



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, SEPTEMBER 18, 2025
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT: The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

II. OPEN FORUM:
Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present it to Staff prior to the beginning of the Planning & Zoning Commission meeting. Speakers are limited to three (3) minutes. The Planning & Zoning Commission can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note, anyone wishing to furnish the Planning & Zoning Commission with copies/handouts regarding their item of interest must provide 7 copies and present them to Staff for distribution to the Planning & Zoning Commission.

III. WORKSESSION: The Planning & Zoning Commission will hold a Worksession to receive the Director’s report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.
Reconvene to the Council Chambers.

IV. CONSENT AGENDA:
Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

- A. Minutes Approval:
 - 1. Minutes from the August 21, 2025, Planning & Zoning Commission meeting

V. PUBLIC HEARING/ACTION:
A. Conduct a public hearing to consider and act upon a request to zone approximately 427 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Horizontal Multi-Family District (MF-0), Multi-Family Urban Edge District (MF-2), Multi-Family Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), Commercial, Office, & Retail District (C), and Preston Road Overlay District (PRO) base zoning, and modified development standards; generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Wildhorse (Hubbard Tract) – PD Zoning)

- B. Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part One: Architectural Design Standards. (Text Amendment)

VI. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

“I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Staff Liaison



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**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 21, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Bain called the meeting to order at 5:00 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poché
Commissioner Alan Upchurch
Commissioner Michael Dawson
Commissioner Jason Laumer
Commissioner Daniel Trigo
Commissioner Ryan Samuelson

Staff Present:

Executive Director of Development Services, Dusty McAfee
Assistant Director of Development Services, Madhuri Mohan
Principal Planner, Victoria Kiker Simpson
Senior Planner, Sandra Green

II. OPEN FORUM:

The Planning & Zoning Commission held an Open Forum for information only. Members of the public who wished to speak were asked to sign one of the “Speaker Cards” and present it to the Staff prior to the beginning of the Planning & Zoning Commission meeting. Speakers were limited to three (3) minutes. The P&Z took no action. No charges and/or complaints were heard against any elected official or employee of the city that were prohibited by law.

Anyone wishing to provide the Planning & Zoning Commission with copies or handouts regarding their item of interest was asked to provide seven (7) copies and present them to the Staff for distribution to the Planning & Zoning Commission.

**III. WORKSESSION: The Planning & Zoning Commission held a Worksession to receive the Director’s report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.
Reconvene to the Council Chambers.**

A. Annual CIP Presentation

Andy Glasgow, Director of Engineering, led a discussion regarding Annual CIP projects.

IV. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

A. Minutes Approval:

1. Minutes from the July 17, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Samuelson, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the July 17th Planning & Zoning Commission meeting. The motion carried 7-0.

V. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 91 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Creekbend (Legacy Branch) – PD Zoning)

Sandra Green, Senior Planner, presented the staff report.

Chair Bain opened the public hearing at 5:33 p.m.

No one came forward to speak, and the public hearing was closed at 5:33 p.m.

The Commission discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- B. Conduct a public hearing to consider and act upon a request to zone approximately 41 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – PD Zoning)

Victoria Kiker Simpson, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 5:37 p.m.

No one came forward to speak, and the public hearing was closed at 5:37 p.m.

The Commission discussed the item.

Vice Chair Poché motioned to approve the item as proposed.

Chair Bain seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Vice Chair Poché and a second by Chair Bain, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- C. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas - Major Modification)

Mrs. Kiker Simpson, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 5:37 p.m.

Resident Carolyn Richardson, 413 E. Oak Street, Celina, Texas 75009, stated her opposition to law offices in the residential neighborhood, noting she would prefer another house.

Resident Keith Kruger, 306 S. Texas Drive, Celina, Texas 75009, asked about the overall plan for the area and whether the law office would set a precedent for additional commercial development. Heather Shankle, City Attorney, explained that questions from the public would be addressed by staff rather than through a back-and-forth discussion.

Mr. Kruger stated that a commercial structure in the middle of a residential area would be detrimental to the community.

Owner Mark Martin, 2220 San Jacinto #330, Denton, Texas 76205, made himself available for questions. Commissioner Upchurch stated that office use in this area is permitted, and the question tonight concerns the building size on this lot.

Mrs. Kiker Simpson confirmed and that the use is allowed in the Gateway East District. Commissioner Laumer requested a downtown district map.

Mrs. Kiker Simpson displayed the Downtown Code map, which showed each district and the permitted uses within each.

Dusty McAfee, Executive Director of Development Services, explained the differences between Gateway East, where the proposed law office is permitted, and the neighboring Preston Streams, which is primarily residential with limited commercial allowed via SUP. He noted Texas Drive as the dividing line and provided historical context on property entitlements.

Commissioner Upchurch asked if a residential use is conforming in this area.

Mr. McAfee confirmed that both residential and law office uses are conforming.

Commissioner Dawson clarified that the discussion is limited to the Major Modification regarding building dimensions and not land use.

Mr. McAfee noted that the Commissioner’s action would be to approve slightly narrower and less deep building dimensions than specified in the Downtown Code.

No one else came forward to speak, and the public hearing was closed at 5:55 p.m.

The Commission discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:55 p.m.

Chair

Staff Liaison

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Sandra Green, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: September 18, 2025
Re: Wildhorse (Hubbard Tract) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 427 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Horizontal Multi-Family District (MF-0), Multi-Family Urban Edge District (MF-2), Multi-Family Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), Commercial, Office, & Retail District (C), and Preston Road Overlay District (PRO) base zoning, and modified development standards; generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Wildhorse (Hubbard Tract) – PD Zoning)

Background Information:

The subject property is approximately 427 acres, generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). A Development Agreement was approved by the City Council in October 2022 that outlines the future annexation and zoning for the property. The applicant is proposing to develop a new single-family neighborhood along with some commercial and multifamily uses. The applicant’s request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement.

Legal Review:

N/A

Supporting Documents:

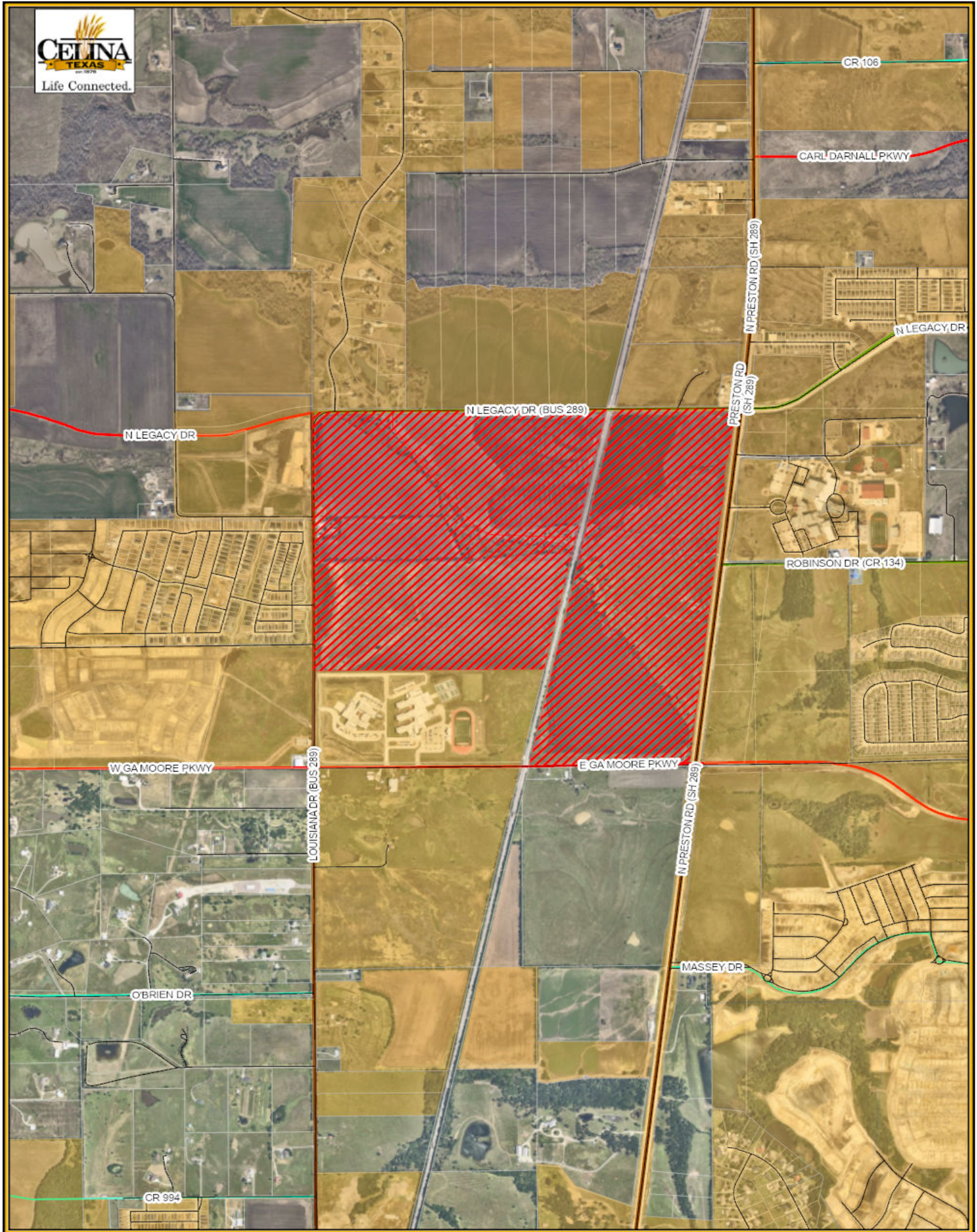
1. Location Map
2. Staff Presentation
3. Development Standards

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

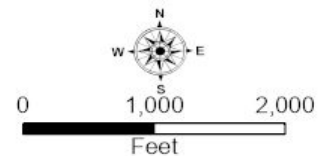


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**25-Z-06 Wildhorse (Hubbard Tract) - PD Zoning
Location Map**

