building design standards

Design of structures in the development should reinterpret the local vernacular architecture. Examples of the acceptable design aesthetic are included in this section as precedent images. Buildings should have sloped roof forms and be constructed of high-quality materials as noted below. Building fenestration should be of an appropriate scale to the overall facade area, and elevations without fenestration should be kept to a minimum.

exterior finish materials

CLASS 1 MATERIALS (VERY HIGH QUALITY)
- Fired clay brick (masonry veneer wall system)
- Natural stone (masonry veneer wall system)
- Exterior weathering finish grade wood
- Clear glass curtain-wall/storefront systems
- Metal wall panel systems, insulated or rain-screen assemblies with concealed fasteners)
- Other comparable materials

CLASS 2 MATERIALS (HIGH QUALITY)
- Thin veneer fired clay brick
- Manufactured or cast stone
- Textured, integral color architectural concrete panels
- Traditional masonry stucco
- Specialty concrete block (textured, burnished block, or split face)
- Fiber cement panel systems
- Translucent polycarbonate wall panels (Kalwall)
- Other comparable materials

CLASS 3 MATERIALS (LOWER-COST AND TRIM GRADE MATERIAL)
- Fiber cement siding and trim
- Vinyl siding panels
- Exterior insulation and finish system (EIFS)
- Smooth concrete block
- Smooth concrete tilt-up panels
- Ceramic
- Glass Block
- Other comparable materials

All buildings construction in this development must use Class 1 or Class 2 materials as primary materials composing at least 80% of each building facade area. Class 3 materials may be used as trim elements and shall not exceed 20% of each facade area. All street facing building facades and facades containing the main building entry, if different from the street facade, shall consist of no less than forty percent (40%) clear glass windows and clear, full glass doors on the first level.