

Exhibit “B”

Subchapter 9. Architectural, Site Design & Layout Provisions

9.3 Residential Design Standards – Multi-Family and Mixed-Use Structures

9.3.1 Applicability

The architectural standards in this section are applicable to all multi-family structures, mixed use structures and live work units in R, GB-1, MF-10, and MF-20, CL3, CL4 and CL5.

9.4 Office, Retail, and Commercial Structures

9.4.1 Applicability

The architectural standards in this section are applicable to all non-residential with the exception of industrial structures in O, NS, R, GB-1, GB-2, and office, retail, and commercial structures with less than four stories in the CL3, CL4, and CL5 zoning districts.

9.10 Corridor District Design Standards

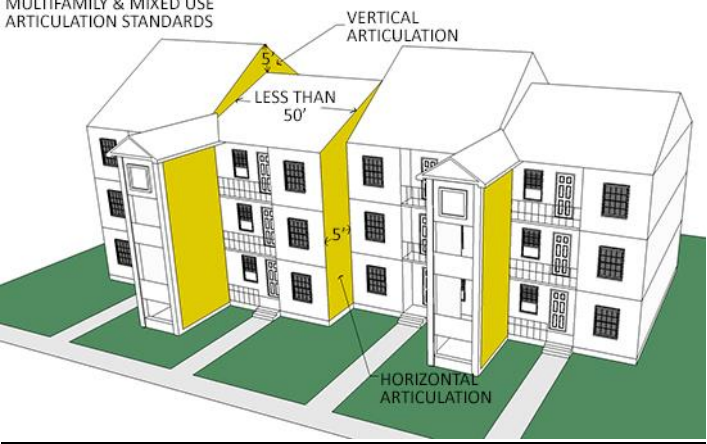
9.10.1 Applicability

The architectural standards in this section are applicable to the respective structure types in the CL3, CL4, and CL5 Districts.

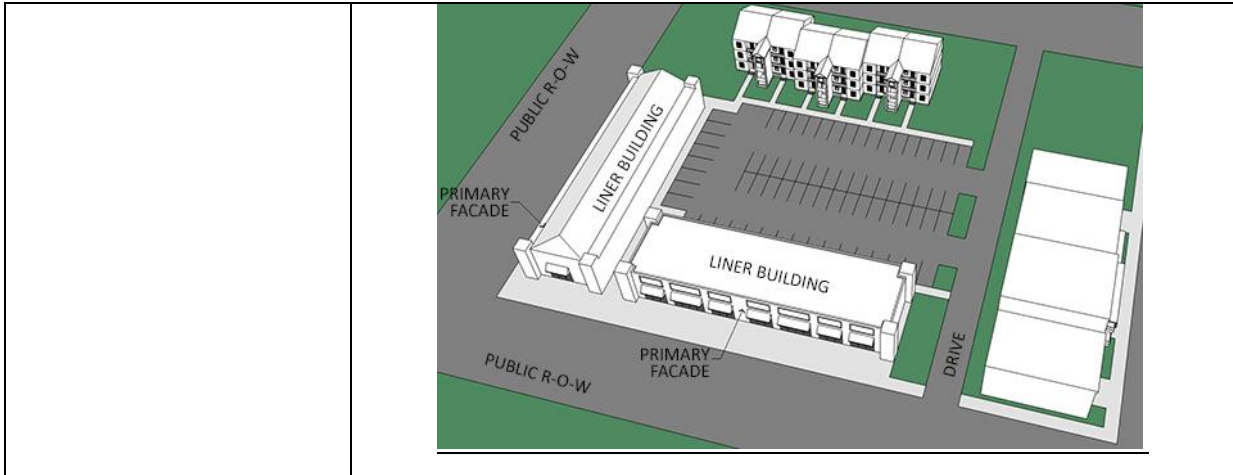
9.10.2 Architectural Details

The following design elements are required as stated in the table. The term “primary façade” shall apply to all facades facing a public street, public or private park, and any major drive aisle.

<u>Table 9.10.3 Multi-Family Structures Architectural Details</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Roof Pitch</u>	<u>Pitch roof – minimum 6:12</u> <u>Flat roof – require parapet screening</u> <u>Shed roof, porch roof and arcade roofs – minimum 2:12</u>

