City of Meridian

Architectural Standards Manual

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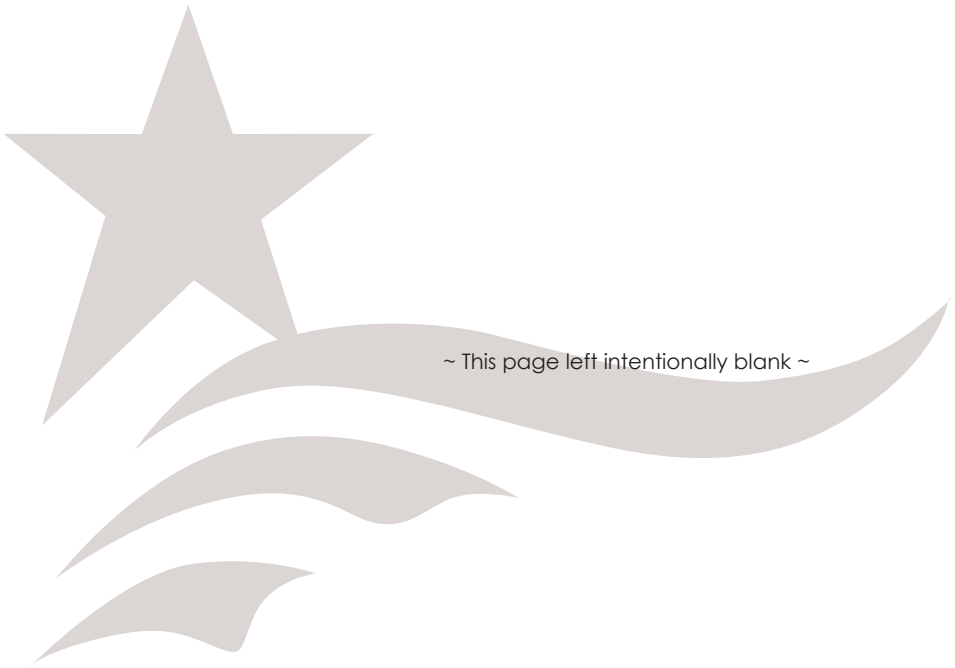

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City of Meridian

Architectural Standards Manual

This Architectural Standards Manual is the result of collaboration and input by architects, designers, planners, and other experienced design and construction professionals.

It is the hope that these standards are conveyed so as to describe baseline architectural minimums, with creativity, skill, and experience marginalizing their need. Furthermore, it is the goal that this Manual provide greater value to the community as a visual reference. That readers from all backgrounds are able to view and discuss the good work already being done, and build upon it.

Adopted on February 16,2016
by Resolution No. 16-1120

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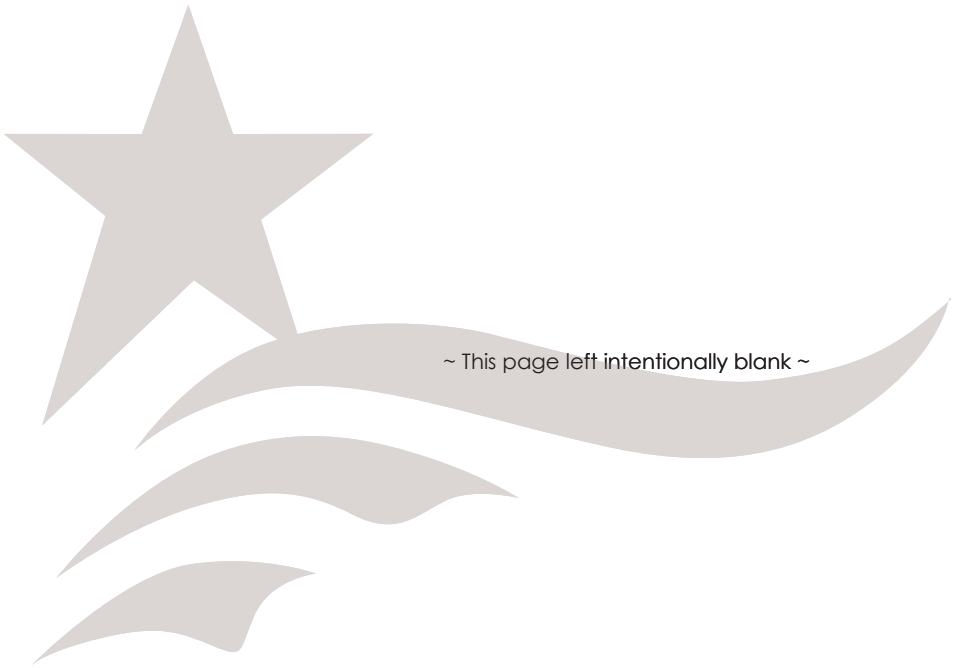
MERIDIAN IDAHO



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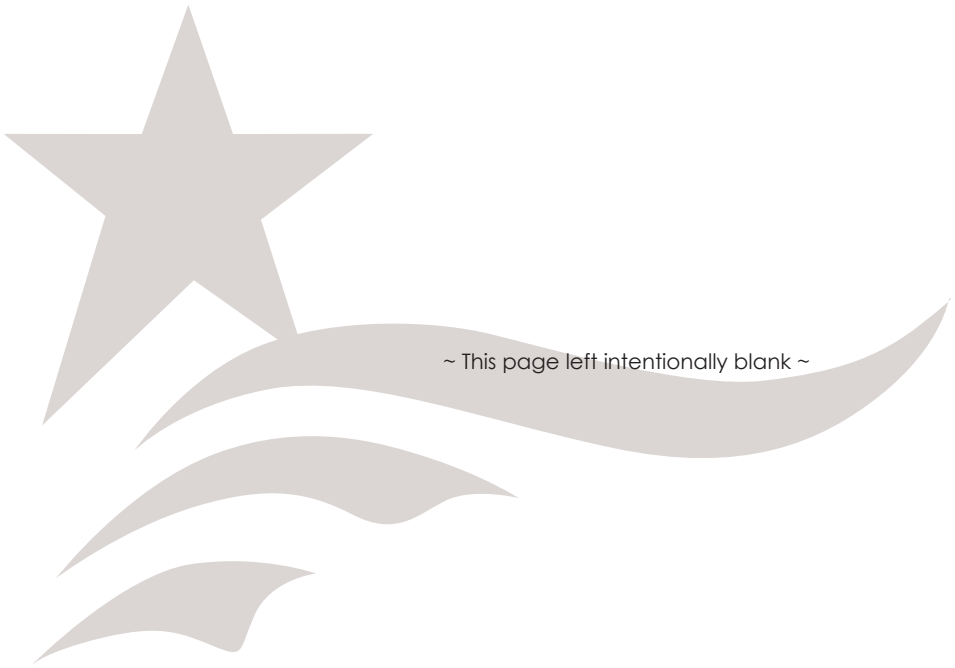

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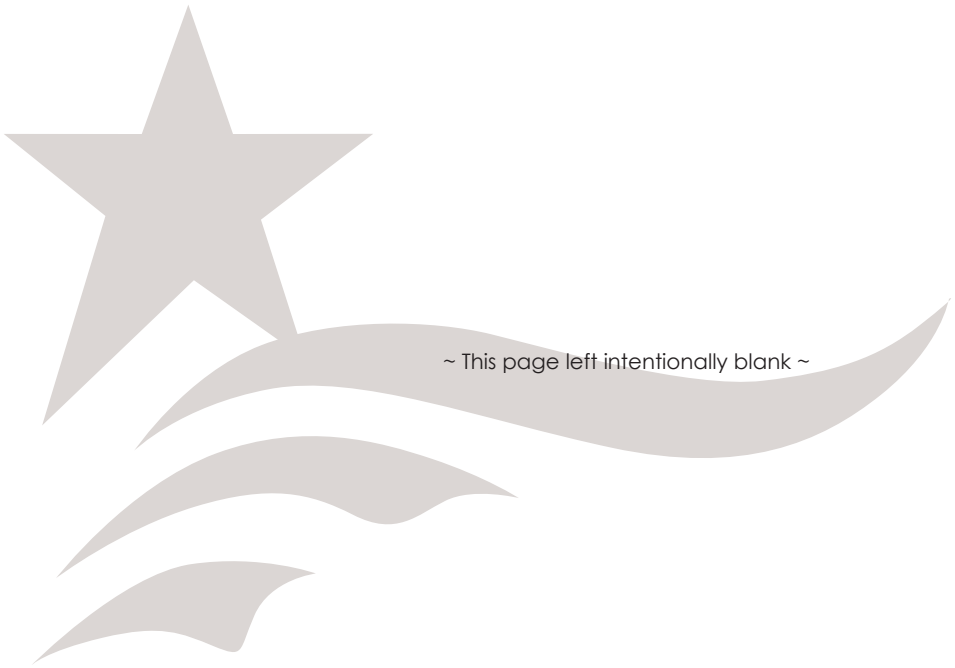
SECTION A
INTRODUCTION



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Introduction

Purpose

The Meridian Community Development Department, at the direction of the City Council, has developed this Architectural Standards Manual (Manual) to support Meridian as "a vibrant community whose vision is to be the premier city to live, work and raise a family."

Architectural design can contribute more than just an aesthetic appearance to development. It can also provide an integrated, functional, and coherent solution that corroborates the principles of a livable community and the values of the City of Meridian, as expressed in the Comprehensive Plan. *The purpose of the City of Meridian Architectural Standards Manual, is to set and maintain a baseline level of effort for the design and construction of buildings within the City – particularly new structures.* The Manual is not intended to limit creativity or to prioritize one architectural style over another. Rather the intent is to establish minimum standards that the community has agreed should apply to development of new buildings and the alteration of existing buildings.

Expectation of Use

The expectation of this Manual is to be used as a checklist by design professionals; to verify that basic design principles, safety considerations, and quality of place improvements reflecting the environment that Meridian residents have come to expect, are made. The Manual should be used early in the building design process.

Process & Application

Process

The City of Meridian development process encompasses a wide range of project scales and stages, ranging from annexation and zoning of large acreage subdivisions, to redevelopment on a single parcel. Typically, design review occurs concurrently with other development applications.

Applicability

The City of Meridian development process encompasses a wide range of project scales and stages, ranging from annexation and zoning of large acreage subdivisions, to redevelopment on a single parcel. Typically, design review occurs concurrently with other development applications. Projects that require Administrative Design Review (see Meridian City Code, Title 11, Chapter 5, Article B) should meet all requirements and follow supplied checklists.

Administrative Design Review and conformance with the City of Meridian Architectural Standards Manual shall not be required for interior tenant improvements, detached single-family homes, and/or secondary dwellings unless stipulated as part of a development agreement or as otherwise required by the Meridian Planning & Zoning Commission or the Meridian City Council.

