetic stucco assemblies and decorative architectural elements.

2.2.4 PITCHED ROOF MATERIALS

Allowed pitched roof materials include dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. Engineered wood or slate may be approved during the Site Plan process with an approved sample and documented examples of successful, high quality local installations.

2.2.5 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.

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

1. Changes in Surface Materials. Changes in surface materials, whether major materials or minor materials, shall occur only at concave corners, where the distance to the next generally parallel facade plane is a minimum of 12 inches. Surface materials are materials intended to cover the facade surface (such as unit materials, siding, stucco, panels) and do not include detail materials, such as but not limited to cast stone for lintels or cornices, exposed metal beams, or any material used to create an shadow line. See Figure 2.3-C.
2. 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 2.3-C 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 2 inches, such as cast stone, masonry, or stone. For example, cast stone pieces may be offset to create a shadow, where the convex 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 doors, windows, and hardware shall be of commercial grade quality.

E. Applique Materials. Materials with thickness of less than 2.5 inches, including but not limited to 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.

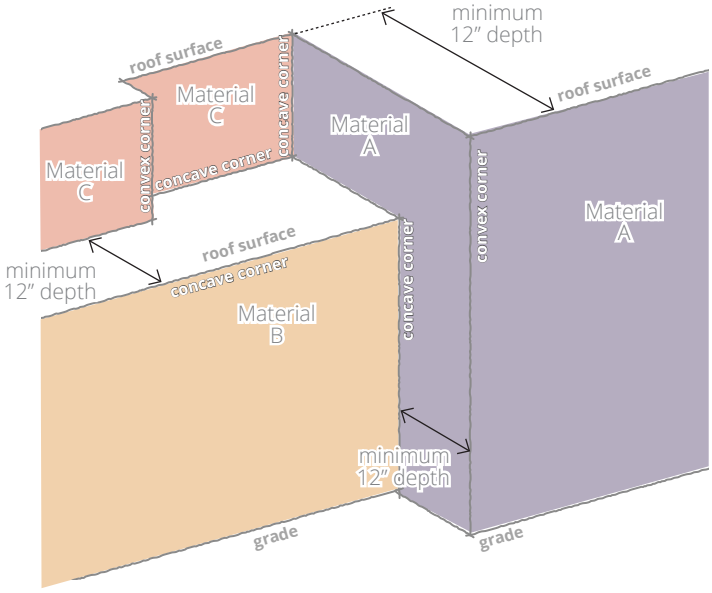


Figure 2.3-C. Diagram of Allowable Changes in Surface Materials

G. Exception. Modification to these material installation requirements may be approved through a type 1 design exception.

135-2.3. Building Facade Elements

2.3.1 APPLICABILITY

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

2.3.2 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. See Chapter 135, Article 1.

B. Recessed. All windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of 1.5 inches back for House buildings and 2 inches back for all other building types, measured from the facade surface material or adjacent trim.

C. Vertically Oriented. See Figure 2.3-D. 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 percent 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 percent of the total transparency area of each story.

D. 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 (see 135-7.1.7).

E. Expressed Lintels. For masonry construction, lintels shall be expressed above all windows and doors by a change in brick coursing or by a separate detail or element. See Figure 2.3-D.

2.3.3 AWNINGS, CANOPIES, & LIGHT SHELVES

Awnings, canopies, and light shelves on all buildings except House building types shall be constructed consistent with the requirements of this subsection. See Figure 2.3-E