6/3/2025

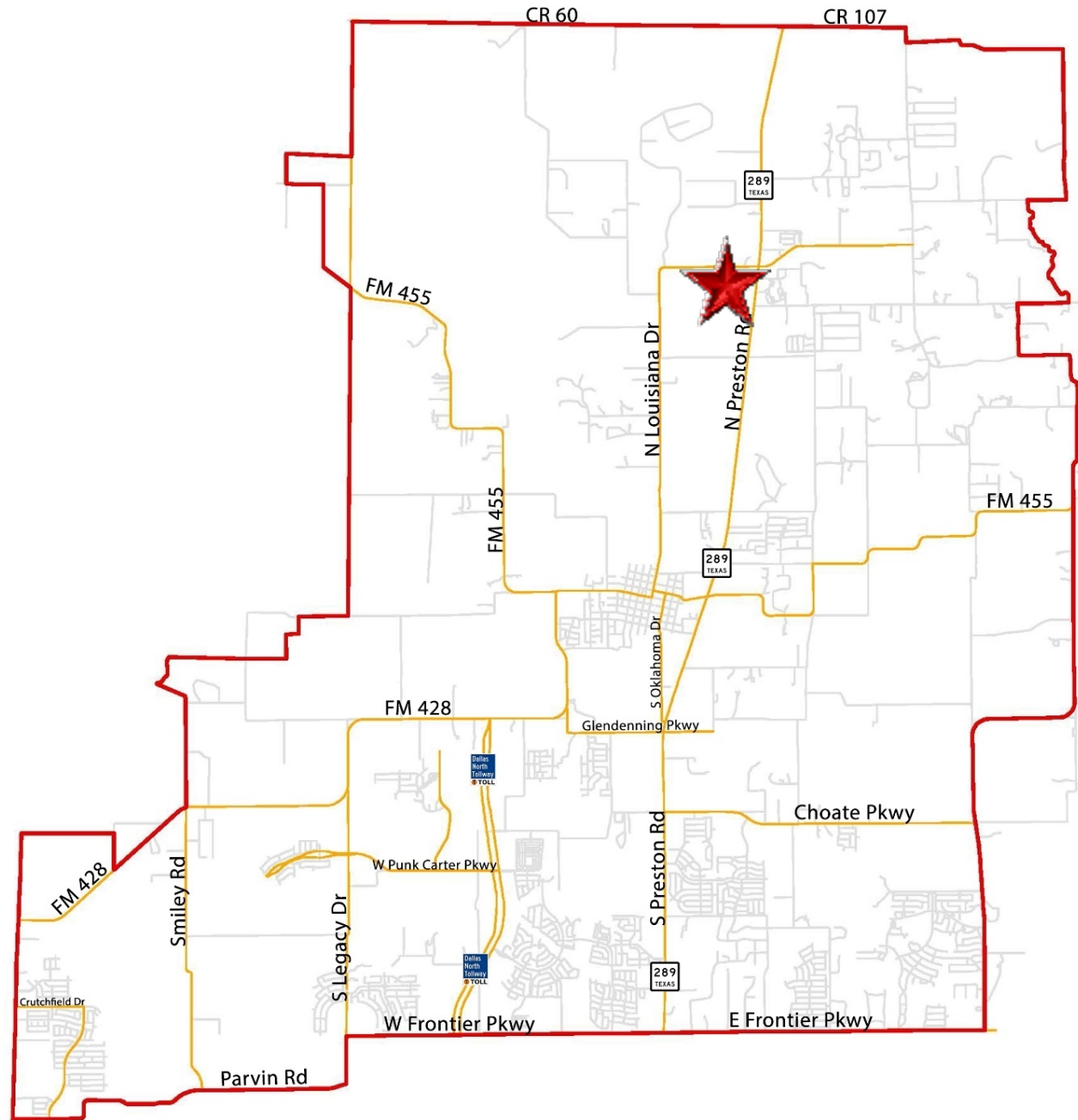


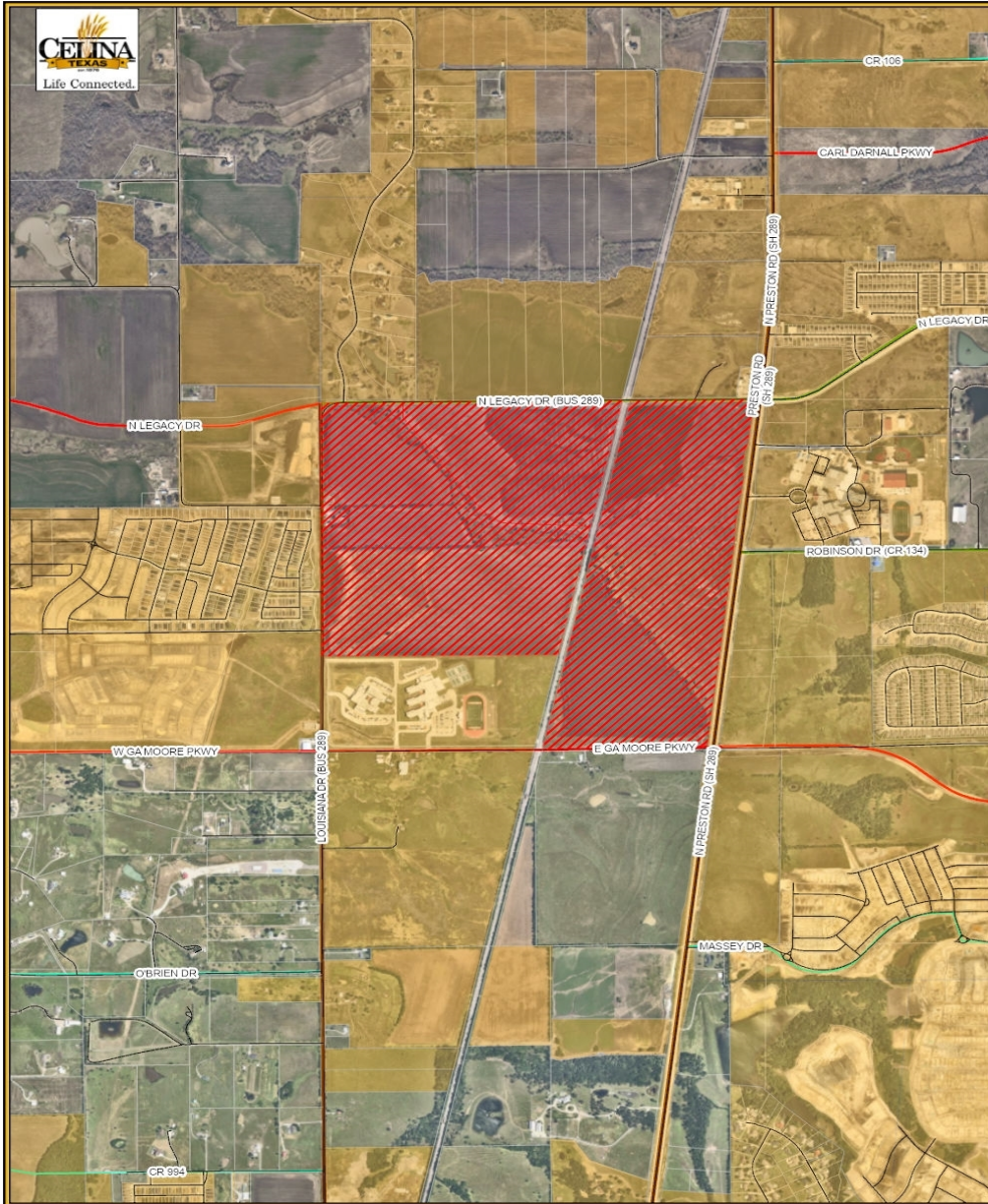
WILDHORSE

Planned Development

Planning & Zoning Commission
September 18, 2025







LOCATION MAP




The subject property is generally located at the southeast corner of E Carthage Road (future Legacy Drive) and Louisiana Drive

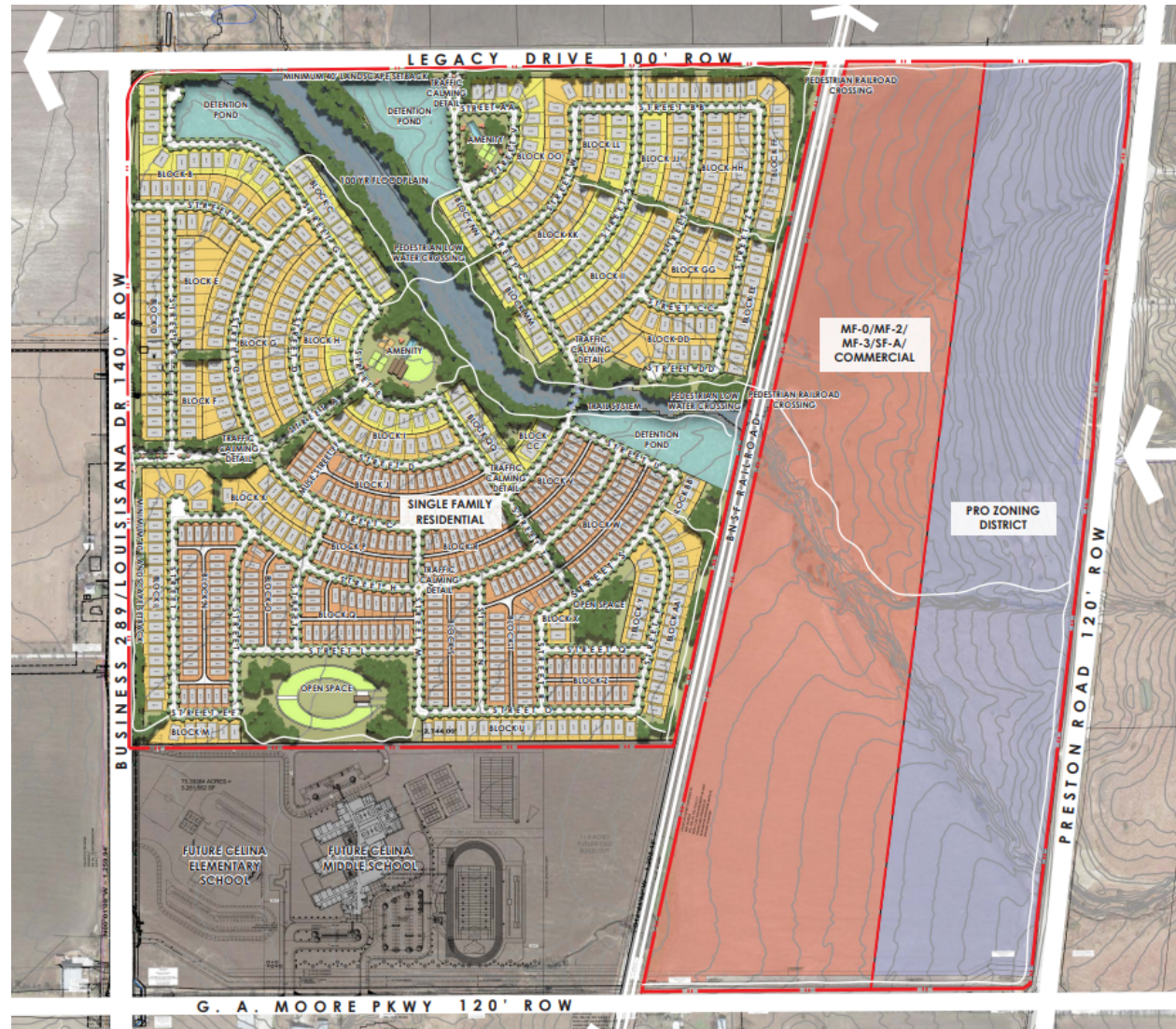
BACKGROUND

- The subject property is approximately 427 acres
- A Development Agreement was approved by the City Council in October 2022 that outlines the future annexation and zoning for the property
- The applicant is proposing to develop the single-family neighborhood portion of the project
- The applicant's request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement

CONCEPT PLAN

SFR LOT MIX

	40'x115' - ±310 LOTS - 40%
	55'x125' - ±346 LOTS - 45%
	60'x125' - ±108 LOTS - 15%
TOTAL - ±766 LOTS	



OVERVIEW

The Development Agreement allows the following within the PD –

- The single-family neighborhood has the following lot mix:
 - 40' (max. 40%)
 - 55' (45%)
 - 60' (min. 10%) wide lots
- Flex area:
 - Max. 300 Townhomes
 - Max. 1,200 MF-2/MF-3
 - Max. 300 MF-0
- First 750' (78 acres) along Preston reserved for Commercial with Preston Road Overlay

POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreement
- The project brings 427 acres into City limits
- A new neighborhood with open space and trails meets several key benchmarks within the Comprehensive Plan

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in October
- Staff recommends approval, as presented, per the governing Development Agreement

DEVELOPMENT STANDARDS

Purpose

To create an exceptional, quality neighborhood for the City and the benefit of Celina ISD in furtherance of the purposes of the Moses and Mary Jane Hubbard Trust. In general, design standards will follow all applicable City standards, and land uses shall be determined here within.

Concept Plan

The Property shall generally develop in accordance with the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

The Development shall comply with the Neighborhood Vision Book, unless modified in these Development Standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Open Space, Trails, & Amenities

The Developer shall construct and install the following:

- 12' concrete trail per the Trails Master Map, as shown on the Concept Plan.
- 10' concrete sidewalks in accordance with the City's Trails Plan/Engineering Standards for the surrounding thoroughfares.
- 8' concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan, and will connect to the Regional Trail System.
- Trail along creek to extend/connect to Legacy Drive to the north by using the creek or "Street C."
- 8' trail to connect amenity center with Louisiana Drive.
- Multiple trail connections to the adjacent residential developments, generally as shown on the Concept Plan.
- The linear trail and open Space/HOA amenities, including fitness, pool, fire pits, grills, sitting areas, etc., dog park, playgrounds, frisbee golf, and other amenities to be presented by the Developer and approved by the City at the time of Final Plat.

- One large amenity center located east of Louisiana Drive/Business 289 and south of the floodplain that will include an open-air pavilion, a swimming pool, bathrooms, dog park, and playground. The large, centralized amenity park overlooking greenbelt park system will serve as amenity for all single family detached development.
- A secondary amenity space north of the floodplain that will include sport court, a dog park and a water feature which could comply as a neighborhood pool, toddler splash pad, etc. Second amenities area will include a grass play area for children’s sports.
- Any additional amenities are at the developer’s discretion.
- all other MF-0/MF-2/MF-3/SF-A/C tracts will provide open space and amenities per the Zoning Ordinance.
- A public sports field near the southern portion of the development, per the Concept Plan, is required, to be owned and maintained by the HOA.
- A linear greenbelt park system, combined with the in-tract open spaces as depicted on the Concept Plan to meet 100% of the open space requirements for all west of the BNSF Railroad.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A homeowners’ association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

Zoning

The base zoning shall be SF-R, Single-Family Residential Detached District, MF-0, Horizontal Multifamily District, MF-2, Multifamily Urban Edge District, MF-3, Multifamily Urban Living District, SF-A, Single-Family Residential Attached District, C, Commercial, Office, and Retail District, and PRO, Preston Road Overlay District and shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The Development shall abide by all City regulations, and as may be amended, except as follows:

1. Lot Regulations for SF-R

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum overall density: 4.0 units/acre.
- Lots less than 55’ in width shall require an alley.
- Lot counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

	Smallest Lot Size	Medium lot size(s)	Large lot size(s)
Min. Width	40’	55’	60’
Lot % (Min/Max)	(0/40)	flexible	(10/0)

- Minimum lot size variation is 5.0’ between 55’ and 60’ products.

