

## Article 25 COMMUNITY APPEARANCE STANDARDS

### **25.01 Applicability**

**25.01.01** This Article is applicable to the publicly visible portions of building elements, as defined herein.

- A.** An element of a building shall be deemed publicly visible when any of the following conditions are met:
  - 1. At least seventy percent (70%) of the element occurs above adjacent grade and is visible from any street adjacent to the property;
  - 2. At least seventy percent (70%) of the element is visible from an adjacent residentially zoned property;
  - 3. At least seventy percent (70%) of the element is taller than the vegetative buffer at the time of planting.
- B.** Each element of a building shall be evaluated independently for public visibility
- C.** If building elements are not publicly visible at the time of construction due to existing site features (earthen berms, heavily wooded areas, existing buildings to remain), then these existing site features must remain indefinitely. If they are altered at any time to allow greater visibility, then the element made visible must comply with the standard.
- D.** The following uses are exempted from the requirements in this Article: 1.01 Single Family Dwelling, 1.02 & 1.03 Manufactured Home, 1.05 Duplex, 2.01 Family Care Home, A-1 Secondary Suite, A-2 Home Occupation, A-3 Accessory Dwelling Unit, all Temporary Uses.

### **25.02 Building Design**

**25.02.01 Pedestrian-Orientation:** The intent of this Section is to provide a design of buildings that support a safe and attractive pedestrian environment.

- A.** Primary façade and main building entry shall face the primary public way.
- B.** If site constraints are present, the applicant's intent to use a "stock plan" is not a basis for appeal.
- C.** The Community Appearance Commission may approve a redesign in which the main primary entrance does not face the primary public way provided the following:
  - 1. The main building entrance, when not facing the primary public way, shall provide a safe and convenient access for pedestrians from the main building entrance to the primary public way. The pedestrian way must provide additional landscape amenities.

2. Entrances which are oriented on a diagonal are permitted, provided that they are integrated with the overall architectural design, and not merely angled appendages or alcoves.
3. Ground floor windows or window displays shall be provided along at least ten percent (10%) of the building's (ground floor) street-facing elevation(s); windows and display boxes shall be integral to the building design and not mounted to an exterior wall. Parapets above the first floor are excluded from the calculations when the building is over eighty feet (80') in length.

**25.02.02 Exterior Walls:** The intent of this Section is to require running lengths of walls to be interrupted by architectural features which lend a more human scale to the overall massing.

**A.** Features include:

1. Offsets of the building wall or other elements in plan of four feet (4');
2. A colonnade with columns or other vertical elements of sixteen feet (16') or less on center;
3. A change in building material, with a maximum of two (2) uses of this option being counted toward the schedules below;
4. Awnings or canopies;
5. Covered entries or porticos;
6. Windows with a minimum width of two feet and eight inches (2'8") and a minimum height of three feet and four inches (3'4");
7. Trellises;
8. Pilasters, which must be a different material or contrasting color than their background;
9. A combination of the above; and
10. Any other type of feature not listed here which is deemed by Staff to meet the intent of this Ordinance.

**B.** Plumbing, mechanical, electrical service components and gutter downspouts are not considered features and may require screening. Such screening is not considered an architectural feature.