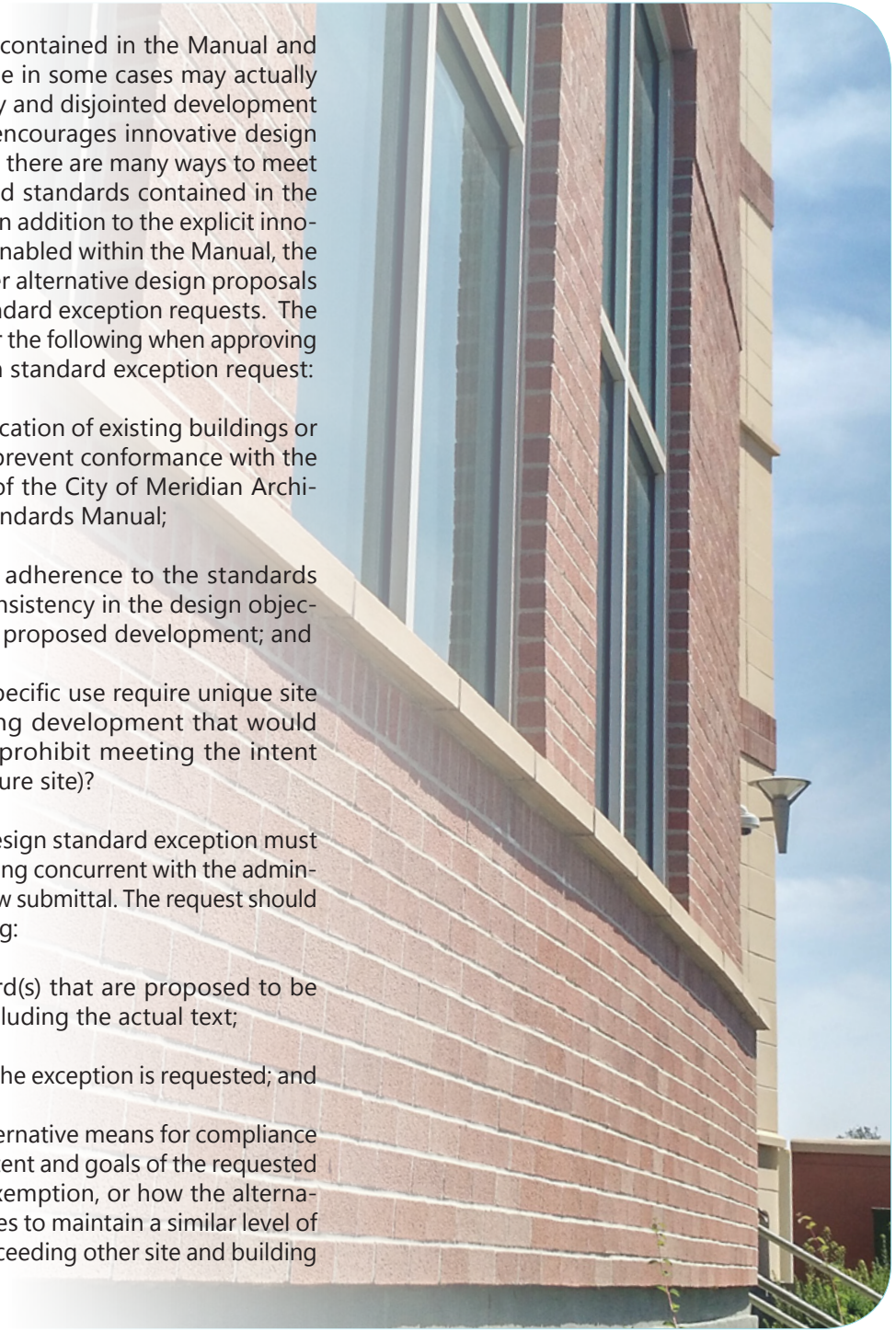
Design Standard Exceptions

As mentioned in the Purpose section above, the intent of administrative design review is not to limit creativity or to prioritize one architectural style over another. The standards in this Manual are general in nature, but evolving construction practices, availability of new materials and products, and creative design and engineering solutions require alternatives to be occasionally considered. The City recognizes that not all sites are conducive to full conformance with the standards contained in the Manual and that strict adherence in some cases may actually create inconsistency and disjointed development patterns. The City encourages innovative design and recognizes that there are many ways to meet the intent, goals and standards contained in the Manual. Therefore, in addition to the explicit innovative alternatives enabled within the Manual, the director will consider alternative design proposals through design standard exception requests. The director will consider the following when approving or denying a design standard exception request:

- Does the location of existing buildings or structures prevent conformance with the standards of the City of Meridian Architectural Standards Manual;
- Does strict adherence to the standards create inconsistency in the design objectives of the proposed development; and
- Does the specific use require unique site and building development that would otherwise prohibit meeting the intent (e.g. - a secure site)?

Any request for a design standard exception must be requested in writing concurrent with the administrative design review submittal. The request should specify the following:

- the standard(s) that are proposed to be exempt, including the actual text;
- the reason the exception is requested; and
- how the alternative means for compliance meet the intent and goals of the requested standard exemption, or how the alternative proposes to maintain a similar level of effort by exceeding other site and building standards.



The director may approve, or recommend approval of, design standard exceptions when the overall design, as proposed by the applicant, meets or exceeds the intent of the City of Meridian Architectural Standards Manual and the applicable requirements of the Unified Development Code and is not detrimental to public health, safety, and welfare. Requests for design standard exceptions are subject to the process, findings and/or fees contained in Chapter 5, Article B, of the Unified Development Code.

Manual Structure

Standards Sections

The Manual contains two main sections, one each for non-residential and residential development. The Non-Residential section contains policy statements and standards that include: Cohesive Design, Building Scale, Building Form, Architectural Elements, Materials, and Signs & Lighting.

The Residential section contains policy statements and standards that include: Cohesive Design, Building Form, Architectural Elements, and Lighting.

Tables

The Architectural Standards Manual contains tables that include intent, goal and standard statements. These tables are grouped into the two sections listed above: Non-Residential and Residential.

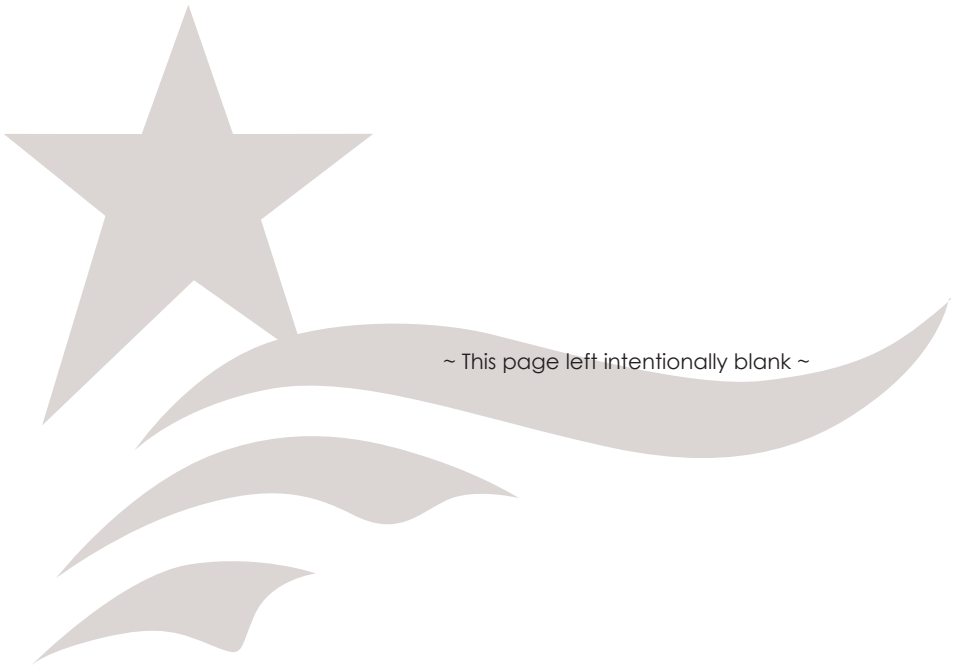
Appendices

The appendices in this Manual include definitions, and an index of terminology and correlating photo examples.

Additional Material

In addition to this Manual and its appendices, additional material are available on the City's website, including standards checklists that are specific to each sub-category type (e.g. – Commercial Districts, Industrial Districts, etc.).

For questions:
Contact the Planning Division at 208.884.5533



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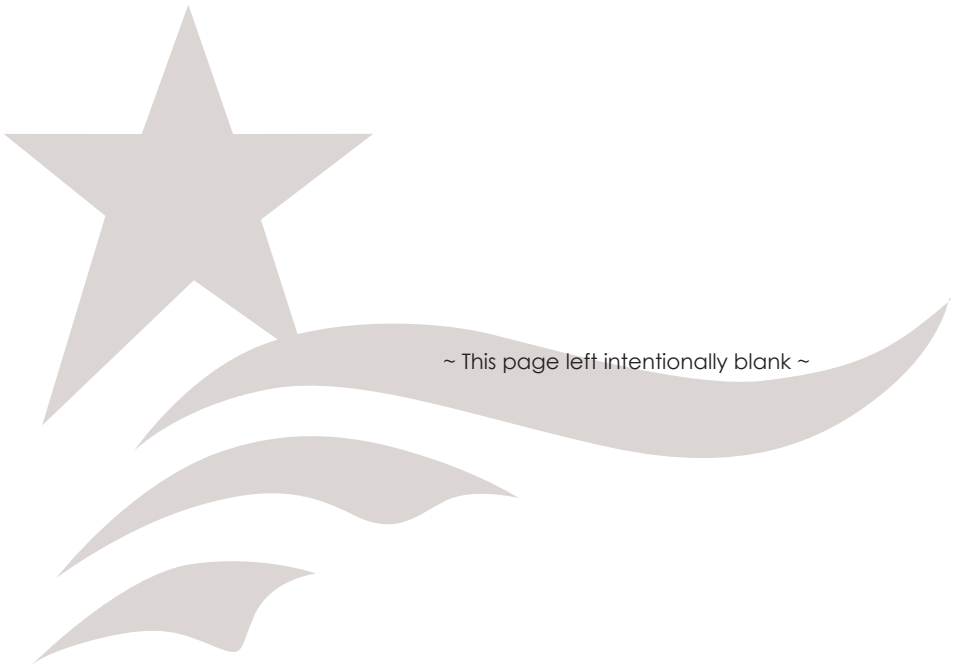
B

Section B

How to Use this Document



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How To Use This Document

Determining Applicable Standards

1. ***Identify Section (type of structure):*** This Architectural Standards Manual is broken into two distinct sections, Non-Residential and Residential. You'll need to know what type of structure you're developing for the next step.