- Front and rear yard setbacks shall be the following:
 - Front/rear yards for 55' and 60' lots shall total at least 40'
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

2. Flex Tract (pink).

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- In the Flex tract, any lot less than 60' in width shall be served by an alley
- Maximum number of Townhome (SF-A) units: 300
- Maximum number of MF-2/MF-3 units: 1,200
- Maximum number of MF-0 units: 300
- MF-0 land uses shall abide by the additional standards, below:
 - Maximum overall density of 12 units/acre.
 - Maximum building height is 36' and two (2) stories.
 - A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed.
 - MF-0: Wooden privacy residential fences are allowed within landscape setback, except landscape setbacks along public rights-of-way. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. wooden fences.
 - Parking shall be a minimum of 1.5 space/unit.
 - All units/buildings shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiberboard, on all facades.

3. Regulations for C:

- The City's base non-residential district permits a broad range of retail, office, and commercial land uses.
- A minimum depth of 750' along Preston Road shall be reserved for C zoning and development.
- The first gas station (and any secondary gas station associated with a big box land use) does not require a SUP (Specific Use Permit) as currently required in the Zoning Ordinance.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Melissa Kleineck, Long Range Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: September 18, 2025
Re: Architectural Design Standards (Text Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part One: Architectural Design Standards. (Text Amendment)

Background Information:

The maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. The original masonry ordinance was adopted in 2004, and Architectural Design Standards were adopted in 2018. This update is intended to establish minimum standards for the appearance and quality of buildings that are recognized as enhancing property values & sustainability. This request was presented as a worksession to the Planning & Zoning Commission and City Council in July and August, respectively.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Zoning Ordinance
3. Draft Zoning Ordinance - Redline

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

ARCHITECTURAL DESIGN STANDARDS

ORDINANCE UPDATE

Planning & Zoning Commission
September 18, 2025



BACKGROUND

- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Original masonry ordinance adopted in 2004
- Architectural Design Standards adopted in 2018
- Intended to establish minimum standards for appearance and quality of buildings that are recognized as enhancing property values & sustainability

TIMELINE

- ~~July P&Z – discussion~~
- ~~August Council – discussion~~
- September P&Z – public hearing
- October Council – public hearing & adoption

The Development Community was solicited for input in the spring

BASICS OF ARCHITECTURAL DESIGN

Process

- New residential (single-family attached & detached), commercial, multi-family, and industrial developments submit facade plans prior to construction
- Staff reviews the plans for conformity to the Architectural Design Standards section of the Zoning Ordinance

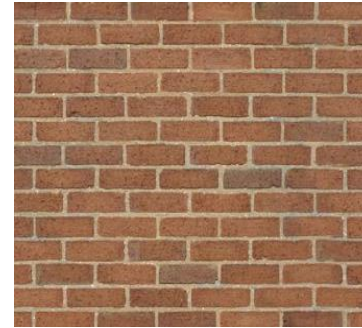
BASICS OF ARCHITECTURAL DESIGN

General Standards

- All developments are required to meet material percentages (Category A, B, and C)
- Distinction between construction methods (building code) v. exterior materials (zoning) (i.e. we're discussing the veneer)
- The dominant color of all buildings shall be muted shades of color that are subtle, neutral, or earthen tones

BASICS OF ARCHITECTURAL DESIGN

- Category A – superior products (brick or stone)
- Category B – acceptable products (stucco, split-faced CMU, fiber cement)
- Category C – limited use products (metal, natural wood, tile, glass block, EIFS, engineered wood)



Brick



Stone



Stucco



Split-faced CMU



EIFS



Engineered Wood

BASICS OF ARCHITECTURAL DESIGN

Residential Structures

- Minimum 80% Category A; Maximum 20% Category B
- Applies to front elevation & also to entire house
- Downtown has its own “faux-historic” requirement
- On a case-by-case basis, Council has provided architectural relief, in some instances, mostly for estate neighborhoods or neighborhoods adjacent to downtown

BASICS OF ARCHITECTURAL DESIGN

Multi-Family Structures

- Primary Facades: 80% Category A, 20% Category B
- Secondary Facades: 50% Category A, 50% Category B
- No substantive changes proposed

BASICS OF ARCHITECTURAL DESIGN

Non-Residential Structures

- 70% Category A; 30% Category B (for most 1-story pads)
- Material percentages based on height or size of building
- Big boxes and taller buildings given greater flexibility
- Vertical and horizontal articulation required
- No substantive changes proposed

BASICS OF ARCHITECTURAL DESIGN

Industrial Structures

- Primary Facades: 10% Category A, 90% Category B
- Secondary Facades: 100% Category B
- Vertical and horizontal articulation required for the main entry or office area
- No substantive changes proposed

PROPOSED REVISIONS (OVERVIEW)

- The redline of proposed changes is in the packet
- Clarified internal policy where necessary to improve customer service and understanding
- Eliminated platitude-type language that did not add value or could not be enforced

PROPOSED REVISIONS (SPECIFICS)

- Consolidated repetitive information
- Clarified articulation requirements for non-residential structures
- Simplified standards for residential structures
- Clarified primary and secondary facades, and material percentage requirements

P&Z DISCUSSION

- The Commission recommended changing the residential material percentages to 60% Category A/40% Category B to allow additional fiber cement
- The Commission agreed that stucco should be Category A
- The Commission noted concern regarding the potential increase of engineered wood. Engineered wood moved to Category C

CITY COUNCIL DISCUSSION

- Council agreed with P&Z recommendation to change the residential material percentages to 60% Category A/40% Category B to allow additional fiber cement
- The Council agreed that stucco should be Category A

NEXT STEPS

- ~~July P&Z – discussion~~
- ~~August Council – discussion~~
- ~~September P&Z – public hearing~~
- October Council – public hearing & adoption

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in October
- Staff recommends approval, as presented

ARTICLE IV – SITE DEVELOPMENT STANDARDS
PART ONE, ARCHITECTURAL DESIGN STANDARDS

Section 14.04.101 Purpose.

The purpose of establishing architectural standards is to set minimum standards for the appearance and quality of buildings and corresponding site elements that are recognized as enhancing property values and are in the interest of the general welfare of the City. Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply. These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. The development community is encouraged to seek out new and innovative construction techniques and materials to implement the standards contained herein that will result in a significant contribution to the visual character of the area and the City as a whole. Any new or innovative material shall be considered on a case-by-case basis by the Director and must be equal to or exceed the current standards in terms of quality and longevity.

Section 14.04.102 Applicability & Administration.

- (a) The regulations provided in this section shall apply to all new construction and all structures within all zoning districts, but shall only apply to single-family residential uses when indicated. Where the regulations of this section conflict with other sections or provisions of this chapter, the more specific regulations shall apply.
- (b) Single-family tracts with existing PDs (or comparable special zoning or entitlement) that include specific architectural standards may continue to apply the standards as found in the governing PD. Non-residential tracts and uses within existing PDs (or comparable special zoning or entitlement) shall be governed by the standards contained herein.
- (c) When an existing building, constructed prior to November 13, 2018, is proposed for an addition or expansion that will increase the square footage of the existing building by less than fifty percent (50%), either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new façades that match the existing building and architectural theme to the extent possible.
- (d) Any addition that is fifty percent (50%) or greater of the originally approved floor area shall be subject to and shall comply with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure. At a minimum, the front façade must comply with the regulations stated herein.
- (e) Certain structures, such as temporary construction buildings, sales trailers, or portable buildings situated on public school or non-profit property, may be exempt from compliance, as may non-permanent structures associated with utility complexes or similar operations, subject to review and approval.
- (f) The provisions of this section shall be administered by the Director of Development Services, or designee, who shall have the authority to approve any façade plan that is deemed to satisfy the minimum requirements of this section, alternate façade plans deemed to meet the spirit and intent of the section, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustration of purpose contained herein. Material percentages are intended to be applied accordingly.
- (g) All exterior façades shall be perpetually maintained and repaired by the owner in a safe, reasonably sound, and attractive manner that protects against the elements, is structurally safe, and corrects any visual deficiencies or other problems.

- (h) The City Council may grant a Specific Use Permit (SUP), establish a planned development (PD) district, or enter into a development agreement or other economic incentive agreement, which may amend or revise the regulations herein for a certain project or area of the City.
- (i) Due to the unique service nature of government-owned and occupied facilities, in addition to the development costs being a public burden, such facilities may meet the spirit and intent of the regulations contained herein to the extent possible, and are not expected to strictly comply.
- (j) The City Council may, from time to time, amend, supplement, or change the boundaries of a district or the regulations herein established as provided by State Law or establish special zoning districts or overlay districts that may have substantially different exterior material requirements.

Section 14.04.103 Submittal of Building Elevations.

- (a) **Submittal information.** Sufficient information shall be submitted to evaluate the architectural standards criteria outlined herein as part of the development process.
- (b) **Elevations.** Applications that include a site plan shall include the following:
 - (1) Color renderings of all façades of each building, identified by cardinal direction. Projects with repeated elevations, such as multi-family, may submit sample elevations of proposed buildings.
 - (2) Proposed exterior materials with a percentage breakdown of each material used, exclusive of windows and doors, in a table format.
 - (3) A calculation table or graphic exhibit demonstrating compliance with the articulation standards.
 - (4) A listing of the selected Architectural Features, described herein, to demonstrate compliance.
 - (5) If a landmark feature is required, please note the feature proposed for credit.
 - (6) The Director may require sample boards.
- (c) **Streetscape Elements.** For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, etc.) or screening devices (masonry walls screening dumpsters, mechanical equipment, etc.), graphics shall also be submitted showing the material, color, height, and any other pertinent details of the elements proposed.

Section 14.04.104 Definitions.

Architectural concrete masonry units (CMU) includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed, burnished, or similar decorative finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of one inch when applied as a veneer; and shall include light weight and featherweight decorative masonry units.

Big Box shall mean a building, usually with a single tenant, which comprises more than 50,000 square feet.

Brick includes severe weather rated kiln-fired clay or slate material, can include concrete brick if it is to the same ASTM C216 or C652 standard and severe weather rated as typical fired clay brick; minimum thickness of one inch when applied as a veneer, and shall not include underfired clay, sand, or shale.

Director shall mean the Director of Development Services, or his designee.

EIFS means exterior insulation and finish systems.

Engineered wood shall mean a composite material made from wood fibers, strands, or veneers that are bonded together with adhesives.

Facades:

Front façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the street.

Rear façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the rear property line.

Fiber Cement shall mean a composite material made from a mixture of sand, cement, and cellulose fibers (e.g. James Hardie, Nichiha, and Allura). Sometimes referred to as cementitious fiber board.

Masonry materials shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (three-step hard coat), architectural concrete masonry unit, tilt wall concrete panels, sealed and painted concrete block, exterior insulation and finish systems (EIFS), fiber cement, and rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar.

Non-residential building shall mean those buildings utilized for use other than single-family, duplex, and townhome dwellings, specifically including commercial, retail, medical, office, and multi-family structures and associated accessory structures of any size.

Residential buildings shall mean those buildings utilized for single-family, duplex, and townhome dwellings.

Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one inch when applied as a veneer.

Stucco means the 3-step stucco process that is applied in three separate layers: 3/8-inch thick scratch coat, 3/8-inch thick brown coat, and approximate 1/8-inch thick finish coat. The approximately 7/8-inch three-coat system is applied over an approved weather-resistive barrier and metal lath either by hand using a trowel or by machine application. Any stucco product that does not meet the stated requirements is not allowed.

Section 14.04.105 Exterior Materials by Category.

- (a) **Category A** materials are defined as the superior masonry products from which the City prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, acceptable Category A masonry finishing materials are three-step stucco, brick, and stone.
- (b) **Category B** materials are the secondary products that the City recognizes as materials acceptable for use, products that should not be the predominant material for a building, and are considered as somewhat less desirable than those materials listed in Category A. Unless otherwise provided for in this Chapter, acceptable Category B masonry finishing materials include architectural concrete masonry units with integrated color (i.e. split-face CMU), concrete tilt wall (integral color and stamped), and fiber cement with integrated color and in the form of lap siding or board & batten.
- (c) **Category C** materials are accent products acceptable in limited application for architectural accents, features, and embellishments. Unless otherwise provided for in this Chapter, acceptable Category C materials include decorative metal, tile, glass block, exterior insulation and finish systems (EIFS), engineered wood, and natural wood products.
- (d) **Prohibited** exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.