**C.** Required features must be distributed throughout the building façade and shall not be clustered.

**D.** Features shall be provided in accordance with the following feature schedules:

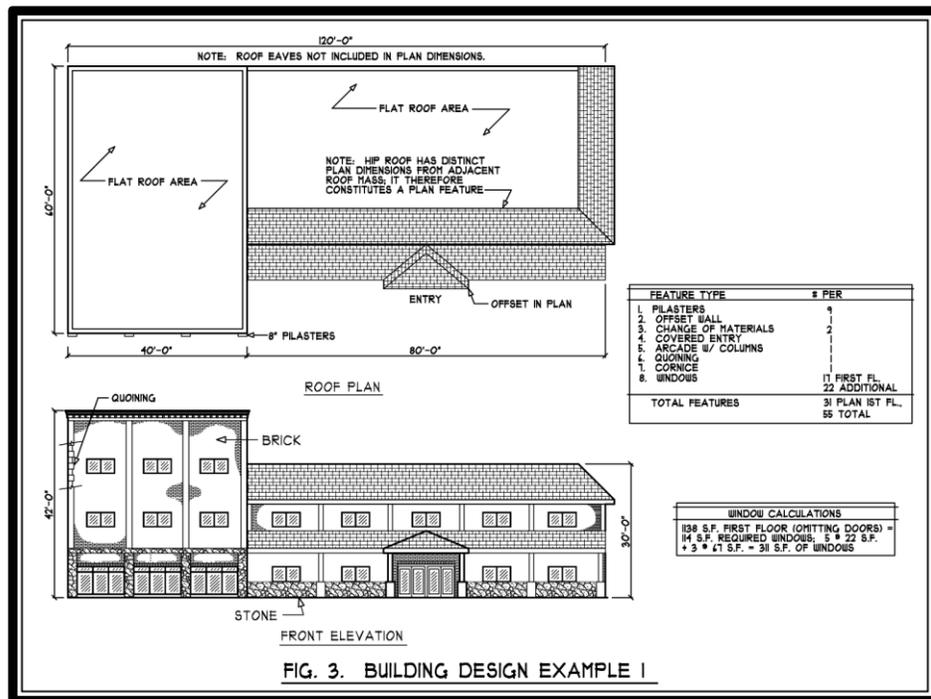
**Table A**  
 Feature Schedule – Plan

Linear Dimensions, in Plan	Minimum # of Feature Types	Minimum # of Total Features
10' to less than 40'	2	4
40' to less than 80'	3	8
80' to less than 120'	4	12
120'+	5	16

**Table B**  
 Feature Schedule – Elevation

Linear Dimensions, in Elevation	Number of Features Required
10' to less than 16'	2
16' to less than 32'	3
32' to less than 48'	4
48'+	5

- E. Features which serve to interrupt the building façade in both plan and elevation shall be credited as such using the above charts. Windows are considered plan and elevation features. See examples in Figures 3 and 4 below.



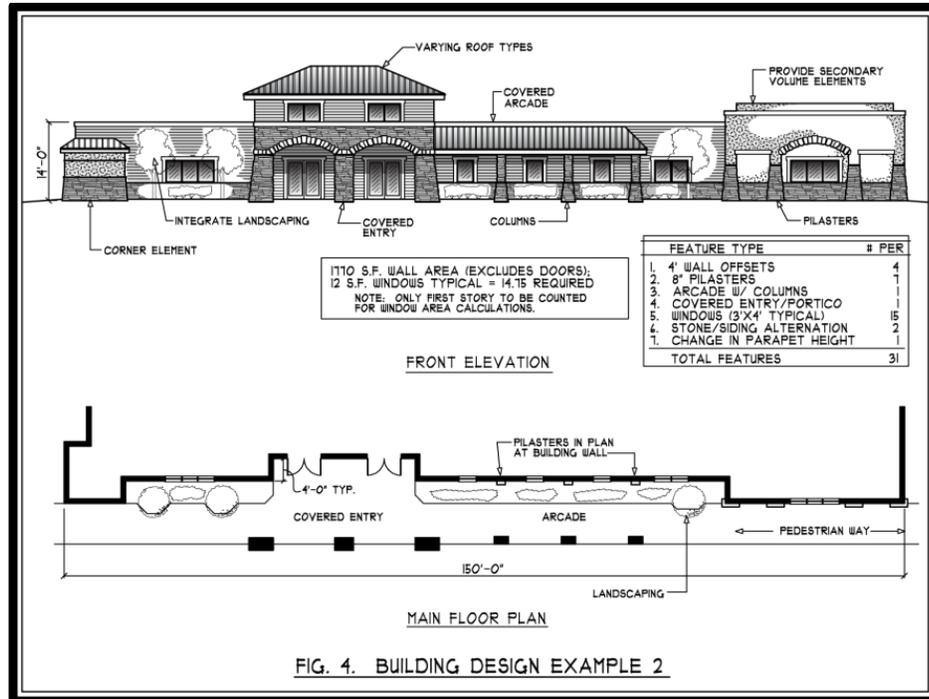


FIG. 4. BUILDING DESIGN EXAMPLE 2

**25.02.03 Roofs:** This Section regulates both pitched and flat roofs. The intent is to interrupt expanses of pitched roofs and minimize or prevent the visibility of flat roofs.