2. ***Identify Sub-category:*** Sub-categories of a section (residential or non-residential) are based on zoning designations. Use the matrix below to determine specific application of standards, based on the type of structure (section) and zoning designation (sub-category). *Your sub-category will either be "CD", "TND", "IND", "MF", or "SF" (see table below for description and references to definitions).*

   Integrated structures with both residential and non-residential uses may fall into either section, depending on the property zoning designation. Residential structures fall into single-family or multi-family sub-categories as defined by the City of Meridian Unified Development Code.

	Sub-categories															
	R-2	R-4	R-8	R-15	R-40	TN-R	TN-C	O-T	C-N	C-C	C-G	L-O	M-E	H-E	I-L	I-H
Non-Residential Section																
Non-residential	-	-	CD	CD	CD	TND	TND	TND	CD	CD	CD	CD	CD	CD	IND	IND
Integrated	-	-	-	-	TND	TND	TND	TND	-	-	-	-	-	-	-	-
Residential Section																
Multi-family	-	-	MF	MF	MF	MF	TND	TND	-	MF	MF	-	-	-	-	-
Single-family*	SF	SF	SF	SF	SF	SF	SF	SF	-	-	-	-	-	-	-	-

SF=Single-family Residential, MF=Multi-family Residential, TND= Traditional Neighborhood Districts, CD=Commercial Districts, and IND=Industrial Districts. For single-family and multi-family definitions, see Title 11 Chapter 1 Article A of the City of Meridian Unified Development Code. *Not all detached single-family homes are subject to Design Review. Please refer to the UDC and the entitlement for the property when determining if Design Review is required.

3. ***Review Standards Tables:*** The District Sub-category identified above will be used to identify applicable standards in this Manual. The following page includes an overview of how to use the standards tables. *See table to the right for sub-category page numbers.*

1. Identify Section (building type)

2. Identify Sub-Category (zoning)

3. Review Standards Tables

- Non-residential: *Section C*

		Pg.
Commercial	CD	C-3
Traditional	TND	C-3
Industrial	IND	C-3

- Residential: *Section D*

		Pg.
Multi-family	MF	D-3
Single-family	SF	D-3

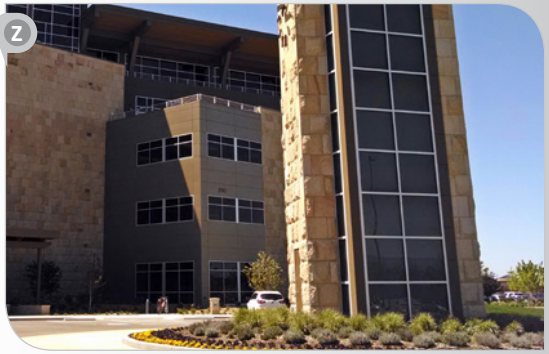
Standards Tables

Standards are categorized by their basic building type and sub-category. Some standards may also have other more specific application conditions, indicated in the text. *For how to determine sub-category applicability, see the previous page.*

Each table within the Manual has several consistent features, including: 1.) identification (ID #); 2.) Description; 3.) Sub-categories indicator; and 4.) Reference indicator. See below for an example.

Example Standards Table

ID #	Description	Ref.	CD	TND	IND
☐ A.BC	This is an example of an architectural standard in the City of Meridian Architectural Standards Manual. The "Ref." column to the right will sometimes be populated with a letter, which is a reference to a picture with the same indicated letter.	Z	●	●	○



1. Identification Numbers

The Standards Tables are organized in a hierarchy starting with the Intent, followed by Goals, and ending in Standards. In the above example, "*A*" references the Intent of a section; *B* references the goal(s) under an intent; and "*C*" references specific standards under a goal. For example, 3.2C, would indicate Intent #3, Goal #2 and standard C.

What do the table icons mean? ✹ Intent ★ Goal ☐ Standard

2. Description

Each description for an Intent, Goal, or Standard provides directive text. Intent statements are high level and interpretive. Goals provide more specific direction but are still conceptual. Standards are intended to be measurable or specific, such as yes or no.

3. Section Sub-categories

The columns to the right of the reference column (Ref.) indicate whether standards are applicable to sub-categories of a section. If there is an:

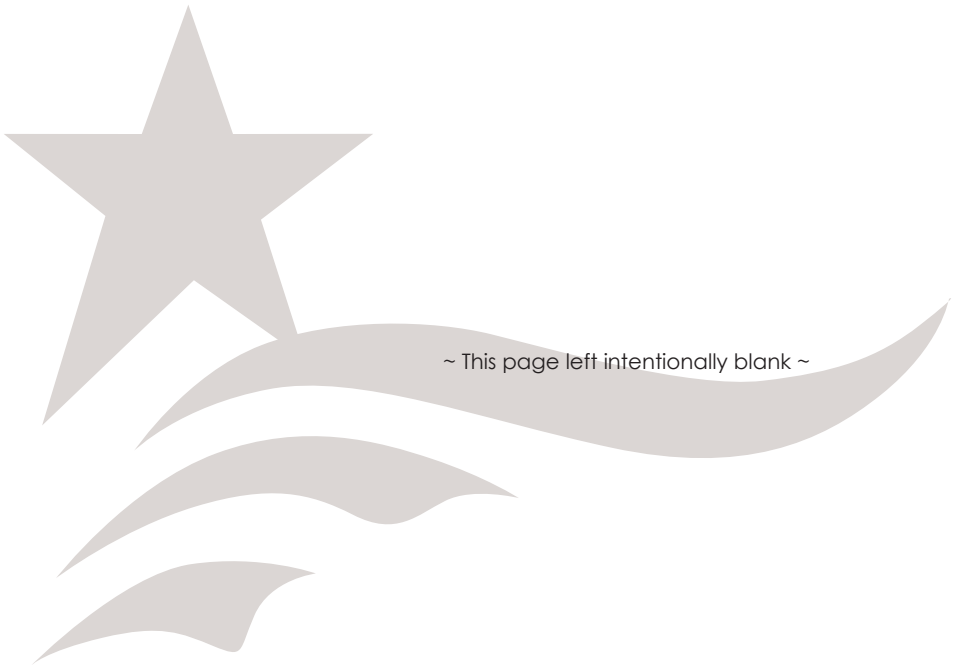
"●" , ***the text applies*** to the sub-category

"○", ***the text does <u>not</u> apply*** to the sub-category

4. Reference Images

The City of Meridian Architectural Standards make use of images to provide relevant design examples. These images may either be photos or drawings. Each image is generally referenced within a standards table, if adjacent to a table, indicated by a small lettered symbol. These letters are specific to and start over in new sub-sections (e.g. - Cohesive Design).

Section C
Non-Residential Standards



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Non-Residential Standards

The following section of standards are applicable to non-residential development as defined by the City of Meridian Unified Development Code, as outlined in this Manual (see the How To Use This Document section), applicable Development Agreements, or as directed by City Council, Planning and Zoning Commission, or the Design Review Committee.

Cohesive Design

The Cohesive Design group of standards are applicable to all non-residential and even some residential development. See the How to Use This Document section for more information on applicability of standards.

Cohesive Design, Non-Residential Standards (CDS)

ID #	Description	Ref.	CD	TND	IND
Intent 1.00	**Promote visually aesthetic building designs that incorporate quality architectural characteristics and establish built environments that are compatible with existing, planned, and anticipated adjacent land uses.**		●	●	●
Goal 1.10	Articulate building designs to frame and accentuate public spaces with pedestrian scale elements and details.		●	●	●
Goal 1.11	Building design should address building scale, mass, form, and use a variety of materials and architectural features to ensure an aesthetic contribution compatible with surrounding buildings.	A	●	●	●
1.1A	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.	B	●	●	●
1.1B	Provide pedestrian connections to non-private public spaces.		●	●	○
1.1C	Incorporate architectural features on all sides of a building façade facing: the primary entrance(s) of an adjacent building, public roadways, interior site amenities, and façades that are visible from public spaces. See Architectural Elements, Building Form, and Materials sections.	C	●	●	○
1.1D	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.		●	●	○

A **DISTRICTS: CD, TND**

» Variety of materials, architectural elements, and integration with pedestrian environment.

B **DISTRICTS: CD, TND, IND**

» Continuous and articulated pedestrian environment across multiple tenant spaces and a drive-through.

C **DISTRICTS: CD, TND**

» All public facing sides of buildings include some level of interesting architecture.

Cohesive Design, Non-Residential Standards (CDS)

ID #	Description	Ref.	CD	TND	IND
☐ 1.1E	Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments		●	●	○
Goal ★ 1.20	Design building façades to express architectural character and incorporate the use of design principles to unify developments and buildings, and relate to adjacent and surrounding uses.	D	●	●	●
☐ 1.2A	Comply and adhere with all previously required building design elements that were included as part of a Development Agreement, Conditional Use Permit, and/or other requirements as part of prior approval.		●	●	●
☐ 1.2B	New construction must share at least three similar accent materials, field materials, or other architectural feature of a building within 150-feet of the property. Similar materials must be the same basic group, such as masonry, stone, or stucco, but do not need to be the same color, brand, or style. Compliance with any streetscape provisions, such as historic lighting and furniture, count as one item towards this requirement. In Old Town, use of brick masonry as a field or accent material may count towards this requirement.		○	●	○
Goal ★ 1.30	Incorporate design principles to include rhythm, repetition, framing, and/or proportion. Applies to all sides of a building façade facing public roadways, that are visible from residential neighborhoods or public spaces, or facing the public entry of an adjacent building.	E	●	●	●
☐ 1.3A	Integrate at least one material change, color variation, or horizontal reveal for every 12-vertical feet of building façade; vertical spacing may be averaged over façade.	F	●	●	●
☐ 1.3B	Integrate at least one material change, color variation, or vertical reveal every 50-horizontal feet of building façade; horizontal spacing may be averaged over façade elevation.		●	●	●

D **DISTRICTS: CD, TND, IND**

» Use of similar materials, shared landscape materials, and consistent lighting help to unify a variety of building designs.