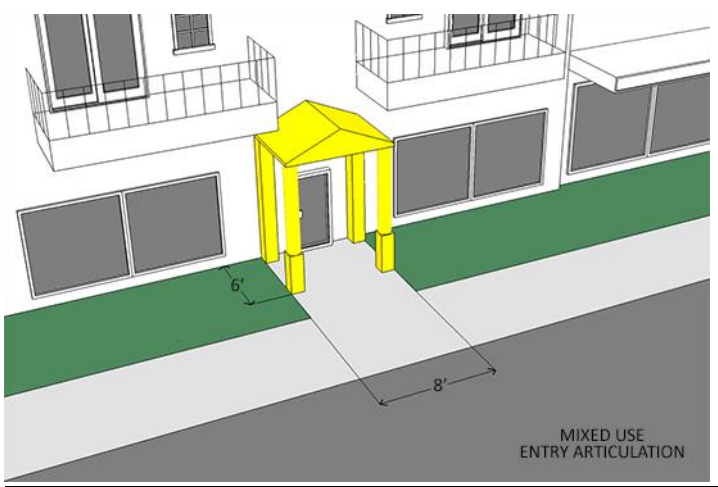
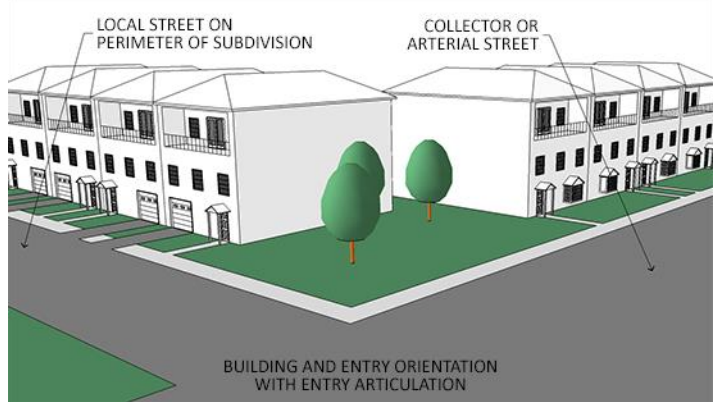
<u>Permitted Pitched Roof Materials</u>	<u>30-year asphalt shingles</u> <u>Standing seam metal</u> <u>Tile</u>
<u>Roof Articulation (excluding flat roofs)</u>	<u>2 Elements from the following:</u> <ul style="list-style-type: none"> • <u>Two (2) roof materials</u> • <u>Masonry chimneys</u> • <u>Dormers along public facades (1/20')</u> • <u>Eaves that overhang a minimum of 24" with a minimum fascia depth of 8"</u> • <u>Three or more roof slope planes per primary façade</u>
<u>Vertical Articulation</u>	<u>No more than 50 linear (horizontally) feet without a minimum 5' vertical offset</u>
<u>Horizontal Articulation</u>	<u>No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset</u> 
<u>Transparency (windows and doors)</u>	<u>Each residential floor on a primary façade shall contain 25% doors and windows.</u>
<u>Window and Door Treatment</u>	<u>Trim shall be provided to accent all windows and doors appropriate to style of structure</u>
<u>Window Articulation</u>	<u>25% of the primary facade windows shall include one of the following:</u> <ul style="list-style-type: none"> • <u>Veranda, terrace, porch or balcony (accessible for single units) minimum 4' deep</u> • <u>Trellis</u> • <u>Shed roof awning</u> • <u>20" projection</u> • <u>Bay window</u> • <u>Bow window</u> • <u>Transom windows</u> • <u>Arched windows</u>

	<ul style="list-style-type: none"> • <u>Gable windows</u> • <u>Oval or round windows</u> • <u>Shutters</u> • <u>Decorative stone or brick band</u>
<u>Façade Repetition</u>	All buildings shall be designed to have distinct characteristics every 30'.
<u>Top Floor Articulation</u>	When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.
<u>Building Orientation</u>	<p>All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development and/or adjacent to public right of way, shall have the primary façade front and face the public right-of-way.</p> <p>All other buildings shall be designed as liner buildings located adjacent to and fronting the public right of way, primary internal drive aisles, or wrapped around a parking structure garage.</p> <div data-bbox="630 877 1344 1375" data-label="Image"> <p>The diagram, titled "MULTIFAMILY & MIXED USE BUILDING ORIENTATION & PRIMARY ENTRY LOCATION", illustrates a three-story building with a flat roof and a primary facade. The building is shown from a perspective view, with the primary facade facing the public right-of-way (P.R.O.-W). The primary entry is located on the ground floor of the primary facade. The building has multiple windows and balconies. The diagram is labeled with "PRIMARY FACADE" and "PRIMARY ENTRY" with arrows pointing to the respective features. The "P.R.O.-W" is labeled at the bottom left of the building's footprint.</p> </div>



Primary Entry Location Pedestrian building entrances are encouraged to be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.

Entry Articulation All ground floor entries shall be covered with distinct architectural detail such as: porch, portico, arcade, awning, or other similar shading element.