Section 14.04.106 Exterior Colors.

- (a) **Building Color.**
 - (1) The dominant color of all buildings shall be muted shades of color that are subtle, neutral, or earthen tones. The color of secondary facades shall match or complement the primary facade. No high-intensity colors, neon colors, or fluorescent colors shall be used.
 - (2) Bright, reflective, pure tone primary or secondary colors are permissible only on signs. This provision shall not be construed as a license to employ corporate imaging or branding on the primary building facade.
 - (3) Door and window frames, moldings, cornices, mullions, canopies, awnings, band faces, roof flashing, light fixtures, and other such features may use subdued, muted shades of earthen tone colors. The Director may consider limited application of corporate branding for larger projects, such as big boxes, institutional complexes, and corporate campuses.
 - (4) Shade structures shall be muted shades of color that are subtle, neutral, or earthen tones. The Director may consider primary or secondary colors for daycares, amenity centers, patio umbrellas, and similar situations.
 - (5) The use of tube lighting, string lights, or other similar materials shall not be installed on non-residential buildings, as described in Article 14.04, PART FIVE, *Lighting Standards*, except for patio string lighting.
 - (6) No more than one (1) color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color or complementary in nature. The primary roof shall not be a bold color.
 - (7) All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, benches, patio furniture, tree grates, and cart corrals, shall be metal, rust and flake/chip resistant, and generally be black in color. Minor deviations in color and design that maintain the spirit and intent of the section are allowed with Director approval. Bollards can be concrete or decorative metal with no bold colors. Cart corrals shall be permanently affixed to the ground.
 - (8) Overhead doors shall be neutral or earthen tone colors.
- (b) **Repairs & Alterations.** All repairs and alterations of exterior façades, including re-painting or rebranding, of non-residential buildings are required to obtain a permit from the City and comply with all applicable color regulations contained herein.

Section 14.04.107 Design Standards for Residential Structures.

- (a) **Design Standards.** All new single-family (detached and attached) residences within the City of Celina shall conform to the following design standards:

ARTICLE IV, TABLE 1A	
EXTERIOR MATERIALS FOR SINGLE-FAMILY (ATTACHED & DETACHED)	
<i>Categories</i>	<i>Materials</i>
A	Brick, Stone, Stucco
B	Fiber Cement
C	Natural Wood, EIFS, Engineered Wood

ARTICLE IV, TABLE 1B	
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR SINGLE-FAMILY(ATTACHED & DETACHED)	

<i>Facades</i>	<i>Percentage Breakdown</i>	<i>Definition</i>
All facades when considered together	Minimum 60% Category A Maximum 40% Category B	All walls, when counted together, whether visible from the street or not, shall add up to the 60/40 rule.
Front Façade	Minimum 60% Category A	Notwithstanding the overall percentages, the front façade shall be a minimum of sixty percent (60%) Category A

Decorative Features. Natural wood, Engineered wood, or EIFS may be used for trim, soffit construction, window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural accent features.

- (1) The Director shall have final approval of any residential elevation submitted for construction.
- (2) **Front-facing garage placement.** The face of garage doors shall not extend beyond the front façade of any residential structure; however, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade when a front porch or bay window extending along the remainder of the front façade is provided.
- (3) **J-swing garage placement.** When the doors of garages are designed to be perpendicular to the street access (i.e. J-swing garages), the garage may extend ten (10) feet into the front setback of the residential structure and may include living space above.
- (4) **Roof pitch.** Minimum roof pitch of residential structures is 6:12.
- (5) **Mailboxes.** When allowed, individual mailboxes shall be brick or stone to match the residence or decorative metal containers on posts. When mailboxes are clustered, the exterior of the clustered mailboxes shall be decorative metal on a matching support pole and shall be maintained by the Homeowners Association (HOA).
- (6) **Driveways.** All driveways and approaches shall be concrete with a minimum width of ten (10) feet and shall match the width at the garage door at the property line.
- (7) **Amenity Centers.** Amenity centers shall follow non-residential architectural standards. The Director may approve elevations of quality design that help achieve a desired neighborhood theme.

(b) **Recommended Practices**

- (1) **Elevation repetition.** Any house elevation should not be repeated on the lot most directly across the street, nor should it be repeated on two (2) lots in either direction on the same side of the street. A wide variety of elevations is desired as it strengthens the character of the subdivision and reduces monotony of design. When stucco homes are the predominant exterior material used on a particular street, variations of color and design should be provided to minimize visual monotony.
- (2) **Elevation masonry mix & pattern.** Front elevations should use more than one type of masonry product in a variety of patterns to vary the architectural appeal of the streetscape. Regardless of the minimum Category A masonry requirements, every front façade should be a mixture of materials and colors.
- (3) **Front entry doors.** Front entry doors should consist of a hardwood, engineered wood, or other highly durable products, including products that have a wood appearance.
- (4) **Garage doors.** Garage doors should consist of lightweight but durable materials, such as painted metal, and include materials that have a wood appearance. Garage door windows are permitted.
- (5) **Gifts to the Street.** All residential structures should include at least four (4) of the following design features on the front façade or façades visible from the front or side street:

- i. Garage doors not facing the street (J-swing garage style).
- ii. Carriage-style garage doors with decorative hardware.
- iii. Mixed masonry patterns, decorative brick patterning, stone accents, gothic treatments, or gingerbreading.
- iv. Architectural pillars or posts or masonry arches.
- v. Bay window facing street.
- vi. Brick or stone chimney on exterior wall.
- vii. Covered front porches (minimum of sixty (60) square feet covered by main roof with a minimum five (5) foot depth or an architectural extension).
- viii. Cupulas, turrets, dormers or gables.
- ix. Roof accent upgrades (e.g. metal, tile, slate, solar tiles).
 - x. Recessed entries a minimum of three (3) feet deeper than the main front façade.
 - xi. Greater than 8:12 primary roof pitch, or variable roof pitches.
 - xii. Transom windows or shutters.
 - xiii. Coach lights at entrances.
 - xiv. Decorative attic or gable feature, minimum two (2) square feet in size (e.g. vent, window, brick detail).
 - xv. Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments).

Section 14.04.108 General Design Standards for Multi-Family and Non-Residential Structures

- (a) ***Two masonry materials required.*** At least two (2) masonry materials shall be used on all exterior facades. Except for stone, no single material shall exceed seventy percent (70%) of any given facade.
- (b) ***Uniform architectural style.*** All buildings within a common development, as shown on a development plan, conceptual plan, or site plan, should have similar architectural styles, materials, colors, and detailing; however, sufficient variations should be incorporated to discourage exact duplicate buildings.
- (c) All structures shall be architecturally finished on all sides visible from a public right-of-way with similar styles, materials, colors, and detail. A higher level of finish and articulation shall be at the primary entrance or front door.
- (d) Deviations from a strict interpretation of the exterior standards to accommodate a specific “signature design aesthetic” may be approved.
- (e) Columns shall be encased in Category A masonry material used elsewhere on the primary building.
- (f) ***Roof design.*** Roofs shall be peaked with either hip, gable, or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront. At all times roof-mounted mechanical equipment shall be screened from view.
- (g) ***Roof materials.*** For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate, or tile (clay or cement, barrel, or Roman-shaped). The enhanced roofing requirement does not apply to residential buildings and covered garages in multi-family complexes.
- (h) ***Parapet.*** The backside of parapets shall not have framing exposed and shall be painted to match the building.

- (i) Any concrete structures over 6” in height, including headwalls, bridges, wall, culverts, retaining walls, and like structures, shall be clad in masonry.

Section 14.04.109 Design Standards for Multi-Family Structures.

(a) ***Exterior Materials.***

ARTICLE IV, TABLE 2A	
EXTERIOR MATERIALS FOR MULTI-FAMILY	
<i>Categories</i>	<i>Materials</i>
A	Brick or Stone
B	Split-Face CMU, Stucco, Fiber Cement,
C	Metal, Natural Wood, Tile, Glass, EIFS, Engineered Wood
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall

ARTICLE IV, TABLE 2B		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR MULTI-FAMILY		
<i>Facades</i>	<i>Percentage Breakdown</i>	<i>Definition</i>
Primary	Minimum 80% Category A Maximum 20% Category B Minimum 20% stone	Exterior walls of buildings that are clearly visible from a public street, parking lot, or fire lane
Secondary	Minimum 50% Category A Remainder Category B	Exterior walls of buildings that are NOT clearly visible from a public street, parking lot, or fire lane, such as an interior courtyard

Note 1. Engineered wood or EIFS may be used for trim or soffit construction.

Note 2. The first floor shall be 100% Category A, including recessed balconies.

Note 3. The first floor shall not have any patios or balconies between the building and right-of-way, unless recessed.

(b) ***Specific Design Standards.***

- (1) ***Accessory building materials.*** Covered garages, mail kiosks, and other accessory buildings shall be 100% Category A.
- (2) ***Amenity centers.*** Amenity centers shall follow non-residential architectural standards. Amenity centers within a multi-family development shall have a decorative metal roof or a parapet wall to shield roof-mounted equipment. The Director may approve elevations of quality design that help achieve a desired theme.
- (3) ***Building Access.*** Multi-Family developments shall be constructed so all building(s) points of entry, including corridors, breezeways, and stairways, are access controlled. Access control shall meet the requirements of the Fire Marshal’s Office.

(c) ***Architectural Features.*** All multi-family primary buildings shall be designed to incorporate no less than four (4) of the architectural features from the list below.

- (1) Canopies, awnings, porticos with colonnade or arcades.
- (2) Raised pilaster cornices (end columns at corners), or quoined corners.
- (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- (4) Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
- (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site’s layout that creates a sense of place for informal and experiential gathering.
- (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontally and rhythmically patterned brickwork.
- (7) Other similar architectural features, as approved.

Section 14.04.110 Design Standards for Non-Residential Structures (includes office, retail, commercial, mixed use, etc., but not industrial uses).

(a) **Exterior Standards.**

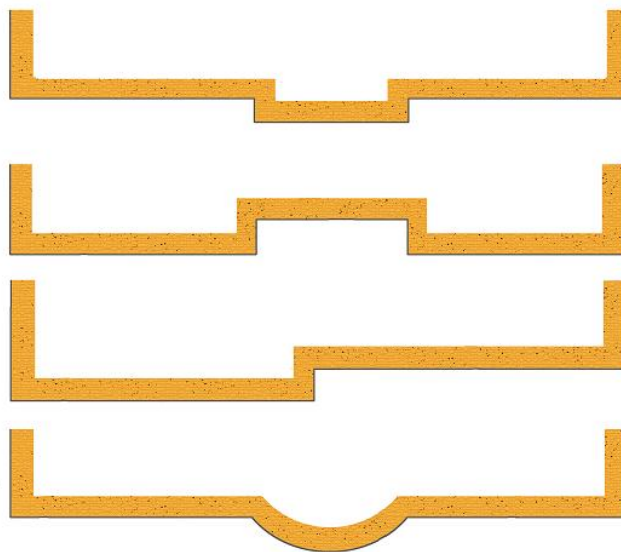
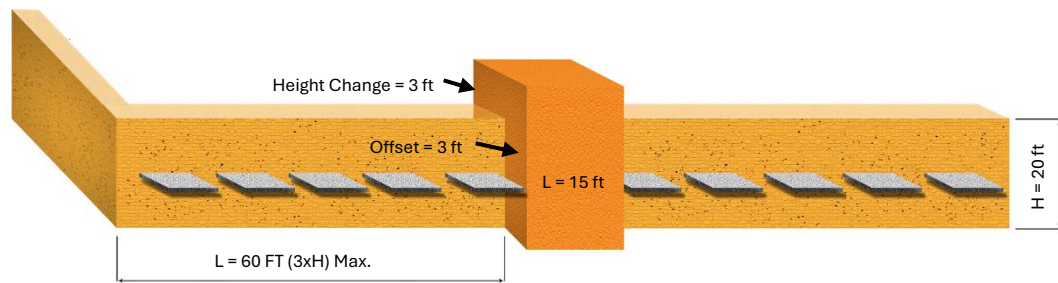
- (1) **Windows.** Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of seventy percent (70%) of each building elevation. Faux windows (i.e. non-transparent architectural features meant to appear as a window opening) or elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features are allowed, subject to discretionary review and approval . Windows shall not be glazed or reglazed with mirrored or reflective glass that creates a hazard.
- (2) **Murals.** Murals, if used, cannot display or connote a commercial message without abiding by the Sign regulations, as found within the Code of Ordinances. Murals should be in scale and scope with the proposed development, not violate the spirit and intent of the architectural standards, and should be coordinated through Planning staff. Murals must reflect the development design/theme and cannot contain dangerous, vulgar, or other obscene imagery. All murals must be permitted through the building elevation review process.
- (3) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top, separated by horizontal elements, as illustrated below.