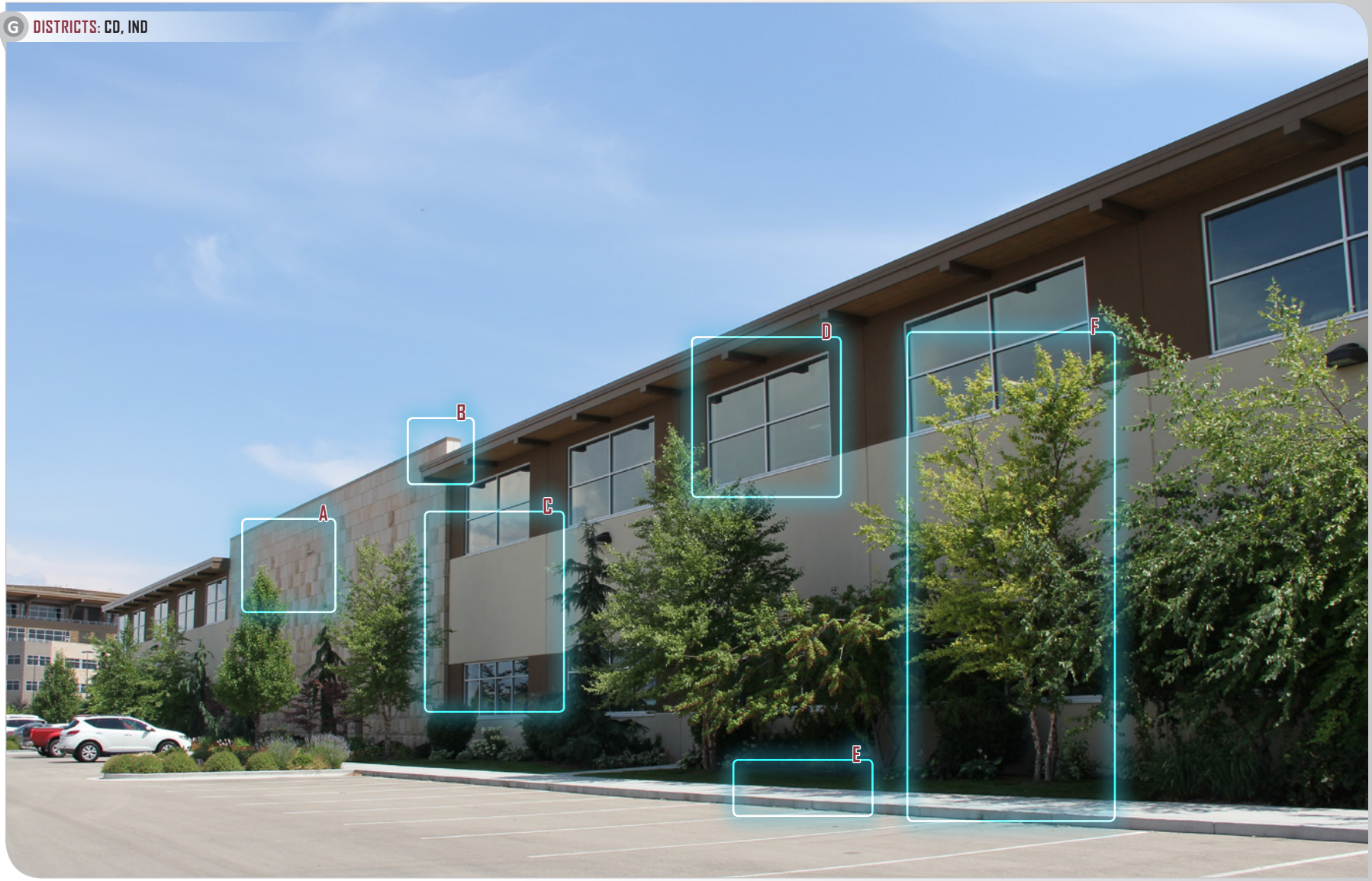
E **DISTRICTS: IND**

» Simple building design incorporates a repetition of building elements and frames the entryway facing a public roadway.

F **DISTRICTS: CD, TND, IND**

» Several narrow bands of material modulation help to break up an otherwise bland expanse of material along the vertical face of building.

G DISTRICTS: CD, IND



» For simplicity, standards are written to capture requirements for the bulk of Design Review applications. In some cases, such as this industrial building within a commercial zoning district, and part of a larger mixed use development, there may be opportunities to meet the intent and goals through design standard exceptions. While the building in this picture lacks significant modulation along a stretch of the façade facing an arterial roadway (it does modulate elsewhere), it still meets requirements for overall modulation. The site also exceeds requirements for tree plantings, with a large number of additional trees planted near the face of the building, providing texture, depth, and interest. Some of the other added improvements with this industrial building include: {A} cultured stone panels; {B} extended eaves with accent materials; {C} exceeds material and color requirements; {D} glazing above the first floor (which also exceeds requirements); {E} wide sidewalks integrated throughout the site and connecting to site amenities; and {F} mature trees near the face of the building. This structure also relates to and compliments other office buildings on the campus, which also exceed site, landscape, and architectural requirements.

H **DISTRICTS:** CD, IND

» Unifying architectural element at an entryway to the Silverado business park. Stone and arches are prominent features for many of the buildings.

I **DISTRICTS:** CD, IND

» A variety of horizontal and vertical material changes, reveals, fenestration, and architectural canopies create interest in the building designs from all public views.

J **DISTRICTS:** CD, IND

» Unifying architectural element within an area of the El Dorado business park, that shares architectural elements with surrounding buildings.

K **DISTRICTS:** CD, IND

» A variety of colors and finish materials are used within this cluster of multi-tenant buildings off of Overland Road, but all share basic architectural design and field materials.

Building Scale

The Building Scale group of standards are applicable to all non-residential and even some residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Building Scale, Non-Residential Standards (BSS)

ID #	Description	Ref.	CD	TND	IND
Intent 2.00	**Promote building designs that use appropriate architectural and pedestrian scales to establish compatible physical and visual relationships with adjacent and surrounding developments and reinforce a cohesive built environment.**	A	●	●	●
Goal ★ 2.10	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment. Applies to façades of development along public roads, public spaces, and adjacent to residential areas.		●	●	●
☐ 2.1A	Buildings with rooflines 50-feet in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75-feet without a break.	B	●	●	●
☐ 2.1B	For buildings with façades longer than 200-feet, reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at least one significant modulation with depth at least 3% of the total façade length or 10-feet, and a width in combination at least 20% of the façade length.	C	●	●	○
☐ 2.1C	Within Old Town, building designs must provide a building scale of two or more stories at least 25-feet in height along roadways.		○	●	○
☐ 2.1D	Within mixed use areas and for all developments along arterial roadways, buildings over 1,000 sqft must provide a minimum 20-foot building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.		●	●	●

» A variety of street, automotive, and pedestrian scale features are used to integrate this building into the surrounding environment.

» The building parapet integrates a variety of step-downs, modulation, and material changes to create interest.

» Fred Meyer grocery store integrates and modulates a variety of smaller complimentary uses into the building frontage.

Building Scale, Non-Residential Standards (BSS)

ID #	Description	Ref.	CD	TND	IND
Goal ★ 2.20	Physically configure building designs to reduce disproportioned architectural scale relative to adjacent uses. Applies to façades of development along public roads, public spaces, and residential areas.	D	●	●	○
☐ 2.2A	For adjacent buildings with greater than 1-story height disparity (i.e. – two or more stories difference) and within 30-feet of each other, integrate and align parapet designs, material changes, fenestration alignment, material reveals, or other architectural elements and horizontal articulation, to relate varying building heights to one another. Aligned features do not have to be the same type (i.e. window pattern on one could align with parapet on another).		●	●	○
☐ 2.2B	Use pedestrian scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.	E	●	●	○
Goal ★ 2.30	Incorporate pedestrian-scale architectural features to support an aesthetic character that contributes to the quality of the building design and connectivity with the surrounding environment. Applies to façades in developments: visible from arterial or collector roadways, adjacent to residential developments facing roadways, facing an adjacent building's primary building entries, and adjacent to public spaces.	F	●	●	●
☐ 2.3A	Consistently incorporate at least two (2) architectural features into the building design that are pedestrian scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing (see Pedestrian Scale definition).		●	●	●

D **DISTRICTS:** CD, IND

» Varying parapet heights help to transition taller focal elements and relate the buildings to one another.

E **DISTRICTS:** CD, IND

» Raised planters, trees, and awnings help to integrate the design of an arterial roadway scaled building to the pedestrian space adjacent to it.

F **DISTRICTS:** CD, IND

» Windows, architectural canopies with supports, and landscaping up close to the building each lend themselves to improving a sense of pedestrian scale.

» This multi-story building despite being industrial, includes a number of attractive design features to maintain a pedestrian scale environment on the public oriented side of the structure. Some of these elements include: {A} consistent landscaping along the edge of the building; {B} organized fenestration along customer and public entries; exceeds and {C} architectural canopies using thematic materials the company sells. Other architectural elements contributing to a cohesive building design include: {D} windows with attractive and complimentary materials; {E} secondary architectural canopies above top-level windows; {F} consistent use of material caps, both on textured block and stucco; and {G} clean, organized reveals in the stucco correlating with other architectural elements.

Building Scale, Non-Residential Standards (BSS)

ID #	Description	Ref.	CD	TND	IND
Goal ★ 2.40	Along local or collector roadways and within Traditional Neighborhood Districts, maintain relative consistency of building scales along roadways and blocks to promote the development of cohesive urban areas.		○	●	○
☐ 2.4A	For buildings fronting local and collector roadways, off-street parking must be located to the side of or behind buildings; off-street parking is not allowed between the roadway and building.	H	○	●	○
☐ 2.4B	Limit building separation from the roadway to streetscape and pedestrian supportive use areas, such as locations for street furnishings, outdoor dining, small plazas, public spaces, or storefronts.	I	○	●	○

H DISTRICTS: CD, TND

» The buildings here are brought up close to the street and off-street parking is located behind the buildings.

I DISTRICTS: CD, TND

» Buildings brought up close to local and collector roads or drive lanes, in coordination with appropriate streetscape elements, help to enhance pedestrian scale.

J **DISTRICTS:** CD, IND

» Landscape design, including trees and shrubs, specialty lighting, patio furniture, and unique entryway design features help to emphasize pedestrian scale on an automotive scaled building along an arterial roadway.