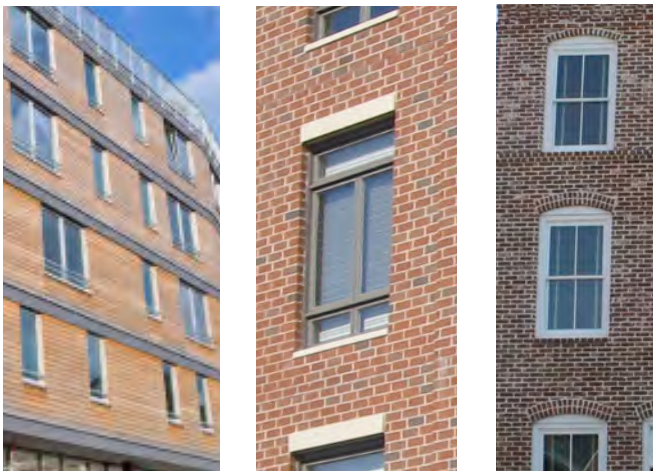


Figure 2.3-D. Vertically Oriented Windows with Expressed Lintels

Metal Awning

Canvas Awning

Figure 2.3-E. Examples of Awnings

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 or metal. Plastic awnings are prohibited. Other materials may be approved with a type 1 exception.
2. Solar Panels. Solar awnings or canopies are allowed.
3. Shapes. Waterfall or convex, dome, and elongated dome awnings are prohibited.
4. Lighting. Backlit awnings are prohibited.
5. Structures. Frames shall be metal and shall be wall mounted. Support poles from the ground are prohibited unless over 8 feet in depth and utilized for outdoor eating areas or entrances.
6. 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 8 feet of clearance over any walkway and 15 feet of clearance over vehicular areas. .

2.3.4 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. See Figure 2.3-F.

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 4 feet deep and 5 feet wide.

C. Integrated Design. A minimum of 35 percent of the perimeter of each balcony shall abut an exterior wall of the building, partially enclosing the balcony. 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 3 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 percent 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.

Balconies: Covers More than 40 Percent of Facade

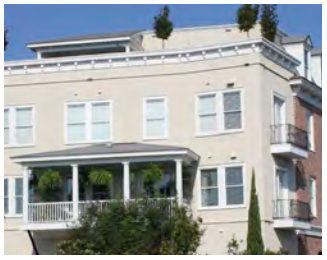
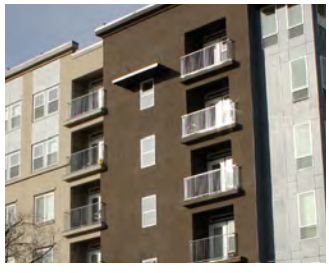


Balconies Appropriately Attached to or Incorporated into Facade.

Figure 2.3-F. Examples of Balconies

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

I. Exception. A type 1 design exception may be submitted for an alternate balcony design.

2.3.5 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. See Figure 2.3-H.

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 woods may be approved through a type 1 design exception provided that the applicant submits a sample and examples of high quality, local installations of the material.

Inappropriately Scaled Shutters.

Figure 2.3-H. Examples of Shutters

2.3.6 PRINCIPAL ENTRYWAY

See Figure 2.3-G. Principal entrances to all buildings or units, except House building types, shall be 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 2 stories.

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

Figure 2.3-G. Examples of Defined Principal Entryways

2.3.7 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. Refer to Figure 2.3-I

A. Entrance Type. The "Entrance Configuration" requirement under Street & Public Way Facade & Cap Requirements for the building type shall be utilized. Refer to Chapter 135, Article 1.

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 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 40 percent 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 percent 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.

2.3.8 GARAGE DOORS

The following applies to all garage doors that face streets.

A. N and NX Districts. Garage doors facing streets, where permitted, in N or NX districts shall meet the following requirements:

1. The garage door shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.
2. In the N2 district, the garage door shall be an upgraded door style, such as a carriage-style door, glass door, or a traditional wood-look door with windows.

B. Other Districts. In all districts except N or NX, where permitted, garage doors facing streets shall be recessed a minimum of 5 feet from the dominant facade of the principal building facing the same street.

2.3.9 BUILDING ARTICULATION

The following applies to all building types except the House building types.

A. Building Facade Variety. See Figure 2.3-J. Downtown buildings 300 feet in width and all other buildings 120 feet[1] in width or greater along

Figure 2.3-I. Examples of Rear Facade Treatment on Parking Lots

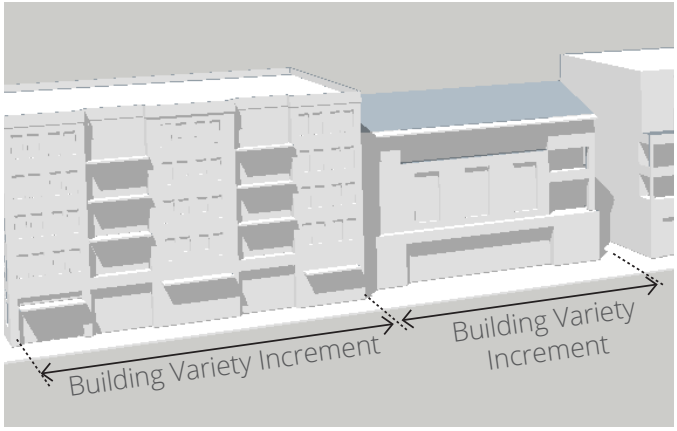


Figure 2.3-J. Building Variety

1 These are based upon 30' storefront increments (see vertical divisions in building types). A 90 to 100 foot building is a comfortable scale (3 per 300-foot block).

