

## 15-04-03 Standards Applicable to General Commercial Zone Classifications.

### A. Central Business District (CBD)

7. **Architectural Design and Materials.** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Requirements applicable to all buildings are stated below:
  - a. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular traffic and adjacent properties.
  - b. Basic materials shall be limited to no more than three types of materials per building and all buildings within the development shall possess a similar architectural theme. "Mountain Red" Brick or a similar high quality masonry material such as polished granite as may be reviewed by the Architectural Review Committee and as approved by the Planning Commission shall comprise one of the three required basic materials. Amount and color of brick shall be consistent with established construction in the CBD Zone. Color may vary if approved by the Planning Commission as being compatible with surrounding development. Building styles shall be compatible with existing buildings in the CBD Zone.
  - c. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
  - d. Color of exterior building materials shall be composed of earth tones to encourage buildings to blend into the environment. They shall be limited to no more than three major colors per development. If glass surfaces are to be tinted, such tinted glass shall be considered as one of the colors allowed and shall conform to the color requirements included herein.
  - e. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
  - f. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the CBD Zone.