K **DISTRICTS:** CD, IND

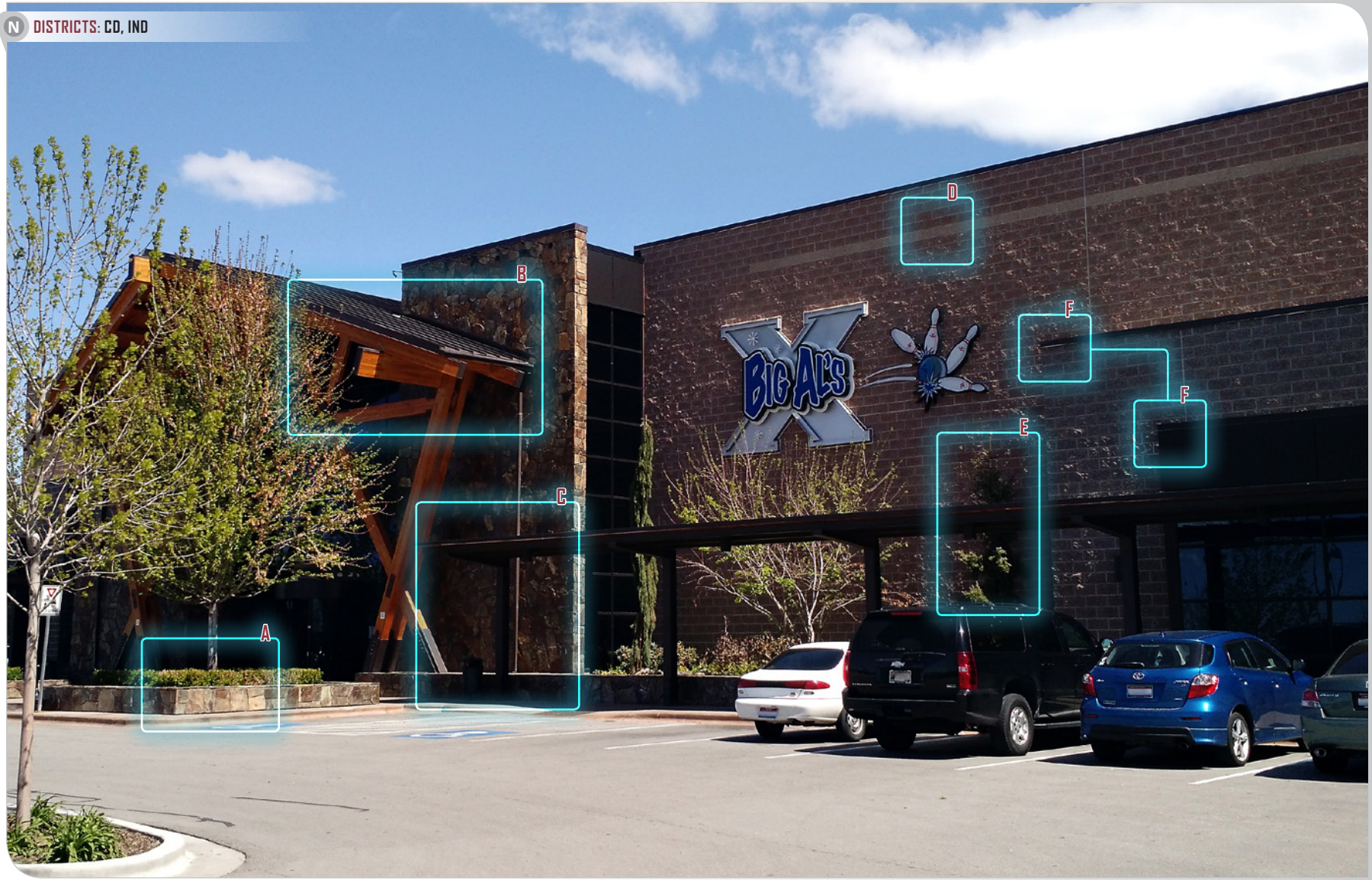
» Arbors with strong architectural character and landscaping up close to the building help to emphasize pedestrian scale.

L **DISTRICTS:** IND

» A variety of landscape elements spaced appropriately from the face of an industrial looking building, help to transition an imposing building scale to the pedestrian realm near the entry.

M **DISTRICTS:** CD, IND

» A number of interesting architectural features including modulation, varying building heights, architectural canopies, material patterns designed to lead the eye, and strong landscape elements help to maintain a pedestrian scale and emphasize the entries.



» Unique entryway features, covered parking, raised planters, and a variety of landscape materials help to transition and emphasize the pedestrian realm on an otherwise imposing multi-story structure. More specifically, the building includes the following: {A} raised landscape planter with seating, low trimmed shrubs, and mature trees help frame the grand entry, while also providing transition to a welcoming pedestrian scale; {B} large wood beams, oversized hardware, and unique roof forms in concert with modulation help to emphasize the entry in coordination with landscaping; {C} unique materials in conjunction with additional raised planters, landscaping, and covered parking help to transition the building scale to the pedestrian realm; {D} accent bands with color and texture variation help to create interest at all building elevations; {E} vertical landscape elements near to the façade help to quickly transition the building to a comfortable pedestrian scale along the sidewalk; and {F} modulation in coordination with material changes help to transition and accent building form.

Building Form

The Building Form group of standards are applicable to all non-residential and even some residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Building Form, Non-Residential Standards (BFS)

ID #	Description	Ref.	CD	TND	IND
Intent 3.00	**Promote building designs that articulate and define appropriate building forms with visual interest and enhance the character of the built environment.**		●	●	●
Goal ★ 3.10	Articulate building forms, including but not limited to massing, walls, and roofs, with appropriately scaled modulations that contribute to the development of aesthetic building designs. Applies to façades in developments: along arterial and collector roadways, adjacent to residential developments facing roadways, facing public entries of adjacent buildings, and visible from public spaces.	A	●	●	●
☐ 3.1A	Incorporate at least one type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include but are not limited to columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.	B	●	●	●
☐ 3.1B	Qualifying modulation must be at least 6-inches in depth, be at least 8-inches in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150-feet, horizontal modulation must occur no less than every 30-feet. For buildings with façades greater than or equal to 150-feet, horizontal modulation must occur no less than every 50-feet.	C	●	●	●
☐ 3.1C	Design parking structure façades as site integrated buildings, meeting applicable Manual standards for Architectural Elements and Material sections.		●	●	○

A **DISTRICTS:** CD, IND

» Covered entries are integrated into the building design for each tenant space, providing modulation, weather protection, and help in emphasizing entry locations.

B **DISTRICTS:** IND

» Façade projection helps to add significance to the public entryway, while also providing modulation, varying material colors, and weather protection.

C **DISTRICTS:** CD, IND

» Building modulation, along with a unique architectural canopy, material banding, and fenestration help to signify the public entrance.

Building Form, Non-Residential Standards (BFS)

ID #	Description	Ref.	CD	TND	IND
Goal ★ 3.20	Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate pedestrian scale, and visually anchor the building to the ground or street level. Applies to building façades visible from a public street or public space, and to façades with public entries.	D	●	●	●
☐ 3.2A	For at least 30% of applicable façades use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10-inches in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3-feet of finished grade.	E F	●	●	●
☐ 3.2B	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one field or accent color, material, or architectural feature used on lower stories, on the upper stories.		●	●	●
☐ 3.2C	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide floor-to-ceiling heights, or floor-to-floor from 10 to 16 feet.		●	●	●
☐ 3.2D	In mixed-use areas and for structures greater than four stories, design the uppermost story or façade wall plane to include material changes, horizontal articulation, and modulation meeting first story requirements, or include a patio, rooftop garden, penthouse, or strong architectural feature such as a tower element.		●	●	○
Goal ★ 3.30	Building design should establish visual connections that relate internal spaces at ground- or street-level with facades adjacent to public roadways, public spaces, and along primary building entries, and that add visual interest and complexity to the first floor building design.		●	●	●
☐ 3.3A	Use horizontal and/or vertical divisions in wall planes, such as ledges, awnings, recesses, stringcourse, molding, joint lines, or other material types, to frame and accent 30% or more of total fenestration.		●	●	●

D **DISTRICTS: CD, IND**

» Facade modulation and incorporation of a vestibule, multiple roof types, and integration with a unique sign help to highlight the public building entry, without use of canopies.

E **DISTRICTS: CD, IND**

» Material banding around the base of the building, along with ledges, fenestration patterns, and landscaping, help to ground the building design and incorporate pedestrian scale.

F **DISTRICTS: CD, IND**

» Fenestration at finished grade and landscape design help to ground the building and incorporate pedestrian scale, without material banding near the bottom.

Building Form, Non-Residential Standards (BFS)

ID #	Description	Ref.	CD	TND	IND
☐ 3.3B	Within Old Town, average 50% fenestration along first floor façade facing roadways and public spaces. May also meet fenestration alternative for up to half of required area. Buildings with façades fronting multiple streets may meet Fenestration Alternative for other façades (see 3.3E).		○	●	○
☐ 3.3C	Within mixed-use areas, average 40% fenestration along applicable first floor façade. May also meet fenestration alternative at 40% (see 3.3E). For façades facing roadways that are not public entryways, may meet Fenestration Alternative (see 3.3E). Big box may limit applicable façade area to 30-feet around public pedestrian entries.		○	●	○
☐ 3.3D	Average 30% fenestration for applicable first floor façade, unless specified elsewhere. May also meet fenestration alternative (see 3.3E). Big box and buildings in industrial districts may limit applicable façade area to 30-feet around public entries.	G H	●	○	●
☐ 3.3E	Fenestration Alternative: Incorporate doors and windows for at least 30% of applicable first floor façade, or suggest their inclusion using faux treatments that incorporate at least two of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details.	I	●	●	●

G DISTRICTS: CD, IND

» Vivid copper colored framing, detailed columns, reveal patterns, and canopies help to frame and accent fenestration.

H DISTRICTS: CD, IND

» Fenestration is an important building element and except for very unique conditions, should be integral to the design.

I DISTRICTS: CD, IND

» Fenestration may not always be practical on required façades, in which case hinting their inclusion with faux elements such as canopies and unique materials can be beneficial.

Building Form, Non-Residential Standards (BFS)

ID #	Description	Ref.	CD	TND	IND
Goal ★ 3.40	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings, without creating an imposing scale on adjacent uses. Applies to façades: in development along arterial roadways, visible from residential development, adjacent to public spaces, facing public entries of adjacent buildings.		●	●	●
☐ 3.4A	For flat roofs, incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least 1-foot change in elevation, or modulation of at least 2-feet in the parapet, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades. May also incorporate secondary roof types, such as hip roofs along overhangs.	J	●	●	●
☐ 3.4B	For sloped roofs, incorporate at least two of any one roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.	K	●	●	●
☐ 3.4C	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.	L	●	●	○

J **DISTRICTS:** CD, IND

» Varying parapet heights with a variety of materials and details are integral to a complete building design.

K **DISTRICTS:** CD, IND

» A variety of roof planes help to transition and integrate other materials, modulation, and reinforce points of interest.

L **DISTRICTS:** CD, IND

» Coinciding modulation with variation in the roof profile helps to articulate and correlate important elements of the building design, such building entries.