any public way frontage shall fulfill the following requirements:

1. Increments. Each public way facade shall be varied in segments less than or equal to 90 feet.
2. 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 2 of the following:
    a. The proportion of recesses and projections. within the build-to zone.
    b. The location of the entrance and window placement, unless storefronts are utilized.
    c. Roof type, plane, or material, unless otherwise stated in the building type requirements.
    d. Building heights.
3. Alternative Method of Compliance. The community development director may approve 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.

1. Fenestration. Fenestration or window placement on street facades shall be organized by stories.
2. Shadow Lines. Horizontal shadow lines and lintels over openings shall be used 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 shall be articulated on the facade as a separate story.
4. Taller Spaces. Spaces exceeding the allowable floor to floor heights of the building type shall be articulated as multiple stories on the street facade.

2.3.10 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 (135-3.5.3), 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.

2.3.11 GARAGE DOORS.

The following requirements apply to garage doors provided on any street facade.

A. Location. Garage doors are not permitted on primary street facades unless not utilized for vehicular access (but for patio access, open air dining). Garage doors are permitted on non-primary street facades with direct access to the street. The preferred location is on interior lot facades.

B. Recessed from Facades. Garage doors located on street-facing facades shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street.

C. Design. Garage doors facing a non-primary street and intended to be closed during business hours shall be clad with materials consistent with the design of the building. Carriage-style, windows in the door, or upgraded architectural doors are required on the Row and any House building type.

2.3.12 ARCADE DESIGN

See Figure 2.3-J. 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 8 feet and a maximum of 15 feet.

B. Build-to Zone. When the arcade is utilized, the 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 feet and 12 feet on center.

D. Column Width. Columns shall be a minimum of 1 foot 8 inches and a maximum 2 foot 4 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. Exception. A type 1 design exception may be submitted for approval of an alternate arcade design.

2.3.13 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 3 feet. With type 2 design exception, 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 9 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 9 feet along a single block face, building entrances adjacent to the street shall be within 3 feet of the elevation of the adjacent sidewalk.

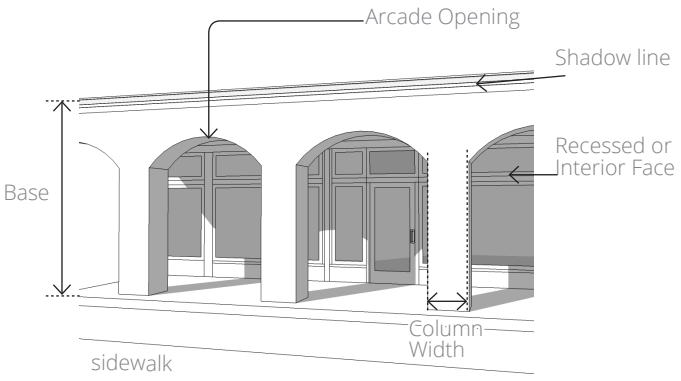


Figure 2.3-L. Example of Arcade.

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 3-foot range. With a type 1 design exception, 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 3 feet above grade, windows should be provided into the basement or lower floor elevations

Figure 2.3-K. Examples of Ground Story along Slope.

2.3.14 PARKING STRUCTURES

Parking structures that are not screened from the street and public way by a building shall meet the following standards. Refer to Figure 2.3-M for one illustration of a mainly compliant parking structure.

A. Stand-alone Parking Structures. Parking structures as the principal use on the lot require approval per 134-3.5.14.

B. Materials. Major and minor material requirements, per 135-2.2, above, shall be met on all street and public way facades. An additional permitted minor material is stained, finished concrete.

C. Ramps and Slopes. Ramps and slopes shall be located on non-primary street facades.

D. Vertical Divisions. Vertical divisions extending to the full height of the structure are required every 30 feet to de-emphasize the horizontal decks. Divisions shall be a minimum of 2 feet in width with a minimum projection of 2 inches.

E. Blank Wall Limitations. No rectangular area greater than 30 percent of any story's facade, as measured from floor to floor, and no horizontal segment of a story's facade greater than 15 feet in width may be solid, blank wall.