<u>Building Access</u>	<p><u>2-Story Structures</u></p> <ul style="list-style-type: none"> • <u>Exterior stairwells are not permitted.</u> <p><u>3-Story Structures or More:</u></p> <p><u>For multi-family structures with exterior stairwells, the multi-family units shall be accessed by way of a centralized interior corridor with the following exceptions and conditions:</u></p> <ul style="list-style-type: none"> • <u>Exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard; and</u> • <u>The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.</u>
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9.10.3 Parking and Garage Requirements

Surface parking and garages shall be in accordance with Subchapter 10 and the following table. Where there is conflict between the two, this section shall control for properties zoned CL3, CL4, and CL5.

<u>Table 9.10.4 Parking and Garage Requirements</u>	
<u>Applicable to structures with three (3) stories or less</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Garage Requirement</u>	<u>Multi-family structures with three (3) stories or less shall provide 1, 12' x 20' (inside dimensions) garage parking space per 2 units, except when parking structure is provided in accordance with Section 9.7.</u>
<u>Garage Integration</u>	<p><u>2- Story Multi-Family Structure</u></p> <ul style="list-style-type: none"> • <u>50% of the required garage spaces for Multi-Family structures shall be integrated into dwelling unit with direct access.</u> <p><u>3-Story Multi-Family Structure</u></p> <ul style="list-style-type: none"> • <u>50% of the required garage spaces for Multi-Family structures shall be integrated into primary residential structures.</u>
<u>Garage Materials</u>	<u>Garages shall be designed to blend architecturally and cohesively with the overall development and have similar materials as the facades of the primary residential structures.</u>
<u>Surface Parking and Additional Garage Parking Location</u>	<u>Parking lots shall not be permitted between a structure and a required buffer. Structures containing the remaining required garage spaces not</u>

	integrated into the primary structure may be permitted between a structure and a required buffer.
Applicable to structures four (4) stories or more	
Garage requirement	Individual garages as described above shall not be required for multi-family units if: <ul style="list-style-type: none"> • <u>At least 1 parking space per unit is included in a parking structure in accordance with Section 9.7, or</u> • <u>The multi-family structure is designed to accommodate at least 1 tuck-under parking space for every 3 units under the footprint of the structure, to be known as tuck-under parking.</u>
Tuck-Under Parking	<u>If ground floor tuck-under parking is provided, it shall be designed internal to the structure and not visible from a public street, major drive aisle, or open space, with exception of the vehicle access entrances.</u>
Surface Parking	<u>With exception to on-street parallel parking spaces, all surface parking area shall only be permitted when buildings are designed along the perimeter of the parking area in a manner where the parking is completely screened from a public street, drive aisle, or open space by the adjacent buildings, with exception of the vehicle access entrance.</u>

9.10.4 Pedestrian Access Requirements

Pedestrian connectivity shall be provided in accordance with the following table.

<u>Table 9.10.5 Pedestrian Access Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Interior Pedestrian Access and Off-Site Connectivity</u>	<u>Minimum 4' sidewalks required from all parking and public areas to entryways of all units.</u>
	<u>If provided, perimeter fencing along a public right-of-way shall include one pedestrian gate accessible for every two buildings. The pedestrian gate may be a controlled access gate for the tenants to utilize.</u>
	<u>A pedestrian pathway with a minimum 4-ft width shall connect all pedestrian building entrances to the pedestrian gates and to the public sidewalk.</u>

9.10.5 Amenities

All multi-family developments shall require at least one private amenity, selected from the list below, for every fifty (50) or more dwelling units. The amenities shall be owned and maintained by the property owner. These developments may receive up to 25% credit towards the Park Development Fee for private amenities in accordance with Subchapter 14. Public Parkland Standards and the Parks Development Manual.

Table 9.10.6 Amenities for Multi-Family	
<u>Number of Dwelling Units</u>	<u>Minimum Number of Amenities</u>
<u>0-49</u>	<u>0</u>
<u>50-99</u>	<u>2</u>
<u>100-149</u>	<u>3</u>
<u>150-199</u>	<u>4</u>
<u>200-249</u>	<u>5</u>
<u>250 or more</u>	<u>6</u>

<u>Amenities</u>
<u>Playground equipment meeting minimum guidelines by the Commercial Park Advisory Council and National Playground Safety Institute with a covered shade structure</u>
<u>Dog park (not smaller than 2,500 sq ft) with minimum depth of twenty-five (25) feet, fenced in accordance with Subchapter 11, and containing a pet drinking fountain</u>
<u>Covered picnic area to contain no fewer than two (2) tables with seating and two (2) grills</u>
<u>Swimming pool</u>
<u>Splash pad</u>
<u>Tennis or racquetball court</u>
<u>Basketball court</u>
<u>Volleyball court</u>
<u>Community garden or orchard with irrigation (minimum 800 sq ft)</u>
<u>Gazebo, band stand or outdoor amphitheater</u>
<u>Amenity center with social room for resident use</u>
<u>Private fitness facility</u>

