

Holsinger Apartments

Code Version: 10/24/2018 Supplement 75

RDC 18.230.055, 18.235.065.I

COMPLETE THE FOLLOWING CHECKLIST AND SUBMIT WITH BUILDING PERMIT APPLICATIONS

18.235.060.I - Architectural Design Standards.

Development under the RMUO shall comply with the architectural design standards in RDC 18.230.055 as modified by RDC 18.235.060.I (modified standards below).

18.230.055 – Modified Architectural Design Standards.

Context-sensitive building design. Development shall consider the cohesive integration of one property along with all adjacent properties in a district so that the "whole is greater than the sum of the parts." Elements of context-sensitive design include:

- Orienting primary building facades towards the street with the highest street classification,
- Ordering building height and scale between adjacent buildings so that a building is no more than fifty percent taller or larger than an adjacent building,
- Extending horizontal planes between adjacent buildings, such as roof lines, cornices, rows of windows, belt courses, stories, and storefronts,
- Ordering window size or patterns similarly to adjacent buildings;
- Use of similar materials in adjacent buildings, for example, if the front façade surface area of building A is primarily faced with brick, adjacent buildings must incorporate similar materials in at least 25% of the primary façade, and
- Use of similar plant materials, landscape fixtures and street furniture between adjacent buildings.
- Elements of any individual site shall include exposed beam construction as part of the primary structure. This construction type adds balance to trellises, awnings, canopies, etc.

Mass and scale. Mass is the physical bulk or volume of a building. In architectural terms, a single-mass building is a single geometric form such as a rectangle or square, and may include a simple roof form with no variation in the roof line. "Massing" refers to variation in the mass and may involve multiple masses joined together. The purpose of the mass standards is to break large structures down into smaller building modules.

- Where the lot has frontage on a pedestrian street, the facades of all new buildings longer than fifty feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.
- Where the lot has frontage on a major corridor, the facades of all new buildings longer than one hundred feet (measured horizontally along the facade) shall incorporate relief to the perceived building mass through such features as wall projections or recesses, projecting windows, entrances, or other visual relief.

- No single wall plane shall be wider than two and one-half times the height of the wall plane. Unenclosed projections do not affect the height/width ratio of the wall plane from which the unenclosed structure projects.
- Exterior walls and roof forms shall be a true reflection of interior space. False projections of wall or roof forms are not allowed, except that parapets and gables may rise above the true roof line if they include side returns or roof planes that (a) extend back at least one and one-half times the width of the parapet or gable, or (b) extend back to a point that is not visible from any public vantage point.
- Building walls visible from a public right-of-way shall employ **at least three** of the following articulation methods at intervals no greater than sixty feet:
 - Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or "ribbon," of windows.
 - Weather protection features that reinforce storefronts. For example, for a building façade that is one hundred eighty feet wide, use three separate awnings to articulate the façade.
 - Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be ten and twenty feet, respectively.
 - Placement of building columns or vertical piers or vertical elements such as planters, trellises, art pieces, or other features that repeat at intervals of sixty feet or less that reinforce a storefront pattern.
- Ground-floor residential uses may also employ the following mass and scale articulation methods:
 - Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least sixty percent of the wall surface within three years. Planting beds may include a vertical trellis with climbing vines or other plant materials to contribute to the plant coverage requirement.
 - Covered front porches or patios for individual dwelling units with a minimum dimension of six feet and minimum total size of sixty-four square feet.
 - Window patterns and/or entries that reinforce the pattern of individual dwelling units; e.g. groups of windows and/or entries that repeat no more than once per dwelling unit as opposed to a uniform row or "ribbon" of windows.

Roofs.

- All structures shall have a visual cap. This may be achieved with either a pitched or flat roof if designed according to **one** of the following options:
 - Lower pitched roof with extended eaves. A lower pitched roof with a minimum 4/12 pitch is allowed provided eaves extend at least two feet beyond exterior building walls.
 - Steep pitch hip, gable or saltbox roof form. Conform to the following roof pitch requirements: Minimum pitch: 6/12 in all areas. Maximum pitch: 12/12 in all areas. Exceptions: Steeples, bell towers and other ancillary structures.

- False pitch roof with appearance of true hip gable or saltbox. Single story and multiple story buildings may have a flat roof with a false pitch if (a) the roof appears to be true hip or gable from all public vantage points, and (b) there are extending wings on each corner of the building which allow for a true hip or gable to extend out from the false hip or gable. Roofs shall conform to the minimum roof pitch standards above.
- Flat roof with projecting cornice on multistory structures only. Cornice dimensions must be one foot high for every sixteen feet of building height and must protrude forward at least one-third the cornice height dimension. The protrusion may include the entire cornice or the cornice may be a graduated protrusion with full protrusion at the top. Cornices must be at or near the top of the wall or parapet. Pediments may extend above the cornice.

Windows and doors.

- Mirrored glass is prohibited.
- Multiple windows on a single wall plane shall be spaced and aligned with other windows and doors on the same wall plane. Single grouped windows on a wall plane shall relate to other architectural features such as roof forms, doors, or facade projections.
- Windows and transparent doors shall constitute at least fifteen percent of the total wall area of prominent façade wall planes for building with entirely residential use.

Siding and trim.

- Building siding materials shall be wood, brick, stone, stucco, or terra cotta.
- Metal siding materials shall not exceed thirty-five percent of the total wall area of any wall.
 - Only high quality architectural metals are permitted. Raised rib design or vertical standing seam siding is permitted subject to approval by the community development director.
- Stacked and scored concrete blocks may be used if installed so as to provide added relief, shadow lines, and dimensional interest to a façade, provided:
 - All prominent facades shall be fifty percent sided with the materials allowed above;
 - Masonry pilasters are regularly spaced every fifteen to twenty-five feet on center (depending on the scale of the building); and
 - Recessed panels, a minimum of four inches deep, shall provide frame and panel relief between all pilasters and which shall comprise approximately seventy percent of the width and height of the space between pilasters.

Roofing materials.

- Use roofing materials which provide texture and shadow lines. Cedar shingles, architectural grade asphalt shingles, tile, slate, and standing-seam metal roofs are allowed. Other roofing materials are prohibited except on roofs having slopes less than 1/12.
- Limit roofing colors to darker earth tone and forest colors. Only forest greens, charcoal or medium grays and dark clay colors are allowed.

Design details.

- The following building treatments or additions are prohibited:
 - Outlining - Architectural features shall not be outlined in neon, LED, tube-type, or other lights, either exposed or concealed lights.

- Back-lit Awnings - Awnings may not be back-lit or otherwise illuminated from behind unless the awning fabric is completely opaque.
- Nonfunctioning Awnings - Awnings shall be limited to traditional locations over windows, walkways, and entrances or over other architectural features where weather protection is needed. Awnings must be applied to walls or posts and may not be applied to existing projections over walkways or windows.
- Faux Windows - All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room.
- False Fronts - Building facades must be designed to reflect the mass and bulk of the structure behind the facade. Design details that create a false appearance of building mass, or that otherwise make a building appear to be something that it is not, are prohibited.
- Architectural Anomalies - Application of materials or details that are not integrated into the overall building design, or that do not reflect the materials or details characteristic of the overall building design, are prohibited.
- Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complimentary element of the building design. Awnings may not extend more than twelve inches beyond the outer edges of windows or groups of windows, and they may not come any closer than twelve inches to building corners or thirty-six inches to eaves or cornices.