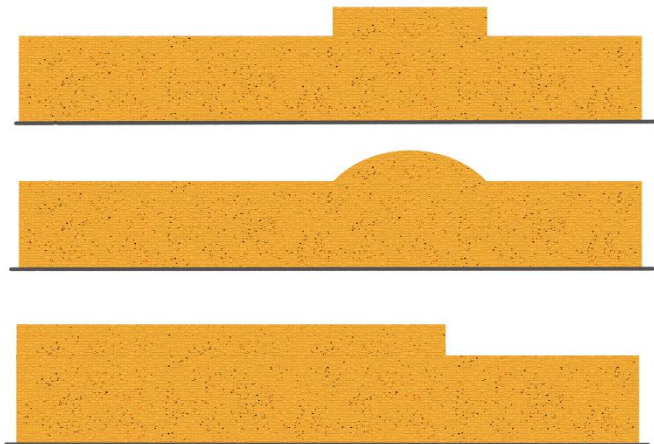
Examples of Tri-Partite

- (4) Ground floor facades facing major thoroughfares and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other similar architectural features along no less than sixty percent (60%) of the facade.
- (b) **Landmark Buildings.**
- (1) Buildings that are located at the end of a terminating street or major access lane or at the intersection of streets and/or major access lanes shall be considered a landmark building.
 - (2) Such buildings shall be designed with landmark features that take advantage of that location, such as an accentuated entry and a unique building articulation that is offset from the front wall planes and extends above the main building eave or parapet line.
 - (3) Landmark features shall be in proportion to the building, subject to review and approval.
- (c) **Architectural Features.** All non-residential structures shall be designed to incorporate no less than four (4) of the architectural features from the list below. Buildings over 50,000 square feet must include a minimum of five (5) of the referenced architectural features.
- (1) Canopies, awnings, porticos with colonnade or arcades.

- (2) Raised pilaster cornices (end columns at corners) or quoined corners.
 - (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
 - (4) Accented windows and doors framed with smooth cobble, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
 - (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
 - (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontally and rhythmically patterned brickwork.
 - (7) Other similar architectural features, as approved.
- (d) ***Building Articulation Standards.*** Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
- (1) ***Horizontal articulation.*** An offset equal to 15% of the wall's height must be provided for every wall length that is 3 times the wall's height. The offset must extend a length equal to at least 25% of that wall length.
 - (2) ***Vertical articulation.*** A change in height equal to 15% of the wall's height must be provided for every wall length that is 3 times the wall's height. The height change must extend a length equal to at least 25% of that wall length. Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.



Examples of horizontal articulation



Examples of vertical articulation

Section 14.04.111 Specific Design Standards for Non-Residential Structures Related to Height of Buildings.

(a) **Exterior Materials for Non-Residential Structures up to Three (3) Stories in Height.**

ARTICLE IV, TABLE 3A		
EXTERIOR MATERIALS FOR NON-RESIDENTIAL BUILDINGS		
<i>Categories</i>	<i>Materials</i>	
A	Brick or Stone	
B	Split-Face CMU, Stucco, Fiber Cement, Tilt Wall,	
C	Metal, Tile , Engineered Wood	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Natural Wood, EIFS	
ARTICLE IV, TABLE 3B		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR BUILDINGS		
THREE (3) OR FEWER STORIES		
<i>Facades</i>	<i>Minimum Percentage</i>	<i>Definition</i>
Primary	Minimum 70% Category A Maximum 30% Category B Maximum 10% Category C Minimum 20% Stone	Exterior walls of buildings that are clearly visible from a public street or along an active storefront, and all exterior walls of buildings less than 15,000 square feet, or as determined by the Director
Secondary	Minimum 30% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger that are NOT clearly visible from a public street or along an active storefront
ARTICLE VI, TABLE 3C		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR BIG BOX BUILDINGS		
Primary	Minimum 50% Category A Maximum 50% Split Faced CMU Maximum 30% other Category B	Exterior walls of buildings that are clearly visible from a public street or along an active storefront
Secondary	Minimum 20% Category A Remainder Category B	Exterior walls of buildings that are NOT clearly visible from a public street or along an active storefront

Note 1. EIFS and Engineered wood may be used for trim or soffit construction.

(b) **Exterior Materials for Non-Residential Structures Four (4) Stories in Height or Taller.**

ARTICLE IV, TABLE 4A	
EXTERIOR MATERIALS CATEGORIES FOR MID & HIGH RISE BUILDINGS (4 OR MORE STORIES)	
<i>Categories</i>	<i>Materials</i>
A	Brick, Stone, Glass Wall System
B	Split-Face CMU, Stucco, Fiber Cement, Tilt Wall
C	Metal, Tile, Glass Blocks, Engineered Wood
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Natural Wood, EIFS
ARTICLE IV, TABLE 4B	
MINIMUM EXTERIOR PERCENTAGES FOR MID & HIGH RISE BUILDINGS (4 OR MORE STORIES)	
Floors 1-3	Minimum 70% Category A Maximum 30% Category B Maximum 10% Category C Minimum 20% Stone
Floors 4-6	Minimum 20% Category A Maximum 70% Category B Remainder Category C
Floors 7 and above	Any combination of Category A, B, or C

Note 1. The Director may apply architectural regulations in Tables 3A and 3B for developments such as climate-controlled storage, hotels, and similar uses.

Section 14.04.112 Design Standards for Industrial Structures.

(a) **Design Standards.** The following design standards apply to structures constructed in an industrial zoning district and proposing an industrial and/or manufacturing use, per the use chart of the zoning ordinance:

- (1) The main entry or office area of the building shall be articulated both horizontally and vertically by ten percent (10%) of the adjacent wall height. Building corners shall also be articulated, as approved.

ARTICLE IV, TABLE 5A		
EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
<i>Categories</i>	<i>Materials</i>	
A	Brick or Stone	
B	Split-Face CMU, Stucco, Fiber Cement, Tilt Wall,	
C	Metal, Tile, Engineered Wood	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Natural Wood, EIFS	
ARTICLE IV, TABLE 5B		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
<i>Facades</i>	<i>Minimum Percentage</i>	<i>Definition</i>
Primary	Minimum 10% Category A Remainder Category B Category C may be used as accents up to 10%	Exterior walls of buildings that are clearly visible from a public street
Secondary	Up to 100% Category B	Exterior walls that are NOT clearly visible from a public street

Note 1. The Director has the authority to declare certain structures with inherent industrial-like uses, such as cabinet structures associated with communication towers or modular buildings internal to heavy industrial sites, to be in conformance with this Ordinance.

(b) **Architectural Features.** All industrial buildings shall be designed to incorporate no less than two

(2) of the architectural features listed below:

- (1) Raised pilaster cornices (end columns at corners) or quoined corners.
- (2) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- (3) 25% Category A on primary facades.
- (4) Canopies (not drive-through canopies), awnings, valances, porticos, overhangs (5 feet minimum), or arcades.
- (5) Recesses or projections (3 feet minimum).
- (6) Peaked roof forms.
- (7) Outdoor patios or integrated planters or wing walls that incorporate landscape and sitting areas.
- (8) Visible and noticeable architectural details, such as tile work or moldings, integrated into the building façade.
- (9) Other architectural features with similar visual impact.

Section 14.04.113 Specific Design Standards for Canopies & Fueling Stations.

(a) **Canopies**

- (1) Canopies and their supporting structures should be architecturally integrated with the primary building and all other accessory structures on the site by using the same or complementary materials, design motif, and colors. Canopies in a multi-tenant center shall be consistent in color.
- (2) Non-residential canopies and awnings, such as for car washes, vacuum stalls, or other similar structures shall utilize a metal roof (not fabric) and shall use a subdued, muted shade of earthen tone color.
- (3) Canopy band faces shall be a color consistent with the main structure or an accent color. The canopy band face shall be flat with no projections, shall not be of plastic materials, shall be generally a metal or masonry-based material, not be greater than four (4) feet in height, and may not be backlit or used as signage, except as follows:
 - i. The canopy band face may utilize one (1) small button logo on each face that can be internally illuminated, as long as each button logo does not exceed fifteen (15) square feet for bands three (3) feet in height and twenty (20) square feet for bands four (4) feet in height, is generally as tall as it is wide, and does not protrude more than eighteen (18) inches from the canopy in any direction.

(b) **Gas Pumps & Fueling Stations.**

- (1) Canopies shall not exceed twenty (20) feet in total height, measured from the pavement to the top of the canopy, and must abide by all other canopy regulations.
- (2) The roofs of fueling station canopies shall be pitched, include a parapet to shield roof-mounted equipment, or otherwise be distinguished, subject to approval.
- (3) Canopy support columns shall be fully encased with Category A masonry products and shall not include any non-structural additions to the columns.
- (4) Lighting fixtures or sources of light that are a part of the canopy should be recessed into the underside of the canopy with no drop-down or visible bulbs.
- (5) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, dumpster screening wall, or other structure to mitigate their visual impact and should be an earthen tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.

Sections 14.04.114 to 14.04.200 Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS
PART ONE, ARCHITECTURAL DESIGN STANDARDS

Section 14.04.101 Purpose.

The purpose of establishing architectural standards is to set minimum standards for the appearance and quality of buildings and corresponding site elements that are recognized as enhancing property values and are in the interest of the general welfare of the City. Given that the City of Celina is an area designated with historical, cultural, and architectural importance and significance, the following provisions apply. These standards are not intended to prohibit architectural innovation, nor are they intended to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and interest. The development community is encouraged to seek out new and innovative construction techniques and materials to implement the standards contained herein that will result in a significant contribution to the visual character of the area and the City as a whole. Any new or innovative material shall be considered on a case-by-case basis by the Director and must be equal to or exceed the current standards in terms of quality and longevity.

Section 14.04.102 Applicability & Administration.

- (a) The regulations provided in this section shall apply to all new construction and all structures within all zoning districts, but shall only apply to single-family residential uses when indicated. Where the regulations of this section conflict with other sections or provisions of this chapter, the more specific regulations shall apply.
- (b) Single-family tracts with existing PDs (or comparable special zoning or entitlement) that include specific architectural standards may continue to apply the standards as found in the governing PD. Non-residential tracts and uses within existing PDs (or comparable special zoning or entitlement) shall be governed by the standards contained herein.
- (c) When an existing building, constructed prior to ~~the adoption of this section~~ November 13, 2018, is proposed for an addition or expansion that will increase the square footage of the existing building by less than fifty percent (50%), either by a single expansion or by the cumulative effect of a series of expansions, similar or like exterior materials may be used on new façades that match the existing building and architectural theme to the extent possible.
- (d) Any addition that is fifty percent (50%) or greater of the originally approved floor area shall be subject to and shall comply with the regulations herein, potentially resulting in the reconstruction of the entire exterior veneer of an existing structure. At a minimum, the front façade must comply with the regulations stated herein.
- ~~(e) Certain structures, such as temporary construction buildings, sales trailers, or portable classroom buildings situated on public school or non-profit property, may be exempt from compliance, as may non-permanent structures associated with utility complexes or similar operations, subject to review and approval.~~
- ~~(e)~~
- (f) The provisions of this section shall be administered by the Director of Development Services, or designee, who shall have the authority to approve any façade plan that is deemed to satisfy the minimum requirements of this section, alternate façade plans deemed to meet the spirit and intent of the section, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustration of purpose contained herein. Material percentages are intended to be applied accordingly.

- (g) All exterior façades shall be perpetually maintained and repaired by the owner in a safe, reasonably sound, and attractive manner that protects against the elements, is structurally safe, and corrects any visual deficiencies or other problems.
- (h) The City Council may grant a Specific Use Permit (SUP), establish a planned development (PD) district, or enter into a development agreement or other economic incentive agreement, which may amend or revise the regulations herein for a certain project or area of the City.
- (i) Due to the unique service nature of government-owned and occupied facilities, in addition to the development costs being a public burden, such facilities may meet the spirit and intent of the regulations contained herein to the extent possible, and are not expected to strictly comply.
- (j) The City Council may, from time to time, amend, supplement, or change the boundaries of a district or the regulations herein established as provided by State Law or establish special zoning districts or overlay districts that may have substantially different exterior material requirements.