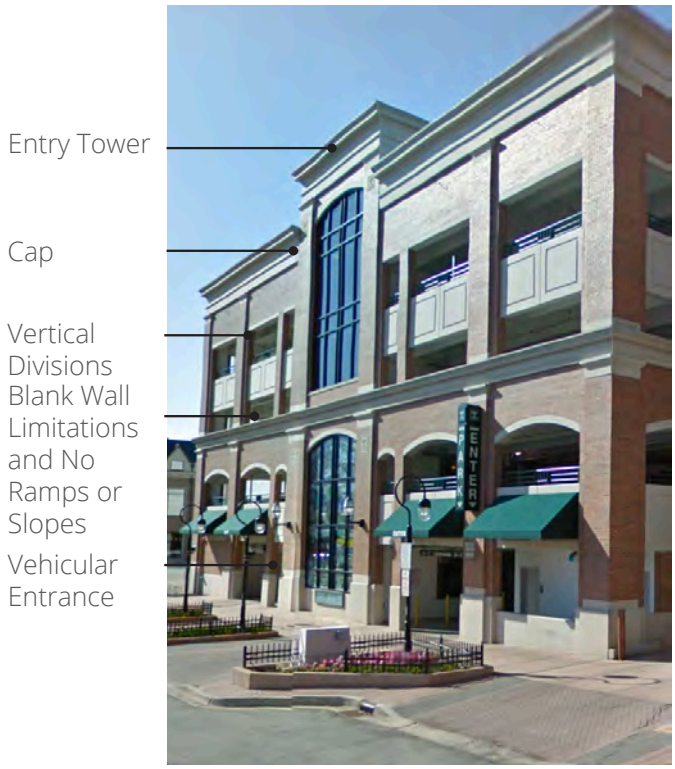


Figure 2.3-M. One Example of an Acceptable Parking Structure

F. Entry Tower. A defined pedestrian entrance/exit is required separate from the vehicular entrance and directly accessing the sidewalk. If the space is enclosed, windows are required to meet a transparency rate of 65 percent. Refer to the tower defined in 135-1.17.6.

G. Cap. The top story of the parking structure shall include a parapet or other roof type along the public way facades. Refer to roof types defined in 135-1.17.

H. Vehicular Entrances. Driveways shall be no wider than 22 feet and the entrance and exit should be split if possible. Access shall be located on a non-primary street, unless the lot does not abut a non-primary street. No more than 2 access points shall be located on any one street, totaling no more than 24 feet of drives crossing sidewalk. See 135-4.13 for driveways.

135-2.4. Downtown High-Rises

2.4.1 APPLICABILITY

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

2.4.2 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.

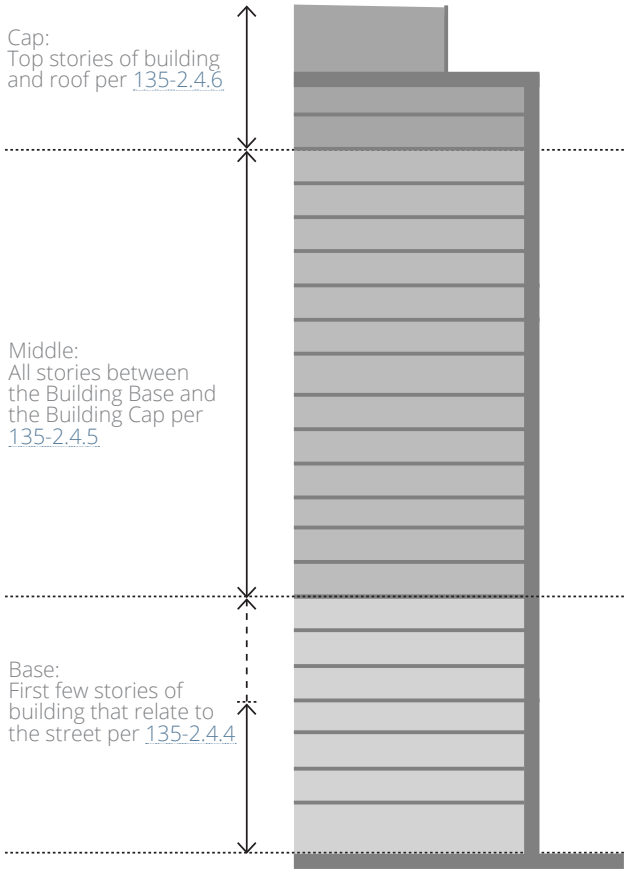


Figure 2.4-A. High-Rise Building: Base, Middle, Cap

2.4.3 BASE, MIDDLE, CAP.

These requirements refer to high-rise design by base, middle, and cap as defined in the following intent statements. Refer to Figure 2.4-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 (such as a lobby, retail/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.

