

1357.10 SITE PLAN AND DESIGN STANDARDS FOR COMMERCIAL DISTRICTS LOCATED OUTSIDE C-1 CENTRAL BUSINESS DISTRICT.

(a) Design Standards. The following design standards are applicable to development within any commercial zoning district other than in the "C-1"/Central Business District as defined in Section 1349.01(d) of the Code.

In all cases, proposed developments will be required to comply with the application and review requirements mandated for all developments in the City. The Planning Commission and the Design Review Subcommittee will utilize the current standards found in Chapter 1357 of the Zoning Code for site plan and design review in addition to the special design standards established herein. Where the term "approved" is used herein, it means as approved by the Planning Commission in site plan and design review:

(b) Exceptions. The Planning Commission is authorized to grant exceptions to the design guidelines. Exceptions must be supported by findings of fact which demonstrate that the exception meets the purpose and intent of these guidelines.

(c) Design Standards for Commercial Areas. The following design standards will apply to all commercial developments other than in the "downtown business district" as defined above:

(1) Buildings and outdoor uses.

Building Facades:

- A. General Design: All facades of a building shall be designed with consistent architectural treatment of style, detail, trim features, and roof treatments.
- B. Materials: Only high quality, durable building materials shall be used, including such materials as brick, wood, sandstone, other native stone, tinted/textured concrete masonry units. Smooth faced block, concrete panels, pre-fab metal panels are prohibited as predominant building materials.
- C. Colors: Façade colors shall be subtle, neutral or earth tone, and of low reflectance. Brighter colors may be used on building trim. High intensity colors, metallic colors, black, or fluorescent colors are prohibited on facades. Repeating patterns of color, texture, and materials should be encouraged.
- D. Windows:
 1. Facades facing lot lines collinear with public or private streets shall contain not less than 25% transparent glass windows.
 2. Required window areas shall not be obstructed by shelves or displays or otherwise covered over from the inside or outside, except by approved window treatments.
 3. The lowest part of windows shall be not more than 3 feet above grade.
- E. Facades greater than 100 feet in horizontal length shall incorporate wall plane projections or recesses having a depth equal to at least 3% of the length of the facade and extending at least 20% of the length of the facade. No part of a facade shall extend unbroken by such projection or recess for a distance of more than 100 feet.