

Design Guidelines Introduction



4. Conventional Commercial

This section relates to Conventional Commercial developments and includes design Principles and Guidelines related to Architecture and Landscape Architecture. The intent of this section is to encapsulate all relative design information pertaining to Conventional Commercial developments designed to successfully balance the placement of buildings with on-site parking and open space features. Specific elements contained within this Section include:

Architecture - The Architecture component is concerned with creating a consistent design theme for all buildings within a commercial center, while orchestrating building elements such as building massing, roof form, storefront elevations, side and rear elevations, and building entrances. Of particular concern is the deconstruction of Grocery Store and Large Format architecture, with the intent of creating stand-alone buildings that exhibit four-sided architecture, creating visual interest.

Landscape Architecture - The Landscape Architecture component is intended to address issues related primarily to site perimeter, building, and parking lot landscaping. Specific design criteria are provided to ensure that building facades are softened through the use of landscaping. In addition, landscape guidelines are included to ensure that large expanses of pavement are mitigated through the use of landscape medians and islands.

5. Single Family Attached and Multi Family Housing

This section relates to Single Family Attached and Multi-Family units and includes design Principles and Guidelines related to Architecture.

The intent of this section is to create a document that contains all relevant design information related to attached residential products. Specific elements contained within this section include:

Architecture - The Architecture component describes the various architectural characteristics and details that comprise the single family attached or multi-family building. The Architecture component provides design solutions related to both Traditional and Conventional attached architecture, and addresses issues that range from Building Massing and Roof Form to Recessed Entries and Covered Porches.

6. Single Family Detached Housing

The Single Family Detached Residential Design Guidelines Section relates to single family detached homes and is designed to be all encompassing, containing design Principles, Guidelines, and Standards related to Architecture and Landscaping. The intent is to create a self-contained section, which encompasses all relevant design information primarily catering to the production homebuilder. Specific elements contained within this section include:

Architecture - The Architecture component is concerned with the style, design, and aesthetics of the single family detached home. The component deconstructs the single family detached home into a series of architectural elements (e.g., Building Massing; Roof Form; Façade Articulation; and Building Materials) and applies Principles, Guidelines, and Standards tailored to addressing specific design issues.

7. Alternative Compliance Section

These guidelines cannot anticipate all potential scenarios for design and development. In the event an applicant wishes to deviate substantially from the guidelines, the following shall be considered:

- a. The proposed alternative results in benefits to the community that are equivalent or better than the subject guidelines.
- b. The proposed alternative achieves the Mixed Use goals and policies of the Comprehensive Plan to the same or better degree than the current guidelines.
- c. The proposed alternative achieves the intent of the subject design guidelines to the same or better degree than the subject guidelines.

Alternative compliance shall apply to the specific site for which it is considered, and does not establish a precedent for other locations.