<u>Kitchen available for resident use</u>
<u>Billiards or similar</u>
<u>Theater or similar media room</u>
<u>Electric vehicle charging stations</u>
<u>As approved by the Planning Director</u>

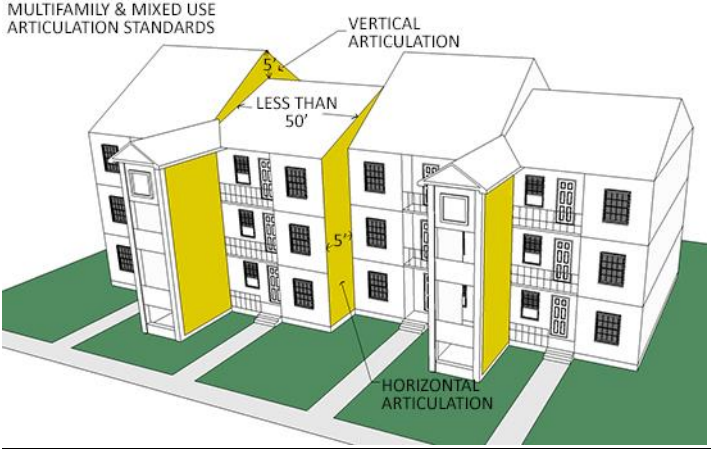
9.10.6 Design Standards – Multi-Family Urban Structures

The architectural standards in this section are applicable to all multi-family urban structures, and live work units in CL3, CL4 and CL5 zoning districts.

A. Architectural Details:

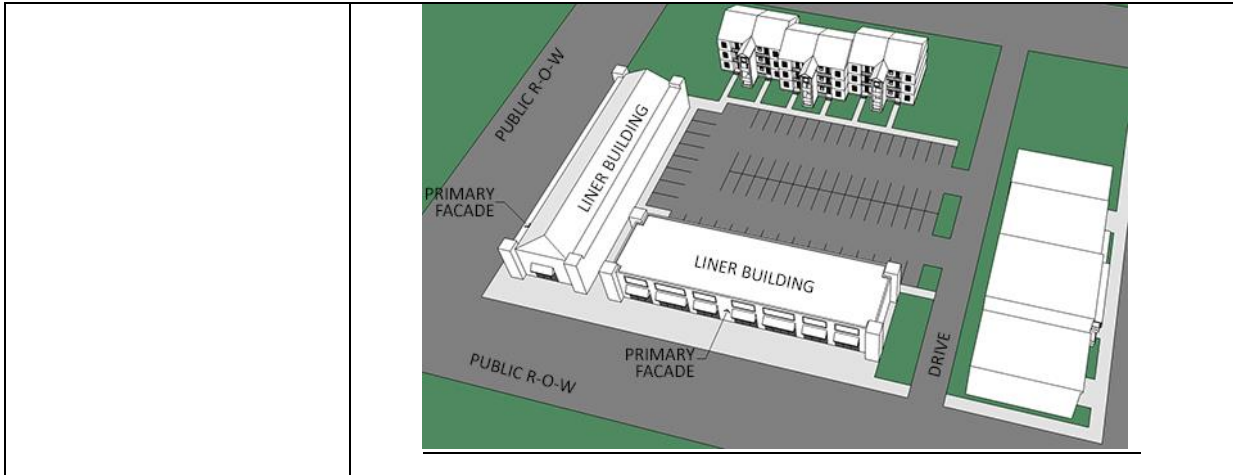
The following design elements are required as stated in the table. The term “primary façade” shall apply to all facades facing a public street, public or private park, and any major drive aisle.

Table 9.10.7 Multi-Family Urban Structures Architectural Details	
Design Element	Standard
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Roof Pitch</u>	<u>Pitched roof – minimum 6:12</u> <u>Flat roof – require parapet screening</u> <u>Shed roof, porch roof and arcade roofs – minimum 2:12</u>
<u>Permitted Pitched Roof Materials</u>	<u>30-year asphalt shingles</u> <u>Standing seam metal</u> <u>Tile</u> <u>TPO Membrane</u>
<u>Pitched Roof Articulation</u>	<u>Two (2) Elements from the following:</u> <ul style="list-style-type: none">• <u>2 roof materials</u>