Section 14.04.103 Submittal of ~~Façade Design~~Building Elevations.

- (a) **Submittal information**. Sufficient information shall be submitted to evaluate the architectural standards criteria outlined herein as part of ~~the site plan submittal~~the development process.
- (b) **Elevations**. Applications that include a site plan shall include the following:
 - (1) Color renderings of all façades of each building, identified by cardinal direction. Projects with repeated elevations, such as multi-family, may submit sample elevations of proposed buildings.
 - (2) Proposed exterior materials with a percentage breakdown of each material used, exclusive of windows and doors, in a table format.
 - (3) A calculation ~~chart-table~~ or graphic exhibit demonstrating compliance with the articulation standards.
 - (4) A listing of the selected ~~auxiliary design standards~~Architectural Features, described herein, to ~~illustrate-demonstrate~~ compliance.
 - (5) If a landmark feature is required ~~of the building~~, please note the feature proposed for credit.
 - (6) The Director may require sample boards.
- (c) **Streetscape Elements**. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, etc.) or screening devices (masonry walls screening dumpsters, mechanical equipment, etc.), graphics shall also be submitted showing the material, color, height, and any other pertinent details of the elements proposed.

Section 14.04.104 Definitions.

Architectural concrete masonry units (CMU) includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed, burnished, or similar decorative finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of one inch when applied as a veneer; and shall include light weight and featherweight decorative masonry units.

Big Box shall mean a building, usually with a single tenant, which comprises more than 50,000 square feet.

Brick includes severe weather rated kiln-fired clay or slate material, can include concrete brick if it is to the same ASTM C216 or C652 standard and severe weather rated as typical fired clay brick; minimum thickness of one inch when applied as a veneer, and shall not include underfired clay, sand, or shale.

Director shall mean the Director of Development Services, or his designee.

EIFS means exterior insulation and finish systems.

Engineered wood shall mean a composite material made from wood fibers, strands, or veneers that are bonded together with adhesives. ~~shall mean a wood-based product that has been treated to be stronger and more weather/wear resistant than natural wood.~~

Facades:

Front façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the street.

Rear façade shall mean the exterior walls of any enclosed space that are parallel or roughly parallel to the rear property line.

~~*Primary façade* shall mean the exterior walls of any enclosed space that face directly on a public street of any size, back to a public street that is designated as a collector or larger, along any active storefront regardless of orientation, or may be so defined at the discretion of the Director.~~

~~*Secondary façade* shall mean the exterior walls of any enclosed space that do not directly face a public street or back to a public street that is designated as a collector or larger (i.e. any wall other than a primary façade).~~

Fiber Cement shall mean a composite material made from a mixture of sand, cement, and cellulose fibers (e.g. James Hardie, Nichiha, and Allura). Sometimes referred to as cementitious fiber board.

Masonry materials shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (three-step hard coat), ~~decorative-architectural~~ concrete masonry unit, tilt wall concrete panels, sealed and painted concrete block, exterior insulation and finish systems (EIFS), fiber cement, and rock or other materials of equal characteristics laid up unit upon unit set and bonded to one another in mortar.

Non-residential building shall mean those buildings utilized for use other than single-family, duplex, and townhome dwellings, ~~to~~ specifically ~~include~~ including commercial, retail, medical, office, and multi-family structures and associated accessory structures of any size.

Residential buildings shall mean those buildings utilized for single-family, duplex, and townhome dwellings.

Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one inch when applied as a veneer.

~~*Shake shingles* mean a non-combustible, fire-rated product that is used as a decorative element on residences.~~

Stucco means the 3-step stucco process that is applied in three separate layers: 3/8-inch thick scratch coat, 3/8-inch thick brown coat, and approximate 1/8-inch thick finish coat. The approximately 7/8-inch three-coat system is applied over an approved weather-resistive barrier and metal lath either by hand using a trowel or by machine application. Any stucco product that does not meet the stated requirements is not allowed.

Section 14.04.105 Exterior Materials by Category.

- (a) **Category A** materials are defined as the superior masonry products from which the City prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, acceptable Category A masonry finishing materials are three-step stucco, ~~kiln-fired brick,~~ natural stone, and ~~manufactured~~ stone.
- (b) **Category B** materials are the secondary products that the City recognizes as materials acceptable

for use, products that should not be the predominant material for a building, and are considered as somewhat less desirable than those materials listed in Category A. Unless otherwise provided for in this Chapter, acceptable Category B masonry finishing materials include ~~three-step stucco~~, architectural concrete ~~block masonry units~~ with integrated color (i.e. split-face CMU), concrete tilt wall (~~integral colored and stamped~~), ~~treated engineered wood~~, and ~~cementitious fiberboard fiber cement~~ with integrated color ~~and~~ {in the form of lap siding or board & batten}.

- (c) **Category C** materials are accent products acceptable in limited application for architectural accents, ~~features, and embellishments and for walls on upper stories of multi-story buildings~~. Unless otherwise provided for in this Chapter, acceptable Category C materials include ~~decorative~~ metal, tile, glass block, exterior insulation and finish systems (EIFS), ~~engineered wood~~, and natural wood products.
- (d) **Prohibited** exterior surface materials include cinder block, vinyl, plastic, and aggregate pea-gravel finished surfaces.

Section 14.04.106 Exterior Colors.

(a) **Building Color.**

~~(1)~~—The dominant color of all buildings shall be muted shades of color that are subtle, neutral, or earthen ~~tones~~. ~~Black and stark white shall not be used except as accent colors or as found within brick and stone.~~—The color of secondary facades shall match or complement the primary facade.

~~(2)~~(1) ~~There are no restrictions on accent colors that comprise less than one percent (1%) of the building face, except that~~ No high-intensity colors, neon colors, or fluorescent colors shall be used.

(2) Bright, reflective, pure tone primary or secondary colors are permissible only ~~in limited application as accent colors on canopies and awnings, signs, or other such features. Proportions should be consistent with trim or accentuation only.~~ This provision shall not be construed as a license to employ corporate imaging or branding on the primary building facade.

(3) ~~Door and window frames, moldings, cornices, mullions, canopies, awnings, band faces, roof flashing, light fixtures, and other such features are specifically excluded~~ may use subdued, muted shades of earthen tone colors. The Director may consider limited application of corporate branding for larger projects, such as big boxes, institutional complexes, and corporate campuses.

(4) ~~Shade structures shall be muted shades of color that are subtle, neutral, or earthen tones. The Director may consider primary or secondary colors for daycares, amenity centers, patio umbrellas, and similar situations.~~

~~(3)~~(5) The use of tube lighting, string lights, or other similar materials shall not be installed on non-residential buildings, as described in Article 14.04, PART FIVE, *Lighting Standards*, ~~except for~~ patio string lighting.

~~(4)~~(6) No more than one (1) color shall be used for visible roof surfaces; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color or complementary in nature. ~~Awnings and canopies may incorporate brighter color and branding; however, t~~ The primary roof shall not be a bold color.

~~(5)~~(7) All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, benches, patio furniture, tree grates, ~~and cart corrals~~, shall be metal, rust and flake/chip resistant, and generally be black in color. Minor deviations in color and design that maintain the spirit and intent of the section are allowed with Director approval.

Bollards can be concrete or decorative cast metal with no bold colors. Cart corrals shall be permanently affixed to the ground.

(8) Overhead doors shall be neutral or earthen tone colors.

- (b) **Repairs & Alterations.** All repairs and alterations of exterior façades, including re-painting or rebranding, of non-residential buildings are required to obtain a permit from the City and comply with all applicable color regulations contained herein.

Section 14.04.107 Design Standards for Residential Structures.

- (a) **Design Standards for Residential Development.** All new single-family (detached and attached) residences within the City of Celina shall conform to the following design standards:

~~Category A Materials for Single Family Detached and Single Family Attached Development. Residential structures shall be constructed of a minimum of eighty percent (80%) masonry, defined for single family structures as brick, stone, or manufactured stone.~~

~~Category B Materials for Single Family Detached and Single Family Attached Development. The remainder may include one or more of the following: three step stucco, treated engineered wood, and shake shingles. Any of these materials may be used singly or in combination, not to exceed a total of twenty percent (20%). Other materials of equal or similar characteristics may be allowed at the discretion of the Director. On lots greater than one-half (½) acre in size, cedar or redwood planking may be allowed at the discretion of the Director.~~

~~Category C Materials for Single Family Detached and Single Family Attached Development. Cementitious fiberboard or natural wood may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural accent features, as approved by the Director.~~

~~Minimum Masonry on Front Façade. Notwithstanding the above overall percentages required for Single Family Detached and Single Family Attached Development, the front façade shall be a minimum of eighty percent (80%) masonry.~~

ARTICLE IV, TABLE 1A	
EXTERIOR MATERIALS FOR SINGLE-FAMILY (ATTACHED & DETACHED)	
<u>Categories</u>	<u>Materials</u>
<u>A</u>	<u>Brick, Stone, Stucco</u>
<u>B</u>	<u>Fiber Cement</u>
<u>C</u>	<u>Natural Wood, EIFS, Engineered Wood</u>

ARTICLE IV, TABLE 1B		
REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR SINGLE-FAMILY, BOTH (ATTACHED & DETACHED)		
<u>Facades</u>	<u>Percentage Breakdown</u>	<u>Definition</u>
All facades when considered together	Minimum 80 <u>60</u> % Category A Maximum 20 <u>40</u> % Category B	All walls, when counted together, whether visible from the street or not, shall add up to the 85/1560/40 rule.
	Category C	May only be used for minor architectural features (see 3, above)
Front Façade	Minimum 80 <u>60</u> % Category A	<u>Notwithstanding the overall percentages, the front façade shall be a minimum of sixty percent (60%) Category A</u>
<u>Decorative Features¹</u>	<u>Up to 5%</u>	

~~Note 1~~Decorative Features. ~~Treated engineered-Natural~~ wood, Engineered wood, or EIFS may be used for trim, soffit

~~construction, window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural accent features~~trim or soffit construction—the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as shown above.

(1) ~~Placement of exterior materials.~~ Notwithstanding the minimum and maximum percentages of building materials allowed on residential homes (shown above), any break from one material to another shall follow the natural lines and design features of the architectural plan. A change from one material to another cannot be arbitrarily assigned without consideration of the specific façade for which it is designed. The Director of Development Services shall have final approval of any residential elevation submitted for construction.

(2) ~~Alternate stucco architecture.~~ If a home is designed with a specific architectural style that warrants the use of stucco as the primary exterior material, including but not limited to Mediterranean, Spanish, Southwest, or Modern, then the use of stucco as the primary or exclusive material may be approved by the Director in lieu of other exterior material standards. All elements of the architectural style must be incorporated, including but not limited to clay roof tiles, typical of the style. Residences with primarily stucco finishes shall be accented with heavy wood beams, stonework, or other features to enhance the style. Elevations with no discernable style that simply disregard the required masonry requirement will not be considered. Only three-step stucco (or its equivalent) is allowed.

(3) ~~Front facades & front-facing garage placement — one-story homes.~~ The face of garage doors shall not extend beyond the front façade of any residential structure; however, unless one or both of the following conditions apply, and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade when:

~~(4)(3) a~~ A front porch or bay window extending a minimum of fifty percent (50%) along the remainder of the front façade is provided; or

i. A bay window is provided on the longest wall face of the front façade.

(5) ~~Front facades & front-facing garage placement — two-story homes.~~ The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade. Any additional garages to be provided must be placed with side (J-swing) or rear access.

(6) ~~Front facades & J-swing garage placement.~~ When the doors of garages are designed to be perpendicular to the street access (i.e. J-swing garages), the garage may extend ten (10) feet into the front setback of the residential structure, and may include living space above as per the Director.

~~(4)~~

(7) ~~Roof pitch.~~ Minimum roof pitch of residential structures is 6:12.

~~(5)~~

(8) ~~Roof materials.~~ All roof materials shall meet the minimum standards as listed in the adopted International Building Code, which includes the use of solid solar shingles and panels.

(9) ~~Screening of utility units.~~ HVAC units shall be screened from view from streets with shrubs or a stained wood fence.

(10) ~~Mailboxes on individual lots.~~ The subdivision will determine whether When allowed, individual mailboxes shall be brick or stone to match the residence or decorative metal containers on posts. ~~Where practical, the mailboxes should be paired for ease of delivery.~~

~~(11)(6)~~ Mailboxes that are clustered. When mailboxes are clustered ~~in single family or two-family residential districts,~~ the exterior of the clustered mailboxes shall be decorative metal on a matching support pole and shall be maintained by the Homeowners

Association (HOA).