- A. Walls shall not appear to terminate at flat roofs. Flat roofs shall be concealed from view by using pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet (4') along the adjacent elevation. See Figure 5 below.

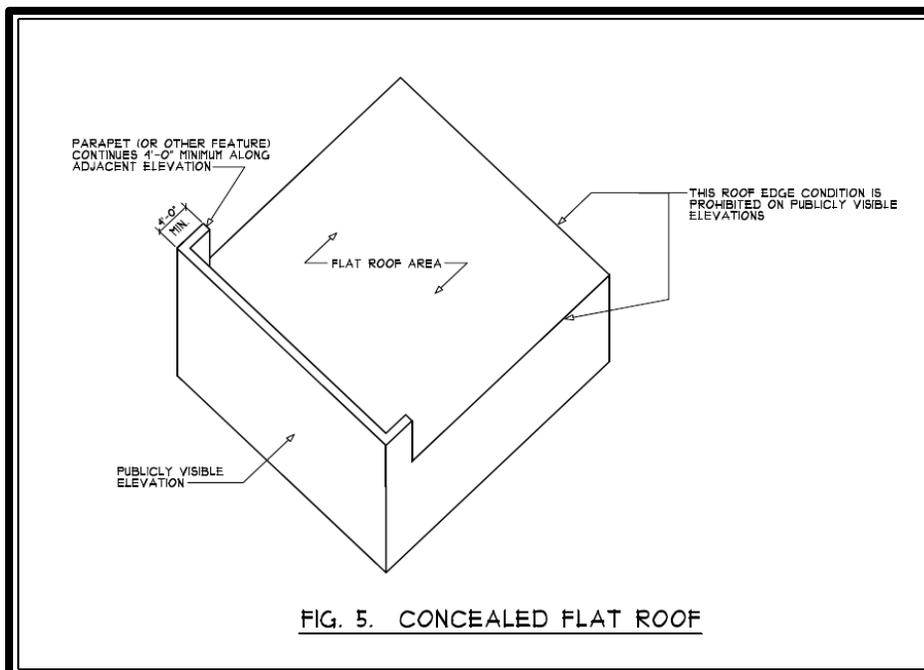
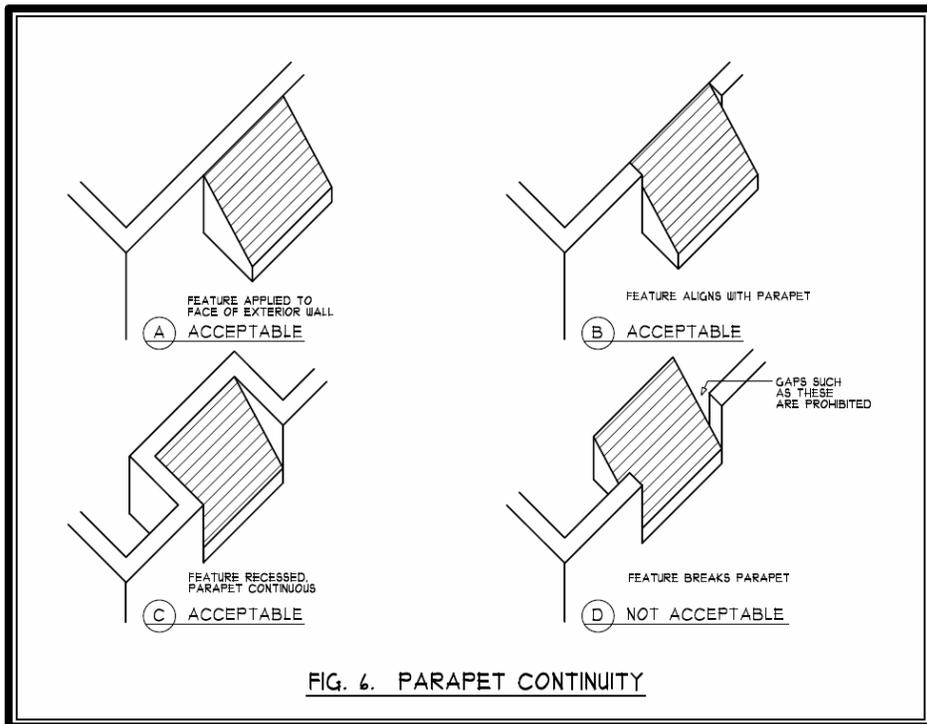


