

14-506-01-B. Facade Materials and Building Requirements.

1. All buildings and other structures must utilize brick, wood, natural stone, architectural cast stone, glass or other comparable, quality materials approved during the plan review process.
2. Concrete masonry units, architectural precast panels, and similar materials may be allowed in service areas and on exterior walls that are not generally visible to the public.
3. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls that are more than eight feet above the adjacent ground or paved surface. EFIS may not be used on more than 35 percent of any building wall. All EIFS must be of a moisture drainage type and also incorporate an air and water-resistive barrier.
4. Dangerous buildings, as defined in Chapter 4 of the City Code, shall be repaired utilizing compatible materials, colors, and architectural features of the existing structure. This provision shall include, but not limited to: the type and texture of building materials, and the design of exterior elements such as windows, doors, siding, trim, roofs, porches and ornamentation.

14-506-01-C. Building Design. The following standards apply to all building facades and exterior walls that are visible from adjoining streets or properties. A building's walls shall have horizontal and vertical architectural interest and variety to avoid the effect of a single, blank, long or massive wall with no relations to human scale.

1. Buildings visible from streets must include at least two of the following features:
 - (a) Variations in roof form and parapet heights;
 - (b) Clearly pronounced recesses and projections;
 - (c) Wall plane off-sets (dimension established by building module);
 - (d) Reveals and projections and changes in texture and color of wall surfaces;
 - (e) Deep set windows with mullions;
 - (f) Ground level arcades and second floor galleries/balconies; or
 - (g) Other features that reduce the apparent mass of a building.
2. All rooftop units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit (as measured from the roof surface). Screening shall not include painted mechanical units or pre-finished mechanical units. For mechanical units not adequately screened by the parapet, supplementary screening shall be provided by the use of pre-finished architectural metal panels, stucco panels, masonry walls, or other similar building materials. The screens shall incorporate similar detailing, features, and colors used in the building.
3. Each building must have a clearly defined, highly visible customer entrance featuring at least three of the following permanent elements:
 - (a) Canopies;
 - (b) Porticos;
 - (c) Overhangs;