	<ul style="list-style-type: none"> • <u>Masonry chimneys</u> • <u>Dormers along public facades (1/20')</u> • <u>Eaves that overhang a minimum of 24" with a minimum fascia depth of 8"</u> • <u>Three or more roof slope planes per primary façade</u>
<u>Top Floor Articulation</u>	<p><u>When a flat roof is utilized, a distinctive finish, consisting of a cornice, banding or other architectural termination shall be provided.</u></p> <p><u>Parapet walls along the roof shall feature three-dimensional cornice treatments or other shadow-creating details. Parapet walls shall screen all roof mounted mechanical equipment per Subchapter 11.</u></p> <p><u>Green roof, blue roof, and white roof designs are encouraged.</u></p> <p><u>Reflective surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflective solar energy and reduce heat transfer to the building.</u></p>
<u>Articulation/Massing for Pitched Roof Buildings</u>	<p><u>No more than 50 linear (horizontally) feet without a minimum 5' vertical offset</u></p> <p><u>No more than 50 linear (horizontally) feet without a minimum 5' horizontal offset</u></p> <p><u>The linear (horizontally) distance and vertical/horizontal offset may be reduced or waived, at the discretion of the Planning Director, if the applicant demonstrates sufficient architectural enhancements which add to the visual interest of the primary façade(s) in lieu of articulation, at the discretion of the Planning Director.</u></p> 
<u>Articulation/Massing for Flat Roof Buildings</u>	<p><u>Structures shall be designed in a three-tiered approach consisting of the base, the middle, and the top.</u></p>

	<p>Base: Shall include the building entries, pedestrian space, retail facades and store front windows, awnings or similar pedestrian covers, and porte-cocheres designed to establish a pedestrian scale with the building. A parking garage may be located within this area however the façade of the parking structure shall be designed to create visual interest at the pedestrian scale. (See parking structure requirements in Subchapter 9.7.)</p> <p>Middle: The middle of the building begins the primary use of the building and is separated by the base with an architectural banding, or setback to offer a visual change. The middle contains the building's primary uses with windows, exterior patios, and generally visually repeats an architectural theme or rhythmic pattern.</p> <p>Top: The top terminates the building at the sky with an architectural cornice or special building elements to finish the building and provide screening of any roof mounted equipment.</p>
<p><u>Transparency (windows and doors)</u></p>	<p>Each floor on a primary façade, including ground level residential for urban multifamily, shall contain 25% doors and windows.</p> <p>Each non-residential floor on the ground level shall contain 50% doors and windows on the primary facades. The ground level shall be measured as the total wall area of the first 12 feet above grade. A minimum zone of transparency on the ground level shall be established on a sidewalk-adjacent façade between a height of two (2) feet and eight (8) feet above grade on these façades. At least 50 percent of the minimum transparent area shall be located within the minimum zone of transparency. Glass showcases or cabinets at least three feet in depth may be used to fulfill the foregoing minimum transparent area standard of this section.</p> <p>The percentage of transparency or zone of transparency may be reduced or waived, at the discretion of the Planning and Development Services Director, if the applicant demonstrates that the standard provided in this section would have a significant adverse effect upon the operation of the building to which it would be applied. In such cases, architectural enhancements which add to the visual interest of the primary façade(s) may be considered in lieu of transparency.</p>
<p><u>Window Articulation</u></p>	<p>25% of the primary facade windows shall include one of the following:</p> <ul style="list-style-type: none"> • <u>Veranda, terrace, porch or balcony (accessible for single units) minimum 4' deep</u> • <u>Trellis</u> • <u>Shed roof awning</u> • <u>20" projection</u> • <u>Bay window</u> • <u>Bow window</u>

	<ul style="list-style-type: none"> • <u>Transom windows</u> • <u>Arched windows</u> • <u>Gable windows</u> • <u>Oval or round windows</u> • <u>Shutters</u> • <u>Decorative stone or brick band; or</u> • <u>Other element, as approved by the Planning Director</u>
<p><u>Façade Repetition</u></p>	<p><u>All buildings shall be designed to have distinct characteristics every 30'. Building facades shall not contain blank area walls which exceed 30 linear feet, measured parallel to the street, unless public art is incorporated covering at least 50 percent of the blank wall.</u></p>
<p><u>Building Orientation</u></p>	<p><u>All buildings containing ground floor or second story residential dwelling units, located along the perimeter of the development or adjacent to public right of way, shall have the primary façade front and face the public right-of-way.</u></p> <p><u>All other buildings shall be designed as liner buildings located adjacent to and fronting the public right of way, primary internal drive aisles, or wrapped around a parking structure. Buildings shall not be oriented toward a surface parking lot with more than one row of parking along an internal drive aisle without perimeter liner buildings, and only as approved by the Planning Director.</u></p> <div data-bbox="620 1108 1328 1608" data-label="Image"> <p>The diagram illustrates a three-story building with a flat roof and multiple windows. A label 'MULTIFAMILY & MIXED USE BUILDING ORIENTATION & PRIMARY ENTRY LOCATION' is positioned above the building. A line points to the front facade of the building, labeled 'PRIMARY FACADE'. Another line points to a recessed entrance on the ground floor, labeled 'PRIMARY ENTRY'. The building is situated on a street, with the area between the building and the street labeled 'PUBLIC R-O-W' (Public Right-of-Way).</p> </div>