FIG. 5. CONCEALED FLAT ROOF

- B. Buildings over two stories above grade may utilize a flat roof, provided the flat portion is not publicly visible. Compliance may not be possible if the adjacent road grade is substantially above the roof in question.
- C. Minimum roof slope for pitched roofs is 4'(v):12'(h).
- D. Publicly visible plumbing vent stacks shall be colored to match the roofing material.
- E. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall. See Figure 6 on page 22-17.



- F. Awnings or canopies which are illuminated from within must be covered or finished with fully opaque material.
- G. Publicly visible pitched roofs shall be articulated by features in accordance with the following schedule. Features shall be in proportion to the roof area where they appear. Features include:

Table C  
 Feature Schedule – Roof Areas

Roof Area	Number of Features Required
Less than 1200 ft <sup>2</sup>	0
1200 ft <sup>2</sup> to less than 1600 ft <sup>2</sup>	1
1600 ft <sup>2</sup> to less than 2400 ft <sup>2</sup>	2
2400 ft <sup>2</sup> +	3

- H. No part of this Ordinance shall be construed to prevent solar panels or any other type of renewable energy collection or storage method, provided the development follows the massing guidelines established herein.

**25.02.04 Materials:** The intent of this Section is to require materials indigenous to the area for a native, natural appearance.

- A. For any publicly visible elevation, other than the B-1 Central Business District, a minimum of twenty-five percent (25%) of the building finish material must be stone or concrete-simulated stone, wood or simulated wood in concrete board (such as “Hardi” products), or brick or concrete-simulated brick.
- B. In the B-1 Central Business District, the main building façade must be comprised of unpainted red or darker colored brick or natural stone.
  - 1. Use of concrete simulated brick or stone is prohibited.
  - 2. Cultured stacked stone is prohibited.
  - 3. Properties designated as historic landmarks or under consideration for the historic landmark designation shall be exempt from this requirement.
- C. Mirrorized glass is prohibited from use. Reflective tinted glass is acceptable up to thirty percent (30%) tint. Anything above thirty percent (30%) tint is subject to review by the Community Appearance Commission.
- D. Architectural concrete masonry such as split face, or ground-face block is acceptable.
- E. Stucco and synthetic stone are acceptable finish materials.
- F. Architectural concrete (containing a pattern or finish) as a finish material is acceptable. Gray, unfinished concrete is prohibited as a finish material. Concrete architectural detail elements intended to be a decorative enhancement for exterior walls and site walls are acceptable
- G. Other materials subject to Staff review and approval include vinyl siding (which should simulate wood grain) and other manufactured materials. Vinyl siding shall be anchored to the exterior envelope sufficiently to avoid the appearance of deformation or bowing across the façade.
- H. For publicly visible roof surfaces, allowed materials include standing seam metal, asphalt shingles, shakes, tile, or manufactured shingles which give an appearance of shingles, shakes, or other simulated natural material. Sheet materials other than those listed in this Section are subject to Staff review for use on publicly visible roofs.
- I. Any materials which comprise less than ten percent (10%) of a publicly visible exterior building wall and are components of windows or trim systems are allowed (example: aluminum storefront, metal corner trim, etc.).

