

Chapter 11c. Design Standards: Commercial

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7-11c-1. Applicability

(1) The building design standards in this Chapter shall be applicable to all new commercial buildings and new qualifying renovations, permitted after the date of this ordinance adoption, with exterior wall facades adjacent to a public right-of-way, public space, residential dwellings, or future residential area. Commercial buildings located in the historic Downtown Overlay zone and Industrial zone shall be exempt from these architectural standards.

(2) For purposes of this Chapter, qualifying renovations shall be limited to exterior renovations that require a building permit, not including the replacement of doors and windows, shall comply with the requirements of this Chapter.

(3) Consideration shall be given to commercial businesses limited to franchise and corporate branding requirements as much as possible. Applicants shall provide documentation of such franchise and branding requirements to City Staff as part of the site plan design review process.

(Ord. 2026-25, 09-02-2026)

7-11c-2. Bulk.

Commercial buildings shall be designed with architectural variation may include the following:

(1) Primary exterior wall material change to a different exterior wall material.

(2) A shift in the wall facade that is perpendicular or angular to the primary wall facade.

(3) Cantilevered wall sections.

(4) Columns and pilasters.

(5) Other architectural features that provide sufficient wall facade depth and variation.

(Ord. 2026-25, 09-02-2026)

7-11c-3. Roofline.

Commercial buildings shall be designed with vertical height variations of the roofline at every 50 feet. Height variation elements may include but are not limited to:

(1) Changes in vertical height of at least 18 inches.

(2) Pitched roof lines.

(3) Decorated solid parapet walls subject to

variation requirements listed in this Section.

(4) Overhangs, arches, stepped roofs, faux windows, and other similar elements.

(Ord. 2026-25, 09-02-2026)

7-11c-4. Exterior Building Materials.

(1) Exterior building materials shall be considered any material that comprises the exterior of the building and shall be limited to no more than five and no less than two types of materials per building.

(2) No more than 75% of any building facade requiring architectural design consideration shall consist of one material or color.

(a) A building that uses an all brick or stone facade, not including cinder or hewn block, shall be exempt from this requirement.

(3) The roof shall not be considered a material or color in terms of this Section.

(4) Glass shall be considered as an exterior material when used to comprise a solid non-glazing exterior wall surface or a portion of a wall surface. Glass used in windows and doors shall not be considered as an exterior building material, and shall not satisfy the building exterior materials requirement of this Section.

(5) Corrugated metal aluminum sheeting, rusted panels or other metal that is caused to appear distressed, may be used as an accent and shall not exceed more than 20% of any building facade.

(Ord. 2026-25, 09-02-2026)

7-11c-5. Prohibited Materials

Prohibited Materials. The following materials shall not be permitted to be used on any new or remodeled building in the zoning districts listed in this ordinance:

(1) Patterned stucco as a masonry substitute.

(2) Wood as a primary exterior finish material.

(3) Vinyl or aluminum siding.

(4) Uncolored and unfinished CMU/Cinder block unless approved by the Planning Commission as an accent material.

(5) Pre-cast cement panel walls unless the following treatments are applied and approved by the Planning Commission:

(a) Covered by brick or stone veneer

(b) Contain scoring or integrated masonry patterns.

(Ord. 2026-25, 09-02-2026)

7-11c-6. Mechanical Equipment.

All roof top, wall mounted and ground mounted mechanical equipment shall utilize the following appropriate screen or shield equipment from view:

(1) All mechanical equipment shall be located or screened to shield the equipment from visibility at adjacent properties and from public right-of-way.

(2) Rooftop mechanical equipment shall be completely screened from all horizontal points of view, as seen from six feet high at the property lines or as

otherwise determined by the Planning Commission.

(3) Screening materials for mechanical equipment shall be of the same color and materials of the primary building.

(4) All attached exterior utility boxes and equipment, roof drains, conduits, piping, maintenance stairs, ladders and other similar elements shall be painted or otherwise textured to be consistent with underlying material colors.

(Ord. 2026-25, 09-02-2026)

7-11c-7. Dumpsters/Trash Enclosures.

All dumpsters and trash bins shall be located in an enclosure that meets the following qualifications:

(1) Dumpster/trash enclosures shall be located as far as possible from public rights-of-way and from residential zoning district boundaries.

(2) Dumpsters and trash bins shall be enclosed by a masonry wall that meets the following:

(a) Is painted to match the building or composed of material that matches or is complimentary to main building.

(b) Includes a solid metal or vinyl enclosure gate. Chain link gates are not permissible on commercial dumpster enclosures.

(Ord. 2026-25, 09-02-2026)

7-11c-8. Accessory Drive Through Facilities.

If an accessory drive through facility is located between the main building and a public right-of-way or residential zoning district at least one of the following shall be utilized to assist in obscuring vehicles queuing lanes from public view.

(1) Dense plantings involving coniferous varieties of shrubs and trees.

(2) Decorative masonry or vinyl fencing panels.

(3) Large landscape boulders.

(4) Landscape berms.

(5) Other elements as approved by the Planning Commission.

(Ord. 2026-25, 09-02-2026)

7-11c-9. Commercial Accessory Structures.

(1) Accessory structures shall be constructed of materials that are similar or complimentary to the main commercial structure it is associated with, or, it shall also be painted a color that is similar or complimentary to the main commercial structure it is associated with.

(2) Shipping containers shall be stored behind the main building in locations that limit the view from public rights-of-way or residential zoning districts and shall be painted a color that is similar or complimentary to the main commercial structure it is associated with.
(Ord. 2026-25, 09-02-2026)

7-11c-10. Design Variation Applications.

(1) The applicant may apply for a design variation to be heard by the Planning Commission under the following circumstances:

(a) The applicant is proposing an exterior material that is not included within this ordinance, or;

(b) The applicant is proposing a building design that falls outside of the parameters of this ordinance.

(2) An application for design variations under this Section shall be filed with the Director. Design variation hearings shall be scheduled before the Planning Commission no later than 45 days following the submission of the design variation application.

(3) At the hearing, the burden of proof shall be on the applicant to demonstrate by a preponderance of the evidence that:

(a) The proposed alternative achieves an aesthetic quality, visual interest, and structural durability equal to or superior to what would be achieved by strict adherence to the prescriptive code standards;

(b) The Proposed alternative is consistent with the goals and objectives of the General Plan and maintains the intended character and harmony of the surrounding zoning district;

(c) Strict application of the design standard is impractical due to site configuration, building layout needs, or the project's overall architectural design concept;

(d) The proposed alternative will not cause significant adverse impacts on adjacent properties, public views, rights-of-way, or residential districts, nor will it compromise public health, safety, or general welfare.

(e) Any potential negative visual impacts resulting from the variation are adequately offset by additional architectural features, enhanced landscaping, superior building materials, or increased setbacks.

(4) The Planning Commission shall issue a written decision no later than 30 days following the hearing date. The Planning Commission's decision shall be based upon written substantive findings of fact and conclusion of law tied directly to the criteria in this Chapter.

(5) No additional fees shall be required to submit an appeal but shall be considered as part of the site plan design review application.

(Ord. 2026-25, 09-02-2026)

7-11c-11. Failure to Act.

Any new building or renovated building that does not comply with the requirements of this Section during the site plan design review process shall not receive site plan approval until the requirements of the section have

been satisfied or until the Planning Commission has been heard and acted on a design variation application.
(Ord. 2026-25, 09-02-2026)