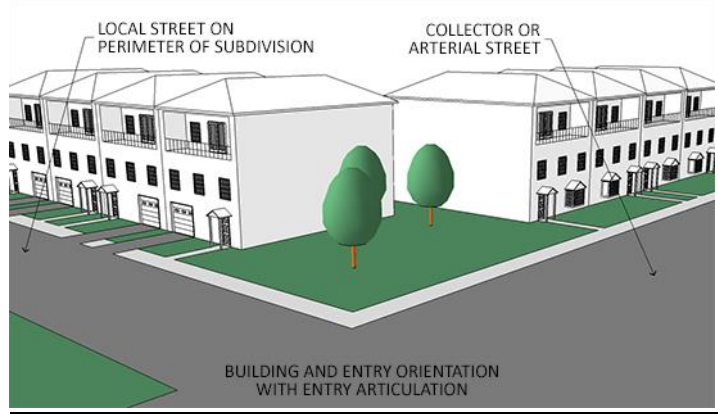


Primary Entry Location

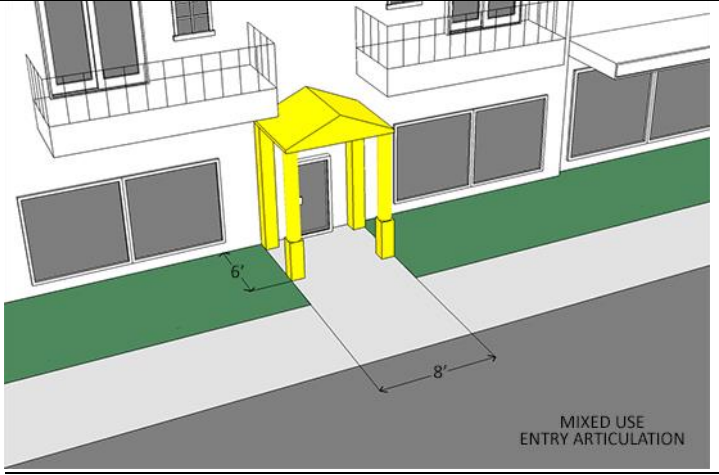
Pedestrian building entrances shall be directly accessible from a public sidewalk or a common open space with a landscaped courtyard.

Entry Articulation

Mixed use structures shall have a minimum 6' inset for the width of each entry (minimum 8' wide).



All ground floor entries shall be covered with distinct architectural detail such as: porch, portico, arcade, awning, or other similar shading element. These elements can extend beyond the entrance along the façade

	
<u>Residential Building Access</u>	<p>Multi-family and condominium units shall be accessed by way of a <u>centralized indoor corridor except:</u></p> <p><u>Exterior stairwells may be considered if they are oriented toward a central landscaped courtyard and/or screened via evergreen landscaping from any public street or required bufferyard. The stairwell structure shall be architecturally integrated into the building with appropriately sized cutouts to allow for visibility, ventilation, and protection from natural elements.</u></p>
<u>Roof and Wall-Mounted Mechanical Equipment</u>	<p>Shall comply with <u>Subchapter 11.8.2</u></p>

9.10.7 Parking and Garage Requirements

Surface parking and garages shall be in accordance with Subchapter 10 and the following table. Where the two are in conflict, this section shall control for properties zoned CL3, CL4, and CL5.

<u>Table 9.10.8 Parking Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Garage requirement</u>	<p>Vertical mixed-use structures shall be exempt from the garage requirement in 9.3.4, Parking and Garage Requirements.</p> <p>For Multi-family Urban structures, parking structure shall be provided to accommodate at least 60% of the minimum parking required and shall be designed in accordance with Section 9.7, Structured Parking.</p>
<u>Tuck-Under Parking</u>	<p>If ground floor tuck-under parking is provided, it shall be designed internal to the structure and not visible from a public street, major drive aisle, or open space, with exception of the vehicle access entrances.</p>

Surface Parking	With exception to on-street parallel parking spaces and their equivalent for major drive aisles as described in the conditions for Multi-family Urban in Section 4.4.3, any surface parking area shall only be permitted when buildings are designed as liner buildings along the perimeter of the parking area and in a manner where the parking is completely screened from a public street, drive aisle, or open space by the adjacent buildings, with exception of the vehicle access entrance and necessary sight triangles. Parking lots shall not be permitted between a structure and a required buffer.
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9.10.8 Pedestrian Access Requirements

Pedestrian connectivity shall be provided in accordance with the following table:

<u>Table 9.10.9 Pedestrian Access Requirements</u>	
<u>Design Element</u>	<u>Standard</u>
<u>Interior Pedestrian Access and Off-Site Connectivity</u>	<u>Minimum 4' sidewalks required from all parking and public areas to entryways of all units.</u>
	<u>If provided, perimeter fencing along a public right-of-way shall include one pedestrian gate accessible for every two buildings. The pedestrian gate may be a controlled access gate for the tenants to utilize.</u>
	<u>A pedestrian pathway with a minimum 4-ft width shall connect all pedestrian building entrances to the pedestrian gates and to the public sidewalk.</u>

9.10.9 Amenities

All Multi-Family Urban developments shall require at least one private amenity, selected from the list below, for every fifty (50) or more dwelling units. The amenities shall be located on a private open space, landscape lot or integrated into the structure, and shall be owned and maintained by the property owner. These developments may receive up to 25% credit towards the Park Development Fee for private amenities in accordance with Subchapter 14. Public Parkland Standards and the Parks Development Manual.

