

**7-14-214. BUILDING DESIGN TREATMENTS.**

(1) Primary façades shall incorporate 3 of the following building articulation treatments. Secondary façades shall incorporate 2 of the following building articulation treatments.

- (a) Color change applied to at least 20% of the façade.
- (b) Texture and/or material change applied to at least 20% of the façade.
- (c) Architectural banding.
- (d) Pattern change applied to at least 20% of the area of a façade dedicated to a single material. (Example: changing brick work from face brick to soldier course or basket weave pattern.)
- (e) Display windows a minimum of 6' high along at least 50% of the horizontal length of the first story of a façade.
- (f) Windows covering at least 40% of a façade.
- (g) Arches or arched forms.
- (h) Ornamental and structural details that are integrated into the building structure.
- (i) For conditional uses, any other treatment that is approved by the Planning Commission, if the Planning Commission determines that it meets the intent of this section.

(2) Where shopping carts are placed outdoors adjacent to the primary façade of the building, such shopping carts shall be screened by a wall a minimum of 4' in height. The exterior façade of the wall shall be treated consistently with the primary façade.

(3) All façades of a building shall be designed with consistent architectural style, detail, and trim features of the primary façade.

(4) Separate structures (carwash, cashiers booth, canopies over gas pumps, etc.) on the site shall have the same architectural detail, design elements and roof design as the primary structure, including a comparable pitch or parapets for roofs, same cornice treatment, same materials and colors, etc.