

# Architectural Standards (AR)

## 5.15 AR-01: Residential and Neighborhood Commercial Architectural Standards

This Architectural Standards section applies to the following districts:



The intent of the Architectural Standards is to protect the health, safety, and welfare of residents by maintaining the community's character and improving the quality of life. The following standards apply:

- A. **Facade:** The front facade of all single-family and two-family dwellings shall face the public or private street to which the home gains primary access, except as described below:
  1. *Corner Lots:* The front facade may face either street if located on a corner lot.
  2. *Large Setbacks:* A single-family dwelling setback a minimum of 200 feet from the public right-of-way may orient the front facade up to ninety degrees (90°) from parallel to that public right-of-way.
- B. **Roof:**
  1. *Minimum Pitch:* Five (5) vertical units to twelve (12) horizontal units (5:12 pitch) for the main roof planes.
  2. *Minimum Eave/Overhang:* All dwellings shall have eaves or overhangs a minimum of nine (9) inches from the facade's siding material on at least eighty percent (80%) of the roofline. The eave/overhang shall be determined after the installation of masonry.
- C. **Equipment:** All mechanical equipment, air conditioner units, propane tanks, and the like shall not be located forward of the front facade. This standard applies to each facade that faces a public right-of-way.
- D. **Garage and Carport:**
  1. *Garage Capacity:* A minimum of a one-car garage is required for all single-family and two-family dwellings.
  2. *Garage-forward Design:* Front-loading garages shall not be located forward of the facade by more than eight (8) feet on multiple-family units or single-family units with less than 1,200 square feet of living space.
  3. *Carport:* Carports shall be attached and integrally designed with the primary structure. The carport's materials shall be complementary to the materials of the primary structure.

## 5.16 AR-02: Institutional and Commercial Architectural Standards

This Architectural Standards section applies to the following districts:



The following standards apply:

- A. **Facade:**
  1. *Front Facade:* The front facade shall generally face the public or private street to which the business gains primary access or which has the greatest exposure to an adjacent street including a highway or an interstate. On corner lots and through lots, the front facade may face either street. If the primary structure is greater than 300 feet from the front property line and greater than fifty (50) feet from all other property lines, its front facade may face any direction.
  2. *Other Facades:* Any other facade (i.e. not the front facade) that faces an interstate, highway, or arterial street shall be finished to a standard similar to the architectural quality of the front facade, including building materials, architectural details, windows, or faux windows. Facades thirty (30) feet or greater in length or facade faces 420 square feet or greater in area without visual relief shall not be permitted
- B. **Site Layout:** Lineal/strip development shall incorporate variation in building height, building mass, roof forms and changes in wall planes.
- C. **Entries:** A building greater than 15,000 square feet shall have clearly defined, highly visible customer entrances featuring at least two (2) of the following:
  1. Canopies or porticos;
  2. Overhangs;
  3. Arcades;
  4. Raised corniced parapets over the door;
  5. Peaked roof forms;
  6. Arches;
  7. Outdoor patios;
  8. Architectural details such as tile work and moldings that are integrated into the building structure and design;
  9. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
  10. Columns;
  11. Awnings; or
  12. Enframed window walls.