<u>Table 9.10.10 Amenities for Multi-Family Urban</u>	
<u>Number of Dwelling Units</u>	<u>Minimum Number of Amenities</u>
<u>0-49</u>	<u>0</u>

<u>50-99</u>	<u>2</u>
<u>100-149</u>	<u>3</u>
<u>150-199</u>	<u>4</u>
<u>200-249</u>	<u>5</u>
<u>250 or more</u>	<u>6</u>

<u>Amenities</u>
<u>Playground equipment meeting minimum guidelines by the Commercial Park Advisory Council and National Playground Safety Institute with a covered shade structure.</u>
<u>Dog park (not smaller than 2,500 sq ft) with minimum depth of twenty-five (25) feet, fenced in accordance with Subchapter 11, and containing a pet drinking fountain.</u>
<u>Covered picnic area to contain no fewer than two (2) tables with seating and two (2) grills.</u>
<u>Swimming pool</u>
<u>Splash pad</u>
<u>Tennis or racquetball court</u>
<u>Basketball court</u>
<u>Volleyball court</u>
<u>Community garden or orchard with irrigation (minimum 800 sq ft)</u>
<u>Gazebo, band stand or outdoor amphitheater</u>
<u>Amenity center with social room for resident use</u>
<u>Private fitness facility</u>
<u>Kitchen available for resident use</u>
<u>Billiards or similar</u>
<u>Theater or similar media room; or</u>
<u>As approved by the Planning Director</u>

9.10.10 Miscellaneous Design Elements

A. Mixed Use structures shall comply with the following office, retail, and commercial design standards from Section 9.5.4:

1. Common Development
2. Building Entrance Standards
3. Canopy Standards
4. Drive-Thru
5. Screening of Walk-In Coolers
6. Orientation and Screening of Overhead Doors, Loading Docks, and Service Courts.

9.10.11 Office, Retail, and Commercial Structures

With the exception of industrial use structures, the architectural standards in this section are applicable to all non-residential structures in the CL3, CL4, and CL5 Districts. Non-residential structures with less than four stories shall comply with the requirements in 9.4, Office, Retail, and Commercial Structures, and structures with four (4) or more stories shall comply with the requirements in Table 9.10.11, Non-Residential Structures with four (4) stories or more.

Table 9.10.11 Non-Residential Structures with four (4) stories or more	
Design Element	Standard
<u>Solar Orientation and Passive Cooling</u>	<u>Buildings are encouraged to be aligned on an east-west axis so that the long side of the building faces north and south while the short ends face east to west. When the long sides of a building face south or west, windows located along those sides are encouraged to be externally shaded through the use of extended roof overhangs, building projections, window recesses or similar structural means to assist in minimizing summer solar admission and improving passive cooling. Buildings are encouraged to be designed to maximize photovoltaic potential.</u>
<u>Building Massing</u>	<p><u>Structures shall be designed in a three-tiered approach consisting of the base, the middle, and the top.</u></p> <p><u>The base shall include the building entries, pedestrian space, retail facades and store front windows, awnings or similar pedestrian covers, and porte-cocheres designed to establish a pedestrian scale with the building. A parking garage may be located within this area however the façade of the parking structure shall be designed to create visual interest at the pedestrian scale. (See structured parking requirements in Subchapter 9.7.)</u></p> <p><u>The middle of the building begins the primary use of the building and is separated by the base with an architectural banding, or setback to offer a visual change. The middle contains the building's primary uses with</u></p>

	<p>windows, exterior patios, and generally visually repeats an architectural theme or rhythmic pattern.</p> <p>The top terminates the building at the sky with an architectural cornice or special building elements to finish the building and provide screening of any roof mounted equipment.</p>
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9.10.12 Parking Structure

The architectural standards of this section are applicable to all stand-alone parking structures and the facades, or a portion of the facade thereof, on commercial or residential structure(s) which are structurally designed for the purposes of parking structure. All storefront, office, or residential elements shall be reviewed according to its districts' architectural standards.