Architectural Elements

The Architectural Elements group of standards are applicable to all non-residential and even some residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Architectural Elements, Non-Residential Standards (AES)

ID #	Description	Ref.	CD	TND	IND
Intent 4.00	**Promote integrated architectural elements and details as components of cohesive building designs that enhance the visual interest of building façades, support activity at and/or near ground level, and provide pedestrian scale.**		●	●	●
Goal ★ 4.10	Use proportional architectural elements and detailing to articulate façades, and contribute to an aesthetic building character with a high level of pedestrian design. Applies to façades: in development along public roadways, visible from residential development, adjacent to public spaces, facing public entries of adjacent buildings.		●	●	●
Goal ★ 4.11	Design and articulate architectural elements using proportions, divisions, detailing, materials, textures, and colors and appropriately integrate these elements into the building design. Applies to façades: in development along public roadways, visible from residential development, adjacent to public spaces, facing public entries of adjacent buildings.	A	●	●	●
☐ 4.1A	Provide at least three detailing elements that transition façade material changes or integrate pedestrian scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first floor windows.	B	●	●	○
☐ 4.1B	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20-feet of all public entryways, must be at least 3-feet in depth from the point of entry, and be least 6-feet in length. Entryways with vestibules or other permanent enclosed transition space are exempt.	C	●	●	●

A DISTRICTS: CD, IND

» Relatively simple materials and thoughtful accents can be used to create interest and integrate design elements throughout the building.

B DISTRICTS: CD, IND

» Specialty lighting, trellis, material banding, raised planters, and similar type improvements can all help to reinforce a comfortable pedestrian environment adjacent to large buildings.

C DISTRICTS: CD, TND, IND

» Architectural canopies can provide a number of benefits, including supporting the building design, reinforcing pedestrian scale details, and providing weather protection.

D DISTRICTS: CD, IND

» This building is well grounded, with integration of both building form and accent color in the landscape, and conversely landscape materials that emphasize building form, such as the upright stone outcropping.

E DISTRICTS: CD, IND

» The tower element drive-through canopy not only helps to generate awareness of the building, but also creates interest in the building form and establishes the building as an integrated part of the site. Added fenestration and use of thematic and complimentary service equipment help to enhance the building.

F DISTRICTS: IND

» In some cases, building form and modulation of the facade can be false, creating the illusion of more substantial elements without complicating the design. In this industrial example, concrete buttresses are used in conjunction with metal awnings to frame fenestration, landscaping, and entries.

G DISTRICTS: CD, IND

» Relating building form to landscape elements help to create complexity and interest in the design. In this case, a fenced outdoor sales area is integrated into the building design using colored and textured CMU columns, to match elements of the building design.

H **DISTRICTS:** CD,IND

» This entryway is emphasized with a number of attractive architectural elements that transition this 3-story building to pedestrian scale. Some of these elements include: {A} decorative railing over second-story modulation of the façade, that also works to transition the building scale; {B} oversized eaves with unique accent materials; {C} a large architectural canopy to emphasize the entrance, provide weather protection, and to further transition the building elevation to a pedestrian scale; {D} unique landscape materials to accentuate the entrance; and {E} landscape materials in coordination with finished grade fenestration along the building edge, to integrate the building into the overall site and anchor the building.

Architectural Elements, Non-Residential Standards (AES)

ID #	Description	Ref.	CD	TND	IND
☐ 4.1C	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.	I	●	●	○
Goal ★ 4.20	Building designs must not create blank wall segments when visible from a public street or public spaces. Consider the treatment at the base, middle, and top of the façade.		●	●	●
☐ 4.2A	Use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-feet horizontally or vertically without building variation.		●	●	●
Goal ★ 4.30	Organize building service equipment, including, but not limited to, utility, service, and mechanical, away from building entries, roadways, public spaces, and, where appropriate, from adjacent buildings.		●	●	●
☐ 4.3A	Use and integrate standards from the Architectural Standards Manual to screen and conceal service and mechanical equipment. Landscaping meeting the same intent may also be considered for utility meters and connections.		●	●	●
☐ 4.3B	All ground level mechanical equipment must be screened to the height of the unit as viewed from the property line.	J	●	●	●
☐ 4.3C	All rooftop mechanical equipment shall be screened as viewed from the farthest edge of the adjoining right of way.	K	●	●	●

I **DISTRICTS: CD, IND**

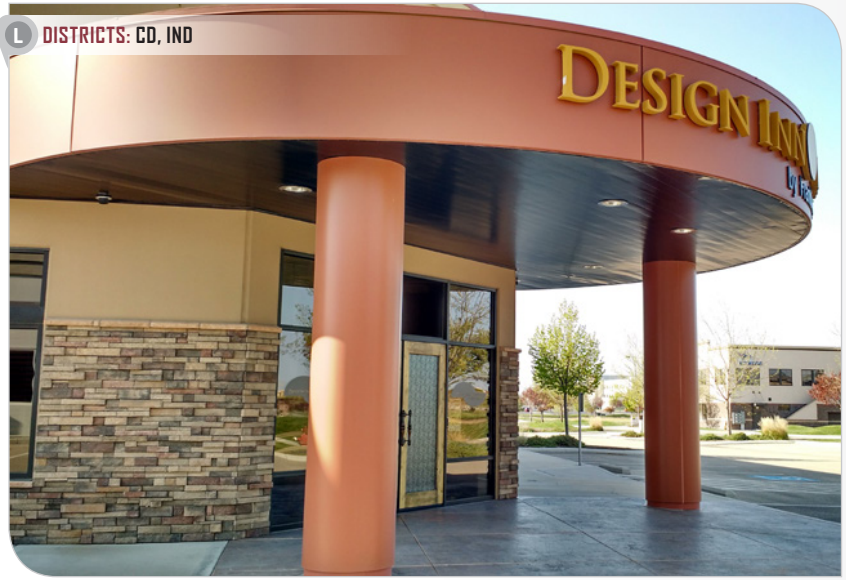
» A clock tower and vestibule on a rotated axis, coordinated awning, and a variety of materials and details all help to identify and direct focus to the public entryway.

J **DISTRICTS: CD, IND**

» Walls and landscape material which relate to the overall building designs are appropriate methods for screening ground level utility connections and mechanical equipment.

K **DISTRICTS: CD, IND**

» Mechanical equipment on this building is screened with landscaping, with a parapet, and with additional roof-top screens placed around roof-top equipment (not visible from this perspective).



L DISTRICTS: CD, IND

» A curvilinear canopy and columns on an otherwise angular building footprint, help to reinforce and draw attention to the public entryway. Vivid colors and additional glazing to help frame the doorways, further emphasize this space.

M DISTRICTS: CD, IND

» Small touches like ledges, reveal patterns, transom lighting, and landscaping can create unique interest out of otherwise commonplace materials.

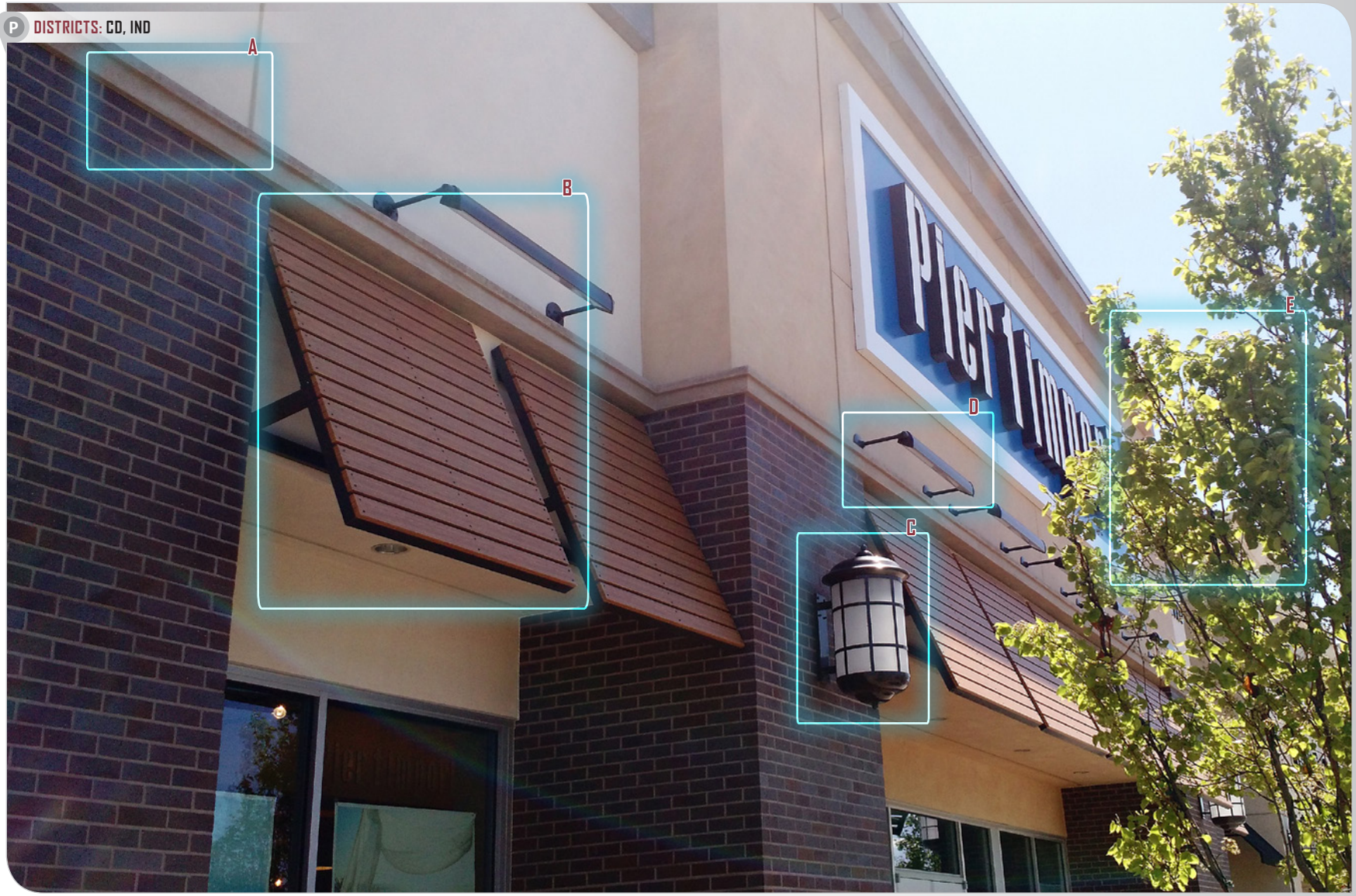
N DISTRICTS: IND

» Color banding, extra fenestration, architectural canopies, facade modulation, and simple geometric forms create building interest despite limited use of unique construction materials.

O DISTRICTS: IND

» Distinct pattern reveal lines in conjunction with color, landscape, and fenestration create interest, despite limited use of unique construction materials.

P **DISTRICTS:** CD, IND



» This large building, part of a multi-tenant big box development, includes a number of unique building scale, architectural elements, and attractive materials that help to maintain a relevant pedestrian scale, despite building features designed to be visible from an arterial roadway, more than 600-feet to the west. Some of the building elements working to create this cohesive building design include: {A} an array of complimentary building materials such as brick, stucco, engineered bamboo, and steel, with details such as reveals and cornice pieces; {B} attractive large framed metal awnings over windows and entries; {C} specialty lighting to emphasize the entrance and support pedestrian scale; {D} accent lighting to emphasize building elements; and {E} landscaping including trees in raised planters, up close to the building, to enhance and frame building elements, and reinforce pedestrian scale.