- J. FRP, PVC, and other composites formed into architectural detail elements such as columns, cornices, etc., are approved for use as long as such material is intended to be a decorative enhancement for the façade.

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**25.02.05 Colors:** The intent of this Section is to prevent inordinately bright façades and primary color ranges. All new construction elements are subject to color requirements, except pavement markings and signage.

- A. Acceptable colors for site walls, site lighting, and any other outside construction elements (excluding signage) include that equivalent to Sherwin-Williams series “Essential” and “Fundamentally Neutral” in the Town of Boone Color Reference Guide.
- B. Acceptable field colors and trim colors are those equivalent to Sherwin Williams series “Essential” and “Fundamentally Neutral” in the Town of Boone Color Reference Guide.
  - 1. The “LRV” Light Reflection Value of field colors must be below 60. Any colors above “60 LRV” are subject to review by the Community Appearance Commission.
  - 2. Black is prohibited as a field color in the series “Essential”.
- C. Acceptable accent colors are those equivalent to Sherwin-Williams series “Essential”, “Fundamentally Neutral”, and “Color Options” in the Town of Boone Color Reference Guide.

### **25.03 Parking Structures**

**25.03.01** The intent of this Section is to regulate aesthetic features on parking structures to prevent a utilitarian appearance, and to provide a safe, secure environment for patrons, employees and vehicles.

**25.03.02** Publicly visible facades must comply with provisions of this Article pertaining to exterior walls, materials, and colors.

**25.03.03** All above-ground parking floors and decks shall be designed using a continuous façade incorporating window-like openings. The sill of any window-like opening must be a minimum of 42” above the finished floor.

**25.03.04** Exterior vehicle ramps are subject to review by the Community Appearance Commission to minimize the appearance of tilted ramps.

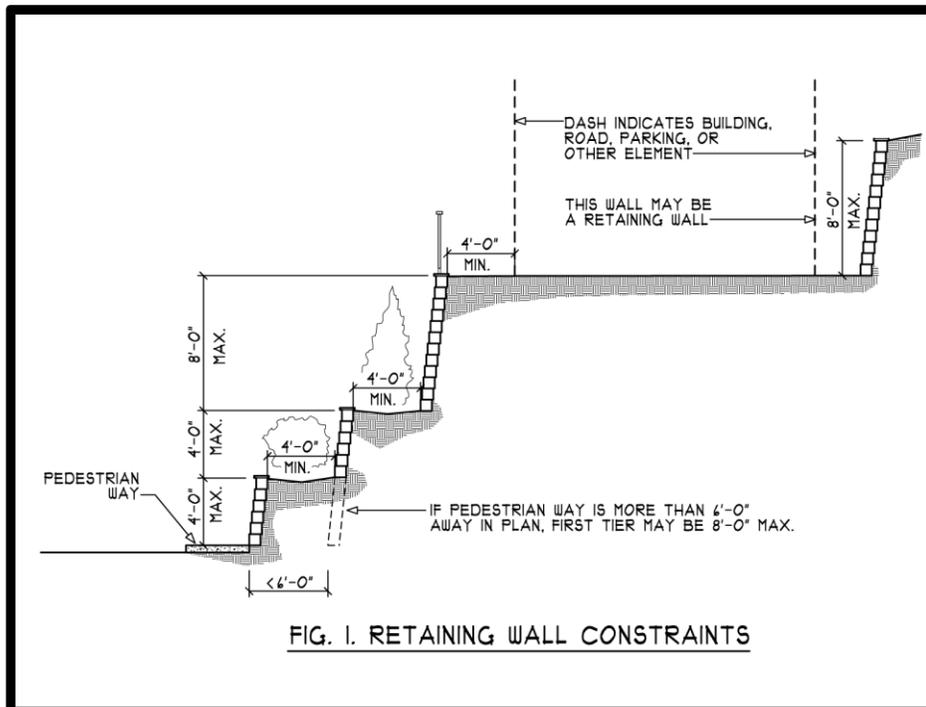
**25.03.05** Elevator and stair shafts shall be topped with gabled roofs or other architectural features and be oriented so that lobbies are visible from the street at each level.