A. Design Guidelines:

1. Parking structure access shall be located and designed in a manner which provides for pedestrian activity on the street frontage of the structure while minimizing the number of vehicular access points and reducing areas of vehicle-pedestrian conflict.
2. New parking structures are encouraged to have retail, commercial, or offices uses at the first level, fronting all public streets, parkland and open spaces. This can include leasing offices and amenity centers for Urban Multifamily and Mixed-Use, though these areas do not count towards minimum nonresidential square footage on the ground floor.
3. Parking structures are encouraged to create visually attractive and active pedestrian environment through the use of retail/commercial wrap-around tenant spaces.
4. Parking structures should be designed to blend and/or complement the surrounding buildings.
5. Parking structure elevations should use color, massing, or architectural features to reduce the appearance of bulk.
6. Parking structures are encouraged to have "green roofs" or civic spaces on the upper most floor of the structure or roof.
7. The parking structures are encouraged to be unique and create a sense of place, rather than a design that represents only the functional use of the structure.
8. Parking structures with more than one façade visible from a street or major drive aisle shall incorporate ground level commercial space for at least 25% of the total ground level façade visible from the street or major drive aisle with:
 - a. A customer entrance that opens directly onto the sidewalk, and
 - b. A depth not less than 24-feet, and

- c. A height not less than 12-feet, measured from the finished floor to the bottom of the structural members of the ceiling.
- 9. The parking structure shall not be issued a permanent Certificate of Occupancy until the commercial spaces are finished out to a minimum of a Temporary Certificate of Occupancy for a shell building and provide for at least two separate commercial spaces (which may later be combined upon occupancy) and constructed to accommodate diversified uses and types and not designed for one user.
- 10. Above ground parking should be designed in such a way the neighboring buildings are not adversely affected by headlights.
- 11. Parking structure facades facing residential parcels shall: (1) Be enclosed to prevent light spill, adverse noise, or pollutants from impacting dwellings; and (2) Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings.

9.10.13 Architectural Requirements

A. Façade Building Materials

The façade(s) of the parking garages fronting a public street or open space shall be treated as primary facades in this Section.

B. Screening of Vehicles within Parking Structure

- 1. The use of green/living wall systems as well as public art may be used to satisfy the design and finish requirements of this section as well as Table 9.8.3.(A).
- 2. Parking structures shall utilize horizontal walls to screen sloping floors and vehicle bumpers which are visible from streets or major drive aisles.
- 3. Open-air spaces, along any primary façade, as defined by Section 9.7.3, or façade visible to single-family and two-family residential uses, shall be screened with the use of the following permitted materials listed in Table 9.7.3 B. in order to reduce any adverse effects associated with streetscape design and residential adjacency.
- 4. The visible openings, unenclosed, on a primary façade shall not exceed forty (40%) percent of the area on any façade visible from streets or major drive aisles and shall incorporate treatments so that such openings reflect a sizing and pattern similar to window openings on a commercially- or residentially- occupied building.

<u>Table 9.10.12 - Screening Materials</u>	
<u>Permitted</u>	<ul style="list-style-type: none"> • <u>Any building materials listed Table 9.8.3 A. with the allowable percentages</u> • <u>Other Vegetation (approved by the Planning Director)</u> • <u>Solar panels</u> • <u>Decorative Metal panels (approved by the Planning Director)</u>

- Decorative plexiglass panels with a maximum 25% transparency
- Other durable materials approved by the Planning Director in keeping with the architectural style of the structure.

Specifically Prohibited

- Fabric Panels

C. Common Development

The parking structure shall have similar architectural styles and materials consistent with the principal building(s) of such parking structure to meet the minimum parking requirements.

D. Façade Finish

The parking structure shall be architecturally finished on all primary facades with same materials, detailing, and features.

E. Pedestrian Entrance Standards

1. Pedestrian entrances shall provide distinct architectural features including but not limited to horizontal and vertical articulation or structural walls and variation of the roofline.
2. Any front building entrance shall be set back from a drive aisle or public right-of-way a minimum distance of 15 feet.
3. Pedestrian entrances for parking structures and commercial tenant spaces along the first floor of the parking structure shall provide clearly defined, highly visible customer or employee entrances with the integration of awnings or similar architectural features.
4. Pedestrian entrances shall provide for courtyards, or other pedestrian spaces at their main entrances, as provided herein. The minimum size of pedestrian space shall be a minimum of 100 square feet of pedestrian space at each tenant space and first floor pedestrian entrance(s) to parking structure. Each pedestrian space shall incorporate at least four (4) of the following types of decorative elements, and a minimum quantity of four items at each pedestrian space:
 - a. Decorative landscape planters incorporated into the landscape areas.
 - b. Pedestrian scale lighting, bollard, or other architectural accent lighting.
 - c. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver.
 - d. Art visible to the public with a valuation of at least .05% of the total construction cost.
 - e. Seating such as benches, tables with attached seats, or low seating walls.
 - f. Architectural water structures, features, or fountains.
 - g. Other amenities approved by the Planning Director.