2.4.4 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. Refer to Figure 2.4-C.

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

B. Buildings 12 to 18 stories. For buildings or portions of buildings 12 to 18 stories, the base shall be a minimum of 4 stories.

C. Buildings over 18 stories. For buildings or portions of buildings over 18 stories, the base of that portion shall be a minimum of 7 stories.

2.4.5 MIDDLE REQUIREMENTS

The middle of the building shall meet any applicable requirements of Chapter 135, Article 1 and the following requirements. A type 1 exception 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. Refer to Figure 2.4-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. Refer to Figure 2.4-C.

D. Peaks and Valleys in the Skyline. The high-rise height shall be lower or taller than 4 of the 8 surrounding buildings by a minimum of 8 stories.[1] Variation in the skyline is the intent of this requirement.

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.

2.4.6 CAP REQUIREMENTS

The top stories and the roof of a high-rise shall be considered the cap (refer to Figure 2.4-A).

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

1 Markup Language: The surrounding building context shall be considered when determining the maximum building height. Variation is preferred.

Existing Skyline. Note that the skyline has buildings of varied heights in peaks and valleys. Certain buildings have distinctive caps, especially those tallest in height[1] .

1 include image? if so, need a referenced image

B. The massing and/or material expression of the cap should 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.

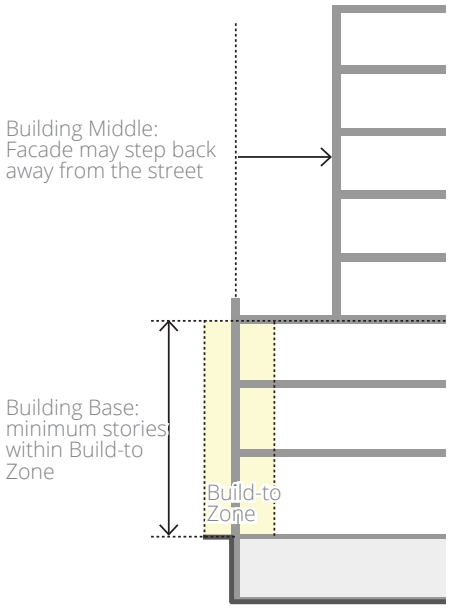


Figure 2.4-C. Building Massing in Build-to Zone

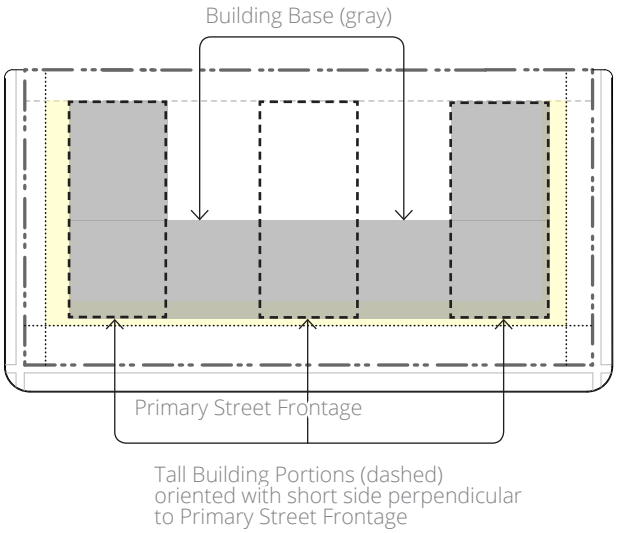


Figure 2.4-B. High-Rise Building Orientation

135-2.5. Mechanical Equipment & Appurtenances

2.5.1 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.

2.5.2 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.

2.5.3 ROOFTOP MECHANICAL EQUIPMENT

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

A. Incorporate equipment into the roof design consistent with the applicable standards of 135-1.17.

B. Set the equipment back a minimum of 20 feet from any public way facade.

C. To the extent practicable, all rooftop mechanical shall be painted to blend with the structural roof and limit its visibility.

2.5.4 MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES ON FACADES

Mechanical equipment and utility appurtenances 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 3 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.

2.5.5 MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES 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 135-5.12.5 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 114.14.

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