~~(7)~~ **Driveways**. All driveways and approaches shall be concrete ~~and have~~with a minimum width of ten (10) feet and ~~may~~shall match the width at the garage door at the property line.

~~(12)~~**(8) Amenity Centers**. Amenity centers shall follow non-residential architectural standards. The Director may approve elevations of quality design that help achieve a desired neighborhood theme.

(b) **Recommended Practices**

(1) **Elevation repetition**. Any house elevation should not be repeated on the lot most directly across the street, nor should it be repeated on two (2) lots in either direction on the same side of the street. A wide variety of elevations is desired as it strengthens the character of the subdivision and reduces monotony of design. When stucco homes are the predominant exterior material used on a particular street, variations of color and design ~~are required~~should be provided to minimize visual monotony.

(2) **Elevation masonry mix & pattern**. Front elevations should use more than one type of masonry product in a variety of patterns to vary the architectural appeal of the streetscape. Regardless of the minimum Category A masonry requirements, every front façade should be a mixture of materials and colors.

(3) **Front entry doors**. Front entry doors should consist of a hardwood, engineered wood, or other highly durable products, including products that have a wood appearance.

(4) **Garage doors**. Garage doors should consist of lightweight but durable materials, such as painted metal, and include materials that have a wood appearance. Garage door windows are permitted.

(5) **Gifts to the Street Architectural Features**. All residential structures should include at least four (4) of the following design features on the front façade or façades visible from the front or side street:

- i. Garage doors not facing the street (J-swing garage style).
- ii. Carriage-style garage doors with decorative hardware.
- iii. Mixed masonry patterns, decorative brick patterning, stone accents, gothic treatments, or gingerbreading.
- iv. Architectural pillars or posts or masonry arches.
- v. Bay window facing street.
- vi. Brick or stone chimney on exterior wall.
- vii. Covered front porches (minimum of sixty (60) square feet covered by main roof with a minimum five (5) foot depth or an architectural extension).
- viii. Cupulas, turrets, dormers or gables.
- ix. Roof accent upgrades (e.g. metal, tile, slate, solar tiles).
- x. Recessed entries a minimum of three (3) feet deeper than the main front façade.
- xi. Greater than 8:12 primary roof pitch, or variable roof pitches.
- xii. Transom windows or shutters.
- xiii. Coach lights at entrances.
- xiv. Decorative attic or gable feature, minimum two (2) square feet in size (e.g. vent, window, brick detail).
- xv. Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments).

Section 14.04.108 General Design Standards for Multi-Family and Non-Residential Structures

- (a) **Two masonry materials required.** At least two (2) masonry materials shall be used on all exterior facades. Except for stone, no single material shall exceed seventy percent (70%) of any given facade.
- (b) **Uniform architectural style.** All buildings within a common development, as shown on a development plan, conceptual plan, or site plan, should have similar architectural styles, materials, colors, and detailing; however, sufficient variations should be incorporated to discourage exact duplicate buildings.
- (c) All structures shall be architecturally finished on all sides visible from a public right-of-way with similar styles, materials, colors, and detail. A higher level of finish and articulation shall be at the primary entrance or front door.
- (d) ~~The Director may approve d~~ Deviations from a strict interpretation of the exterior standards to accommodate a specific "signature design aesthetic." may be approved.
- (e) Columns shall be encased in Category A masonry material used elsewhere on the primary building.
- (f) **Roof design.** Roofs shall be peaked with either hip, gable, or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront. At all times roof-mounted mechanical equipment shall be screened from view.
- (g) **Roof materials.** For buildings with a visible hip, gable, or mansard roof, allowed materials include metal (standing seam), slate, or tile (clay or cement, barrel, or Roman-shaped). The enhanced roofing requirement does not apply to residential buildings and covered garages in multi-family complexes.
- (h) **Parapet.** The backside of parapets shall not have framing exposed and shall be painted to match the building.
- (i) Any concrete structures over 6" in height, including headwalls, bridges, wall, culverts, retaining walls, and like structures, shall be clad in masonry.

Section 14.04.108-109 Design Standards for Multi-Family Structures.

- (a) **Exterior Materials for Multi-Family Construction.**

ARTICLE IV, TABLE 2A EXTERIOR MATERIALS FOR MULTI-FAMILY	
Categories	Materials
A	Brick or , Stone, or Manufactured Stone
B	Split-Face CMU, Stucco, Cementitious Fiber Board Fiber Cement, Treated Engineered Wood ⁺
C	Metal, Natural Wood, Tile, Glass, EIFS, <u>Engineered Wood</u>
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall ²

ARTICLE IV, TABLE 2B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR MULTI-FAMILY		
Facades	Percentage Breakdown	Definition
Primary	<u>Minimum</u> 80% Category A <u>Maximum</u> 20% Category B 0% Category C <u>20% stone</u>	Exterior walls of buildings that face are clearly visible from a public street, or parking are <u>lots, or fire lane</u>
Secondary	<u>Minimum</u> 50% Category A <u>Remainder</u> 50% Category B	Exterior walls of buildings that are NOT clearly visible from a public street, <u>parking lot, or fire lane</u> , such as an interior courtyard

Note 1. ~~Treated engineered~~ Engineered wood or EIFS may be used for trim or soffit construction ~~—the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as stated above.~~

Note 2. ~~The first floor shall be 100% Category A, including recessed balconies.~~

Note 3. ~~The first floor shall not have any patios or balconies between the building and right-of-way, unless recessed.~~

~~(b)~~ **Specific Design Standards for Multi-Family Construction.**

~~(c)~~(b)

~~(1) Facades adjacent to streets. Facades shall generally be built parallel to the street frontage.~~

~~(2) Facades adjacent to single family. Facades shall generally be built perpendicular when adjacent to single family districts unless set back a minimum of 100 feet from single family property lines.~~

~~(3)~~(1) **Accessory building materials.** Amenity centers, ~~c~~Covered garages, mail kiosks, and other accessory buildings shall be ~~meet the exterior material requirements of the primary facades~~ 100% Category A. Carports shall meet the exterior material requirements of the primary facades with the exception of the support poles, which may be constructed of painted metal.

~~(2)~~ **Amenity centers Roof materials.** Amenity centers shall follow non-residential architectural standards. Any accessory structure (such as a garage, carport, or a amenity centers) within a multi-family development shall have a decorative metal roof or a parapet wall to shield roof-mounted equipment. The Director may approve elevations of quality design that help achieve a desired theme.

~~(3)~~ **Building Access.** Multi-Family developments shall be constructed so all building(s) points of entry, including corridors, breezeways, and stairways, are access controlled. Access control shall meet the requirements of the Fire Marshal's Office.

~~a.~~

~~(d)~~(c) **Architectural Features.** All multi-family primary buildings shall be designed to incorporate no less than four (4) of the architectural features from the list below.

- (1) Canopies, awnings, porticos with colonnade or arcades.
- (2) Raised pilaster cornices (end columns at corners), or quoined corners ~~(any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).~~
- (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
- (4) Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
- (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
- (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontally and rhythmically patterned brickwork.
- (7) Other similar architectural features, as approved ~~by the Director.~~

Section 14.04.109-110 General Design Standards for Non-Residential Structures (includes office, retail, commercial, mixed use, etc., but not industrial uses).

(a) **Exterior Standards for Non-Residential Structures.**

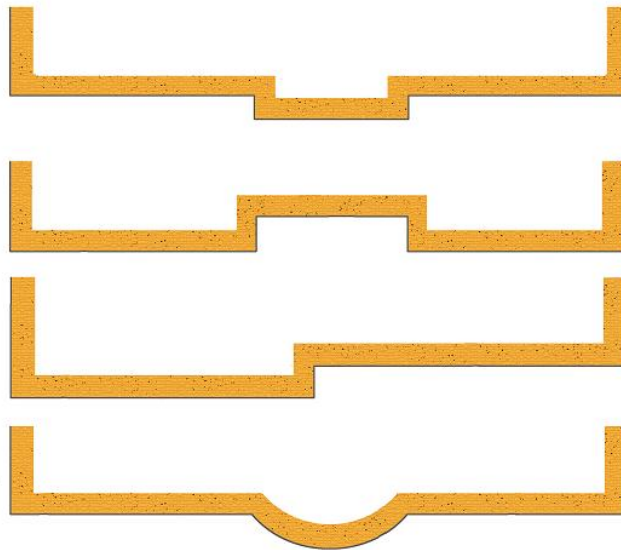
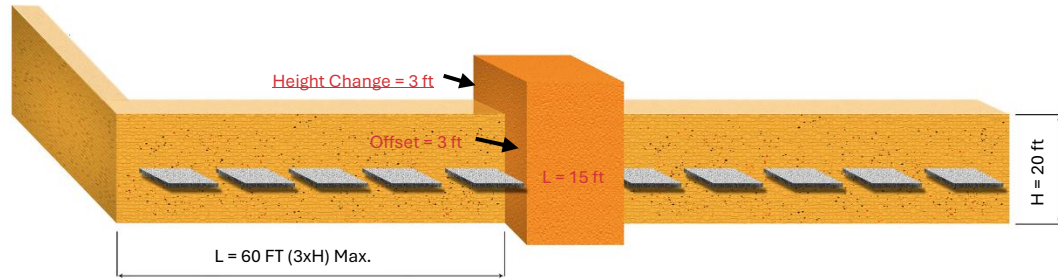
- (1) **Windows.** Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of seventy percent (70%) of each building elevation. Faux windows (i.e. non-transparent architectural features meant to appear as a window opening) or elements that create a comparable visual, such as decorative brickwork, insets of varying materials/colors, or other similar features are allowed, subject to discretionary review and approval ~~by the Director.~~ Windows shall not be glazed or reglazed with mirrored or reflective glass that creates a hazard.
- (2) **Murals.** Murals, if used, cannot display or connote a commercial message without abiding by the Sign regulations, as found within the Code of Ordinances. Murals should be in scale and scope with the proposed development, not violate the spirit and intent of the architectural standards, and should be coordinated through Planning staff. Murals must reflect the development design/theme and cannot contain dangerous, vulgar, or other obscene imagery. All murals must be permitted through the building elevation review process.
- (3) All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle, and top, separated by horizontal elements, as illustrated below.



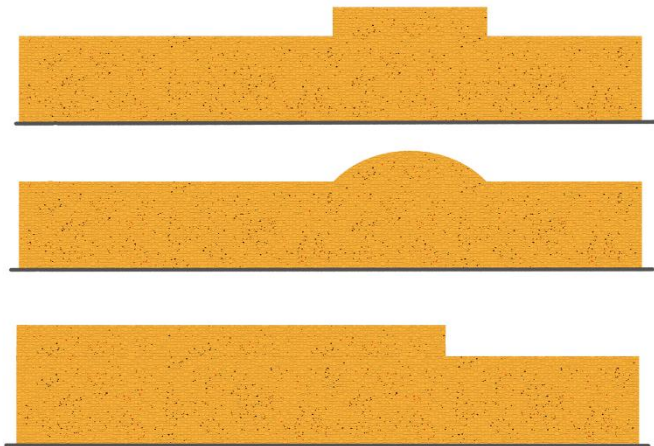
Examples of Tri-Partite

- ~~(1)~~(4) Ground floor facades facing major thoroughfares and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other similar architectural features along no less than sixty percent (60%) of the facade.
- (b) ~~(b)~~ **Landmark Buildings.**
- (1) Buildings that are located at the end of a terminating street or major access lane or at the

- intersection of streets and/or major access lanes shall be considered a landmark building.
- (2) Such buildings shall be designed with landmark features that take advantage of that location, such as an accentuated entry and a unique building articulation that is offset from the front wall planes and extends above the main building eave or parapet line.
 - (3) Landmark features shall be in proportion to the building, subject to review and approval ~~by the Director.~~
- (c) **Architectural Features for Non-Residential Structures.** All non-residential structures shall be designed to incorporate no less than four (4) of the architectural features from the list below. Buildings over 50,000 square feet must include a minimum of five (5) of the referenced architectural features.
- (1) Canopies, awnings, porticos with colonnade or arcades.
 - (2) Raised pilaster cornices (end columns at corners) or quoined corners ~~(any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).~~
 - (3) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
 - (4) Accented windows and doors framed with smooth cobble, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
 - (5) Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
 - (6) Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or horizontally and rhythmically patterned brickwork.
 - (7) Other similar architectural features, as approved ~~by the Director.~~
- (d) **Building Articulation Standards for Non-Residential Structures.** Primary facades clearly visible from a public street or along an active storefront shall meet the following minimum standards for articulation:
- (1) **Horizontal articulation.** ~~An offset equal to 15% of the wall's height must be provided for every wall length that is 3 times the wall's height. The offset must extend a length equal to at least 25% of that wall length. No building wall shall extend for a distance equal to three times the wall's height without providing an offset equal to fifteen percent (15%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty five percent (25%) of the maximum length of the first plane.~~
 - (2) **Vertical articulation.** ~~A change in height equal to 15% of the wall's height must be provided for every wall length that is 3 times the wall's height. The height change must extend a length equal to at least 25% of that wall length. No wall length shall extend for a distance greater than three times the height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height, and that new plane shall extend for a distance equal to at least twenty five percent (25%) of the maximum length of the first plane.~~ Pitched roofs shall count toward achieving vertical articulation, provided they are 65 degrees or less from horizontal.