**25.03.06** Lighting shall be uniform throughout the structure so that dark hiding places are not created. Lighting levels must conform to IESNA standards.

**25.03.07** In the B1 Central Business District, the façade must be in harmony with the historic look of the area. Facades that are 75% native rock or red brick are presumptively consistent with the historic look of the B1 Central Business District. Any other combination of materials must be approved by the Community Appearance Commission.

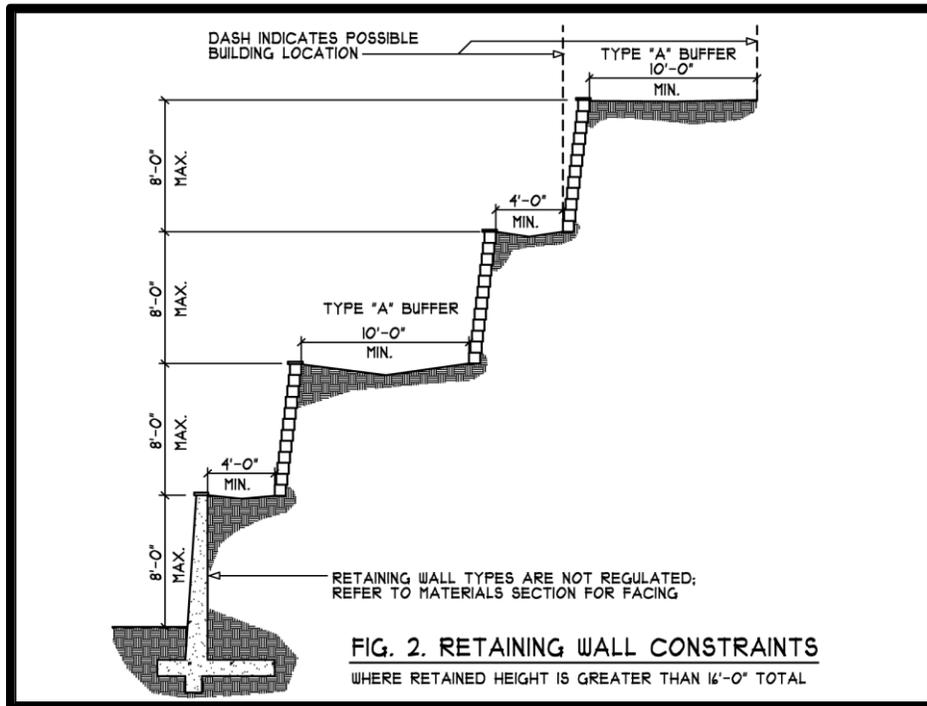
**25.04 Site Walls**

- 25.04.01** The intent of this Section is to prevent walls which appear to dwarf the human scale and to encourage equalizing cut/fill or majority cut slope methods of grading.
- 25.04.02** No retaining wall may be more than eight feet (8') in height. This height does not include decorative caps that are less than eight inches (8") in height. Screen walls shall not be taller than necessary to conceal the item screened (such as a dumpster, HVAC equipment, etc.)
- 25.04.03** Buildings located near the top of site retaining walls shall be a minimum of four feet (4') horizontally from the top of the retaining wall.
- 25.04.04** Retaining walls, any portion of which are within six feet (6') of a sidewalk or pedestrian way, shall not exceed four feet (4') in height. Subsequent walls must be offset a minimum of four feet (4') in plan. See Figure 1 below.