Materials

The Materials group of standards are applicable to all non-residential and even some residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Materials, Non-Non-Residential Standards (MAS)

ID #	Description	Ref.	CD	TND	IND
Intent ✹ 5.00	**Use quality materials and colors that promote aesthetic building designs and contribute to the development of a timeless community character.**		●	●	●
Goal ★ 5.10	Use complementary material combinations that contribute to a cohesive building design. Use materials from the following basic groups: wood, masonry, concrete, stucco, metal, and glazing.		●	●	●
☐ 5.1A	For buildings with façades that face multiple public roadways and/or public spaces, use consistent material combinations, material quality, and architectural detailing.	A	●	●	●
☐ 5.1B	For all façade elevations visible from public roads, public spaces, primary entrance(s) of an adjacent building, and facing residential districts, use at least two distinct field materials, colors, or material-color combinations on the building façade (see also Material definitions).		●	●	○
☐ 5.1C	For all façade elevations in industrial districts along arterial and collector roads or facing public spaces, use at least two distinct field materials, colors, or material-color combinations on the building façade (see also Material definitions).		○	○	●
☐ 5.1D	For façade elevations visible from public roadways and along primary building entryways, incorporate an accent material on the first story.	B	●	●	●
☐ 5.1E	Distinguish field materials from accent materials through pattern, texture, or additional detail visible from edge of nearest roadway. Alternate masonry or material courses with relief from primary plane may count toward this.		●	●	●
☐ 5.1F	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not as a thin veneer.	C	●	●	●

» Surrounded by roadways or public entries, this building incorporates some level of consistent material variation, accents, and facade modulation on all sides.

» This building incorporates a number of accent materials on all required sides, including: decorative stone, lintels, unique materials at points of interest, and landscape material.

» Decorative stone and other materials affixed to the building face should transition around modulation and building corners, appearing integral to the building design.

D **DISTRICTS:** CD, IND

» Minor material details through reveals and color changes, in coordination with other architectural elements such as canopies, can have a big impact on the overall design.

E **DISTRICTS:** CD, IND

» Façade materials should always transition around outside angles, but going a step further and providing the same detail underneath or behind, or with accent materials such as the brick in this image, provides a robust design that enhances not just the view from a vehicle orientation, but a pedestrian up close.

F **DISTRICTS:** CD, IND

» A variety of metal paneling materials may be appropriate as field materials in some districts, when used in coordination with other qualifying field materials, such as masonry products.

G **DISTRICTS:** CD, IND

» Full depth masonry is used to provide façade modulation, and in coordination with several types of windows and awnings, creates a focal point adjacent to several types of banded CMU patterning.

H DISTRICTS: CD,IND

» This industrial technology building uses a variety of relatively stark building materials and colors in combination with sharp intersections of building forms, to create a complex and detailed building design. Points of interest are signified by intersections of building form, modulation, and material changes, and accented by fenestration and landscape elements. Some of these elements include: {A} columnar trees and specimen planting to coincide with material banding; {B} sharp contrast of building material types and colors to emphasize focal elements; {C} often competing, horizontal and vertical patterns maintain clear continuation through material and building modulation; {D} large areas of flat color are accented with reveals that maintain horizontal banding leading to changes in building modulation and form; and {E} accent materials that coincide with fenestration to create cohesive vertical banding elements.

Materials, Non-Non-Residential Standards (MAS)

ID #	Description	Ref.	CD	TND	IND
☐ 5.1G	Non-durable materials, treatments, and finishes that deteriorate quickly with weather, ultra-violet light, and that are more susceptible to wear and tear are prohibited on permanent structures.		●	●	●
☐ 5.1H	The use of vinyl and ordinary smooth face block, unfinished, colored, or painted, are prohibited as a field materials for building façades along public roadways, adjacent to public spaces, and when visible from residential neighborhoods. Smooth face block may be used as an accent material.		●	●	●
☐ 5.1I	Untextured concrete panels and prefabricated steel panels are prohibited as field materials for building façades, except when used with a minimum of two other qualifying field materials and meeting all other standard fenestration and material requirements.	I	●	●	○
☐ 5.1J	In Industrial Districts, untextured concrete panels and prefabricated steel panels are prohibited as facade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two other qualifying field materials and meeting standard fenestration requirements. Concrete panels that do not exceed three (3) SQFT without a patterned reveal or modulation break may be considered textured.	J	○	○	●
Goal ★ 5.20	Use colors that complement building materials and support innovative and good design practices. Applies to building façades visible from a public street, public spaces, and pedestrian environments.	K	●	●	●
☐ 5.2A	Use of subtle, neutral, or natural tones must be integrated with at least one accent or field material.		●	●	●
☐ 5.2B	Use of intensely saturated colors or fluorescence is prohibited as a primary material. May be used as an accent material.		●	●	●
☐ 5.2C	Materials or colors with high reflectance, such as some metals or reflective glazing, must not redirect light towards roadways, public spaces, or adjacent uses in a way which constitutes a public nuisance or safety hazard.		●	●	●

I **DISTRICTS: CD, IND**

» In commercial districts, concrete panels are a permitted field material type, in conjunction with other field materials, in this example utilizing brick and additional fenestration.

J **DISTRICTS: IND**

» Within industrial districts, a variety of attractive colors, reveals, accents, and meeting all other standards, the use of untextured concrete panels may be permitted.

K **DISTRICTS: CD, IND**

» Natural tones in this building are complimented through accent materials such as architectural canopies and multiple types of clear and translucent glass.

Materials, Non-Non-Residential Standards (MAS)

ID #	Description	Ref.	CD	TND	IND
Goal ★ 5.30	Integrate roll-up doors, will-call doors, drive-through doors, and loading docks into the building design, and locate them in a manner which does not create pedestrian, drive aisle, or roadway conflicts. Applies to façades along arterial and collector roadways, and façades facing public spaces.		●	●	●
☐ 5.3A	For commercial and traditional neighborhood districts, roll-up and drive-through doors are allowed when integrated into the building design, but will-call doors with roll-ups and loading docks are prohibited. Consider material variation and transitions, modulation, and other architectural features and standards for the design.	L	●	●	○
☐ 5.3B	For industrial district properties, will-call and roll-up doors are allowed when integrated into the building design, but loading docks are prohibited. Consider material variation, transitions, modulation, and other architectural features and standards for the design.	M	○	○	●

» Example of a roll-up door integrated into the commercial building façade.

» In Industrial districts facing arterial and collector roadways, loading docks must be located to the sides or rear or the building, but will-call doors and roll-ups may be located in the front.

N **DISTRICTS:** CD, TND, IND

» Materials wrap around corners, are accented with banding and other architectural materials, and modulation in the facade coincides with changes in parapet heights, materials, and accents.

O **DISTRICTS:** IND

» This building which is otherwise a box, uses insets at the corners to frame and accent fenestration, and to provide required modulation facing public roadways. Textured concrete, mirrored glass, and reveals provide necessary material and accent variations.

P **DISTRICTS:** CD, TND, IND

» Materials transition across and wrap around modulation, and use decorative accents such as stone caps.

Q **DISTRICTS:** CD, TND, IND

» Masonry can integrate alternate rows and courses to provide required accents and variation, without actually using another material.

Signs & Lighting

The Signs & Lighting group of standards are applicable to all non-residential and even some residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Signs & Lighting, Non-Residential Standards (SLS)

ID #	Description	Ref.	CD	TND	IND
Intent 6.00	**Integrate signs and architectural lighting as cohesive elements of building designs that contribute to the atmosphere of the built environment and enhance safety.**		●	●	●
Goal ★ 6.10	Use lighting on building exteriors to promote safe pedestrian environments along roadways, at intersections, and in public spaces.		●	●	●
☐ 6.1A	Lighting fixture spacing and height along streetscapes and roadways must be placed to avoid conflicts with tree plantings.		●	●	●
☐ 6.1B	Use energy-efficient architectural lighting.		●	●	●
☐ 6.1C	Use lighting fixtures that are consistent with other decorative hardware on the building. For example, select lighting hardware with similar color and shape as other building hardware, use recessed lighting, incorporate uniform spacing, integrate with other accents and reveals, and coordinate specialty lights with predominate architectural features.	A B	●	●	●
Goal ★ 6.20	Signs should be integrated with architectural features and complement the building design and materials. Relate the size, shape, materials, details, and illumination to a pedestrian scale in mixed-use environments. See City of Meridian Unified Development Code for other sign requirements.		○	●	○
☐ 6.2A	Within traditional neighborhood districts, integrate hanging or projecting signs in pedestrian oriented areas.	C	○	●	○
☐ 6.2B	Use signs that are proportional to the mounted and visible building façade plane. Provide modulation, material variations, or integrate architectural features to accentuate and frame signs that are not hanging or projecting.		○	●	○
☐ 6.2C	Use sign types such as, wall, window, door, awning, hanging, and projecting, to enhance urban character. Non-portable freestanding, box, and pole signs are not allowed.		○	●	○

A DISTRICTS: CD, IND

» Specialty lighting that compliments other building hardware such as canopies or storefront window framing, can help to unify the building design and reinforce points of interest.

B DISTRICTS: CD, TND, IND

» Integrating accent and pedestrian lighting can be as simple as selecting hardware with a similar color.

C DISTRICTS: CD, TND, IND

» Within an urban area, with the building façades up close to the street, projecting and hanging signs can improve visibility and awareness for both pedestrians and motorists.

D DISTRICTS: CD, TND, IND

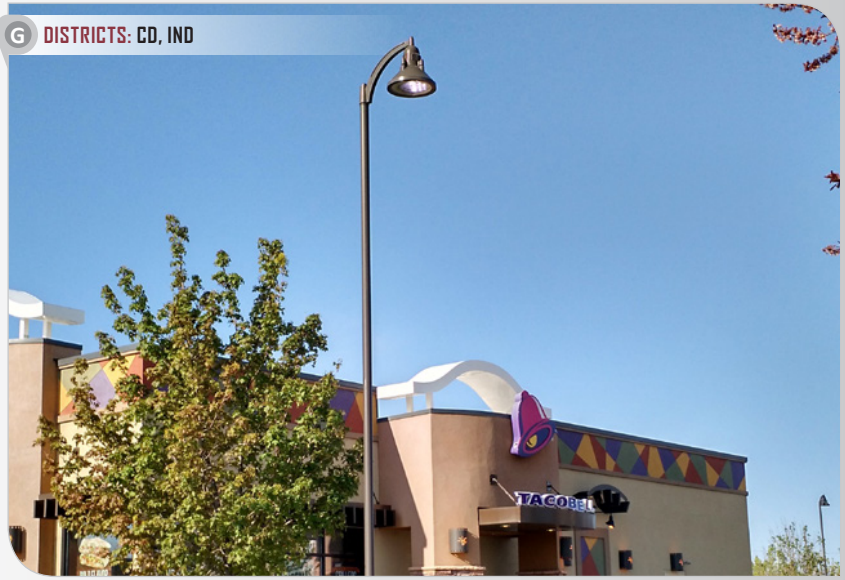
» Complimenting the building design doesn't necessarily mean sharing the same thematic elements. In this example, new and old are blended through modern design features of this specialty lighting, to relate with architectural features on the adjacent building.