Examples of horizontal articulation



Examples of vertical articulation

Section 14.04.110-111 Specific Design Standards for Non-Residential Structures Related to Height of Buildings.

~~(a) — Specific Design Standards Exterior Materials for Non-Residential Structures up to Three (3)~~

Stories in Height.

~~(b) Walls, excluding windows, doors and other openings, shall be constructed of a minimum seventy percent (70%) Category A materials and a maximum of thirty percent (30%) Category B materials. However, accent materials from Category C may be allowed in limited application for architectural accents or features.~~

~~A “big box” store or shopping center may use split face CMU (architectural block) for up to twenty percent (20%) of the primary facade, in addition to the thirty percent (30%) of other Category B materials for a total of fifty percent (50%) Category B materials.~~

~~All exterior walls of buildings less than 15,000 square feet are considered primary facades, regardless of orientation.~~

~~(c)(a) A “primary façade” shall be as described in the definitions or as otherwise determined by the Director.~~

ARTICLE IV, TABLE 3A EXTERIOR MATERIALS FOR NON-RESIDENTIAL BUILDINGS		
Categories	Materials	
A	Brick or , Stone, or Manufactured Stone	
B	Split-Face CMU, Stucco, Cementitious Fiber Board Fiber Cement, Quick Brick, Tilt Wall, Treated Engineered Wood	
C	Metal, Natural Wood , Tile, Glass, EIFS, Engineered Wood	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Natural Wood, EIFS	
ARTICLE IV, TABLE 3B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR NON-RESIDENTIAL BUILDINGS THREE (3) OR FEWER STORIES		
Facades	Minimum Percentage	Definition
Primary	Minimum 20% stone Remainder Category A for a total of 70% Category A Maximum 30% Category B Maximum 10% Category C Minimum 20% Stone	Exterior walls of buildings that are clearly visible from a public street or along an active storefront, <u>and all exterior walls of buildings less than 15,000 square feet</u> , or as determined by the Director
Secondary	Minimum 30% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger that are NOT clearly visible from a public street or along an active storefront
ARTICLE VI, TABLE 3C REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR FACADES (BIG BOX) BIG BOX BUILDINGS		
Primary	Minimum 50% Category A Remainder Maximum 50% Split Faced CMU and other Maximum 30% other Category B	Exterior walls of buildings that are clearly visible from a public street or along an active storefront
Secondary	Minimum 20% Category A Remainder Category B	Exterior walls of buildings 15,000 square feet or larger which <u>that</u> are NOT clearly visible from a public street or along an active storefront

~~Note 1. EIFS and Engineered wood may be used for trim or soffit construction. Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance should be curved or angled toward an intersection.~~

~~(b) Exterior Materials for Commercial Non-Residential Structures Four (4) Stories in Height or Taller.~~

~~(c) Façades shall generally be built parallel to the street frontage, except at street intersections, where a façade containing a primary building entrance should be curved or angled toward the intersection.~~

~~(d)(b) Masonry requirement. Every elevation of each building shall be finished with masonry as specified below. Acceptable masonry finishing materials are brick, stone and/or synthetic stone materials including, but not necessarily limited to, slate, flagstone, granite, limestone, glass, and marble. See Table 4, below.~~

ARTICLE IV, TABLE 4A	
EXTERIOR MATERIALS CATEGORIES FOR MID & HIGH RISE BUILDINGS (4 OR MORE STORIES)	
Categories	Materials
A	Brick, Stone, Manufactured Stone , Glass Wall System
B	Split-Face CMU, Stucco, Cementitious Fiber Board <u>Fiber Cement</u> , Treated Engineered Wood , Tilt Wall Construction
C	Metal, Natural Wood , Tile, Glass Blocks, EIFS , <u>Engineered Wood</u>
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, <u>Natural Wood, EIFS</u>
ARTICLE IV, TABLE 4B	
MINIMUM EXTERIOR PERCENTAGES FOR MID & HIGH RISE BUILDINGS (4 OR MORE STORIES)	
Floors 1-3	Minimum 70% Category A Maximum 320% Category B Remainder Maximum 10% Category C <u>Minimum 20% Stone</u>
Floors 4-6	Minimum 20% Category A Minimum Maximum 70% Category B Remainder Category C
Floors 7 and above	0% Category A required (but may be used) <u>Maximum 100% Any combination of Category A, B, or C</u>

~~Note 1. Metal or wood (other than treated engineered wood) exterior construction is allowed only as an accent material to enhance the overall architectural design.~~

~~The Director may apply architectural regulations in Tables 3A and 3B for developments such as climate-controlled storage, hotels, and similar uses.~~

~~The Director may approve deviations from a strict interpretation of the exterior standards to accommodate specific "signature design aesthetic."~~

~~No single building material shall be used for more than eighty-five percent (85%) of any façade unless approved by writing by the Director.~~

~~The entrance or entrances on all buildings shall be articulated and defined with strong architectural features.~~

~~Ground floor facades facing major thoroughfares and any intersecting thoroughfare must incorporate articulated entry areas, arcades, display windows, awnings, or other architectural variety features along no less than sixty percent (60%) of the facade.~~

~~Any loading and service areas shall be located at the side or rear of buildings. Horizontal articulation described above is not required on the façade of buildings containing a loading dock and/or service area, provided that such area is located in such a manner as to not be readily visible from any major thoroughfare or any intersecting roadway.~~

Section 14.04.111-112 Specific Design Standards for Industrial Structures.

(a) ~~Design Standards for Industrial Structures.~~ The following design standards apply to structures

constructed in an industrial zoning district and proposing an industrial and/or manufacturing use, per the use chart of the zoning ordinance:

- (1) — The main entry or office area of the building shall be articulated both horizontally and vertically by ~~at least five (5) feet or~~ ten percent (10%) of the adjacent wall height, ~~whichever is greater~~. Building corners shall also be articulated, as approved ~~by the Director~~.
- (2) — ~~Primary exterior facades, which are clearly visible from a public street, shall be constructed with a minimum ten percent (10%) Category A materials and up to ninety percent (90%) Category B materials, exclusive of windows and doors. Category C materials may be used for accents. The Category A materials noted above shall be applied to corners, entries, and other areas in order to mitigate monotony and increase the aesthetic value. A minimum of two (2) different materials shall be used.~~
- (3)(1) ~~Secondary exterior facades NOT facing a public street may be constructed with up to 100% Category B materials.~~

ARTICLE IV, TABLE 5A EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
Categories	Materials	
A	Brick or Stone, or Manufactured Stone	
B	Split-Face CMU, Stucco, Cementitious Fiber Board Fiber Cement, Quick Brick, Tilt Wall, Treated Engineered Wood	
C	Metal, Natural Wood , Tile, Glass , EIFS, Engineered Wood	
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Natural Wood , EIFS	
ARTICLE IV, TABLE 5B REQUIRED PERCENTAGES OF EXTERIOR MATERIALS FOR INDUSTRIAL BUILDINGS		
Facades	Minimum Percentage	Definition
Primary	Minimum 10% Category A Remainder Category B Category C may be used as accents up to <u>105%</u>	Exterior walls of buildings which <u>that</u> are clearly visible from a public street
Secondary	Up to 100% Category B	Exterior walls <u>that are</u> NOT clearly visible from a public street or along an active storefront

Note 1. The Director has the authority to declare certain structures with inherent industrial-like uses, such as cabinet structures associated with communication towers or modular buildings internal to heavy industrial sites, to be in conformance with this Ordinance.

- (b) **Architectural Features for Industrial Structures.** All industrial buildings shall be designed to incorporate no less than two (2) of the additional architectural features listed below:
 - (1) Raised pilaster cornices (end columns at corners) or quoined corners.
 - (2) Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
 - (3) 25% Category A on primary facades.
 - (3)(4) Canopies (not drive-through canopies), awnings, valances, porticos, overhangs (5 feet minimum), or arcades.
 - (4)(5) Recesses or projections (3 feet minimum).
 - (5)(6) Peaked roof forms.
 - (6)(7) Outdoor patios or integrated planters or wing walls that incorporate landscape and sitting areas.
 - (7) ~~Recessed or “popped-out” display windows (2 feet minimum);~~
 - (8) Visible and noticeable architectural details, such as tile work or moldings, integrated into the building façade.
 - (9) Other architectural features with similar visual impact.

Section 14.04.112-113 Specific Design Standards for Canopies & Fueling Stations.

(a) **Canopies**

(1) Canopies and their supporting structures should be architecturally integrated with the primary building and all other accessory structures on the site by using the same or complementary materials, design motif, and colors. Canopies in a multi-tenant center shall be consistent in color.

~~(2) Non-residential canopies and awnings, such as~~ for car washes, vacuum stalls, or other similar structures shall utilize a metal roof (not fabric) and shall use a subdued, muted shade of earthen tone color.

~~(3) Materials and colors used on both structural and architectural surfaces shall be subdued, earth-tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone, and other high-quality masonry type elements are required as a major component of the exterior of all structures.~~

~~(4)(2)~~

~~(5)(3)~~ Canopy band faces shall be a color consistent with the main structure or an accent color. The canopy band face shall be flat with no projections, shall not be of plastic materials, shall be generally a metal or masonry-based material, not be greater than four (4) feet in height, and may not be backlit or used as signage, ~~except as follows:~~

~~i. The canopy band face may utilize one (1) small button logo on each face that can be internally illuminated, as long as each button logo does not exceed fifteen (15) square feet for bands three (3) feet in height and twenty (20) square feet for bands four (4) feet in height, is generally as tall as it is wide, and does not protrude more than eighteen (18) inches from the canopy in any direction.~~

~~ii. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward so that only the "wash" is visible.~~

~~iii. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of six (6) inches), and the size of the ring does not exceed more than twenty-five percent (25%) for single rings and fifty (50%) for multiple rings of the thickness of the canopy band face.~~

~~iii.i.~~

(b) **Gas Pumps & Fueling Stations.**

~~(1) Materials for the main building shall follow the regulations for Non-Residential Structures (Section 14.04.109, General Design Standards for Non-Residential Structures).~~

~~(2)(1)~~ Canopies shall not exceed twenty (20) feet in total height, measured from the pavement to the top of the canopy, and must abide by all other canopy regulations.

~~(3)(2)~~ The roofs of ~~convenience store buildings and~~ fueling station canopies shall be pitched, include a parapet to shield roof-mounted equipment, or otherwise be distinguished, subject to approval by the Director.

~~(4)(3)~~ Canopy support columns shall be fully encased with Type-Category A masonry products and shall not include any non-structural additions to the columns.

~~(5)(4)~~ Lighting fixtures ~~(LED-only)~~ or sources of light that are a part of the underside of the canopy should be recessed into the underside of the canopy with no drop-down or visible bulbs.

~~(6) The materials and color used on the underside of the canopy should not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries.~~

~~(7) Materials and colors used on both structural and architectural surfaces shall be subdued, earth tone colors, with the intent of promoting a harmonious appearance of the structures and the natural surroundings, as well as with appearance themes or guidelines of surrounding development. Brick, stone and other high-quality masonry type elements are required as a major component of the exterior of all structures.~~

~~(8) Bright accent colors, intended to express corporate or business logos, may be used only on a limited basis. These accent color areas should not be internally illuminated, except as allowed by the City's sign regulations.~~

~~(9)~~(5) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, dumpster screening wall, or other structure to mitigate their visual impact and should be an earth~~en~~-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.

~~(1) Screening of fueling stations shall follow Section 14.04.207, Commercial Landscaping Requirements. However, use of berms to further screen the pump area is encouraged.~~

Sections 14.04.~~113-114~~ to 14.04.200 Reserved.