- 25.04.05** A series of two (2) retaining walls must have a minimum of four feet (4') horizontally from the back of the top of the lower wall face to the toe of the upper wall face in plan. See Figure 1 above. For three (3) or more walls in series, see item [g] below.
- 25.04.06** The space between retaining walls in series shall be landscaped with appropriate grasses, vines or other ground cover in accordance with provisions of Appendix B and may contain shrubs and trees not to exceed thirty-five feet (35') in height at maturity. This area shall be maintained in accordance with the provisions of Section 31.12.
- 25.04.07** Retaining walls in series which collectively exceed sixteen feet (16') in height shall have a minimum of one (1), ten foot (10') wide Type "A" buffer (see Section 31.05), between two

of the walls. Retaining walls which are separated by a building, a road, or a parking area shall be exempt from this requirement. See Figure 2 below.



**25.04.08** Publicly visible site wall material and color shall be architecturally compatible with the principle building(s) on site.

**25.05 Lighting**

**25.05.01** The intent of this Section is to prevent light from commercial developments from excessively illuminating the property in question, other properties, or the night sky.

**25.05.02** Only light fixtures which are categorized as full cut-off (FCO) fixtures shall be permitted, except sportsfield fixtures which must comply with Section 25.05.04.

**25.05.03** The following are specific standards for lighting intensity based upon the activity involved. Values are presented in allowable foot-candles (fc) maintained (measured horizontally) at grade and are to be averaged throughout the site to avoid hot spots, i.e. areas of extreme light intensity relative to the remainder of the site:

Activity	Minimum	Maximum	Min./Max. Uniformity Ratio
Pedestrian Areas/Sidewalks	.2 f.c.	1.0 f.c.	
Building Entries	1.0 f.c.	10.0 f.c.	
Street Lighting	.2 f.c.	1.0 f.c.	
Open Parking Areas	.2 f.c. to 9 f.c.	3.6 fc	4:1
Playgrounds		5.0 fc	
Site Perimeter		.5 fc	

**25.05.04** Lighting for sports fields and outdoor courts is generally in excess of general outdoor lighting levels. Recreation lighting levels established by the IESNA are to be used as the standard. Higher lighting levels for tournament or high league play are sometimes required and must be approved by the Community Appearance Commission. All sportsfields or tennis courts must meet the following minimum standards:

- A.** Fixtures must be fitted with the manufacturer's glare control package. If the manufacturer does not have a glare control package, the fixture specification must be changed to a manufacturer that offers a glare control package.
- B.** Lighting shall be extinguished no later than one hour after the event ends.
- C.** Fixtures must be designed with a sharp cutoff and aimed so that their beams fall within the primary playing area and the immediate surroundings, so that off-site direct illumination is significantly restricted.

**25.05.05** Gas station canopies shall be illuminated at a maximum illuminance of 30 fc and individual fixtures shall be flush mounted or have the canopy edge below the lowest light-emitting point on the fixtures. All existing gas station canopies which exceed this standard shall be made compliant within seven (7) years of the date of adoption of this Article.

**25.05.06** Up-lighting may be used to illuminate a building, landscaping element or architectural feature, provided the lighting design has a maximum illuminance of 12fc, measured in a vertical plane. Down lighting is preferred.

**25.05.07** Parking decks and covered parking areas must conform to IESNA standards.

**25.06 Flexibility in Administration**

**25.06.01** Flexibility in administration is required for this Article. When strict application of the standards within this Article undermines other provisions of the UDO, then those other provisions take precedence. For example, the retaining wall height limitation may be increased to afford an opportunity to preserve significant or historic tree(s).

**25.07 Community Appearance Commission Review**

**25.07.01** Alternatives to the appearance standards provided herein may be permitted upon review and approval of the Community Appearance Commission.

- A.** Applications containing alternatives shall be forwarded to the Community Appearance Commission for review at their next regularly scheduled meeting.

**25.07.02** The Commission Appearance Commission may approve such alternatives if it finds the alternatives involved meet the purpose and intent of the provisions contained within this Article. When the Commission approves an alternative, it must specifically identify how the alternative meets the purposes and intent of this Article.

**25.07.03** Unless otherwise specified, the Community Appearance Commission's review and approval of any deviation from the standards contained herein is required prior to permit approval.