E DISTRICTS: CD, TND, IND

» By using several types of specialty lighting, focal elements of the building design can be enhanced day or night, by the size, style, and color of the lamp, housing, and/or complete luminaire.

F DISTRICTS: CD, IND

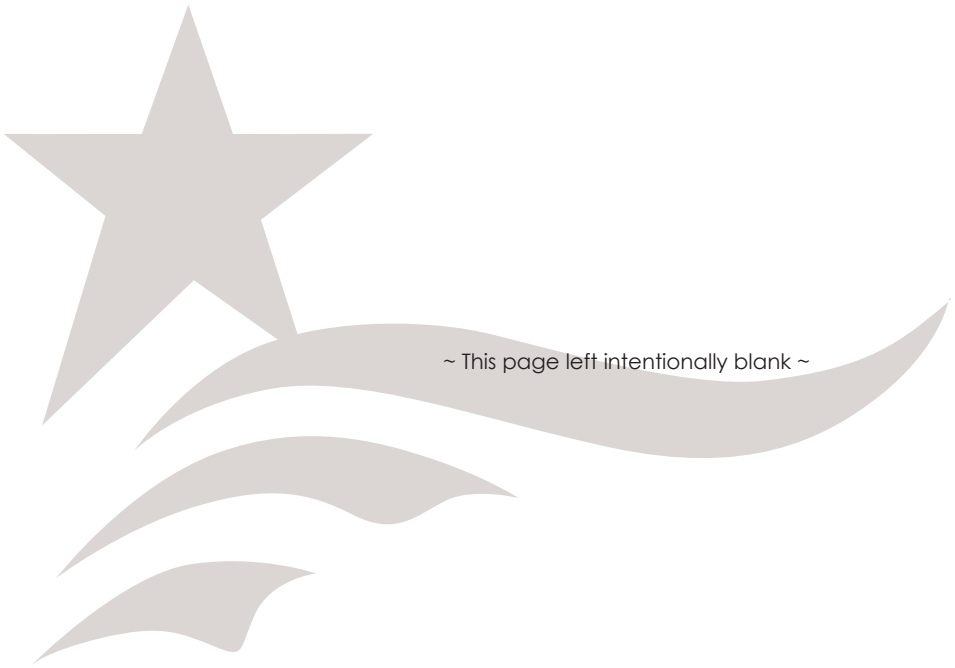
» Signs and wayfinding should work to help establish and enhance the design and thematic of the primary structure.



G DISTRICTS: CD, IND

» Using attractive site lighting can help to emphasize a development and establish a cohesive design thematic even when individual buildings may vary dramatically.

Section D
Residential Standards



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Residential Standards

The following section of standards are applicable to residential development as defined by the City of Meridian Unified Development Code, as outlined in this Manual (see the How To Use This Document section), applicable Development Agreements, or as directed by City Council, Planning and Zoning Commission, or the Design Review Committee.

Cohesive Design Residential

The Cohesive Design Residential group of standards are applicable to residential development. See the How to Use This Document section for more information on applicability of standards.

Cohesive Design, Residential Standards (CDRS)

ID #	Description	Ref.	SF	MF
Intent R1.00	**Promote visually aesthetic building designs that incorporate quality architectural characteristics and establish built environments that are compatible with existing, planned, and anticipated adjacent land uses.**		●	●
Goal ★ R1.10	Articulate building designs to frame and accentuate public spaces with pedestrian scale elements and details.		●	●
☐ R1.1A	Maintain consistent and contiguous pedestrian environments across developments. Limit circuitous connections and maintain clear visibility.	A	○	●
☐ R1.1B	Provide pedestrian connections to public spaces.	B	○	●
☐ R1.1C	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, parks, and plazas.	C	○	●
☐ R1.1D	Design and orient buildings not to impede access. The building should enhance the appeal of open space and pedestrian environments		○	●
☐ R1.1E	Incorporate architectural features on all sides of a building façade facing: the primary entrance(s) of an adjacent building, public roadways, interior site amenities, and façades that are visible from public spaces. See Architectural Elements, Building Form, and Materials sections.		●	●

A RESIDENTIAL: SF, MF

» Amenities such as pools, clubhouses, playgrounds, and centralized open space should be connected with a robust sidewalk and pathway network.

B RESIDENTIAL: SF, MF

» Pedestrian connections should be made to and from public spaces and nearby services, such as parks and neighborhood commercial.

C RESIDENTIAL: SF, MF

» Use building placement, orientation, and architecture to frame, accentuate, and provide access to site amenities and public spaces.

Cohesive Design, Residential Standards (CDRS)

ID #	Description	Ref.	SF	MF
Goal ★ R1.20	Within multi-family developments, enhance wayfinding and create a unique identity for each building, by incorporating complimentary variation in design.	D	○	●
☐ R1.2A	Ensure that no two buildings viewed from a public street or public space are alike, by varying at least two of the following for each building: roof pitches, material types, color packages, structure orientation, or incorporate other unique and identifiable architectural or landscape element (such as art).	E F	○	●

D RESIDENTIAL: MF

» Use building placement, orientation, materials, and colors to create easily identifiable buildings that enhance sense of place and improve wayfinding.

E RESIDENTIAL: MF

» Within this multi-family development, housing units have a colorful array of color palettes and architectural features, helping to create unique and identifiable units.

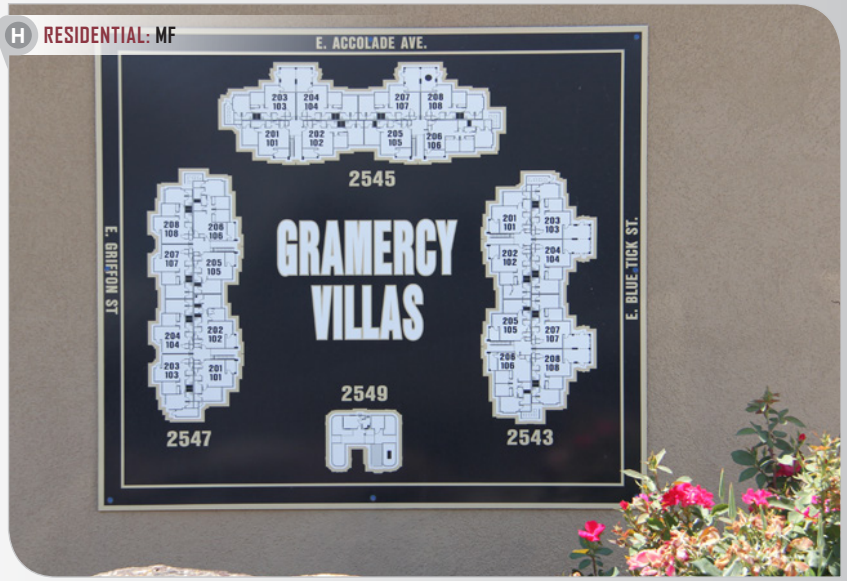
F RESIDENTIAL: MF

» While the color variations are subtle, each building also faces varying focal elements and site amenities from unique perspectives, improving wayfinding and enhancing sense of place.

G RESIDENTIAL: SF, MF

» Multi-family residential buildings, garages, and carports all share a cohesive design using similar architecture, materials, and colors.

H RESIDENTIAL: MF



» Site maps are an important element to help visitors and emergency responders find and locate specific units within a development.

I RESIDENTIAL: SF, MF

» Centralized amenities such as club and pool houses along with connective sidewalks and pathways help to keep a space attractive, accessible, and safe.

J RESIDENTIAL: MF

» Placing site maps near site entries and key locations such as clubhouses or property manager offices, helps to improve wayfinding for visitors and emergency responders.

» These multi-family units while sharing similar architecture, have very unique material and color schemes. This helps individual units to be easily identifiable, increase the sense of place, and improve wayfinding. The structures also have a number of other attractive design elements including: {A} Peek-a-boo style accent windows; {B} a wide cross-section of materials and colors; {C} porch architectural accents; {D} attractive landscaping to define personal space; {E} a variety of techniques to differentiate first and second stories; and {F} pedestrian safety lighting near entries and walkways.

Building Form Residential

The Building Form Residential group of standards are applicable to residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Building Form, Residential Standards (BFRS)

ID #	Description	Ref.	SF	MF
Intent R3.00	**Emphasize architectural building forms that support compatible building scales, provide appealing architectural character, and contribute to the quality of the neighborhood.**		●	●
Goal ★ R3.10	Articulate building forms, including, but not limited to, massing, walls, and roofs, with appropriately scaled modulations that contribute to the development of visually aesthetic and well articulated building designs. Applies to building façades visible from a public street or public spaces.	A	●	●
☐ R3.1A	Provide a complementary and proportionate level of design and detail on all public oriented façades.		●	●
☐ R3.1B	Incorporate at least one type of modulation in the façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.		●	●
☐ R3.1C	For applicable façades equal to or longer than 20-feet, provide a minimum total modulation area of 20% the horizontal wall span, with a minimum vertical height of at least 3-feet. Porches and balconies may count toward this.		●	●
☐ R3.1D	Modulation for qualifying projections, pop outs, bays, recesses, and varied setbacks, must be a minimum depth of 1-foot from the primary façade plane. A minimum 50% of total modulation must be visible over permanent barriers, such as berms and fencing, from described areas.	B	●	●
☐ R3.1E	Use any combination of material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.		●	●
☐ R3.1F	Incorporate visually heavier and more massive elements or materials, such as stone or masonry, primarily at the base of buildings, and lighter elements and materials such as siding, above. This excludes columns, supports, modulated walls, architectural features, and roof elements.	C	●	●

A RESIDENTIAL: SF, MF

» All residential building types should include attractive forms that include modulation, a variety of roof elements, and other complimentary architectural features.

B RESIDENTIAL: SF, MF

» Construction efficiency is an important consideration, but some modulation in the building form is required. Modulation should be designed to create interest and emphasize focal elements.

C RESIDENTIAL: SF, MF

» Stone, masonry, and heavier materials or colors can help to visually anchor a structure to the ground, conveying permanence, durability, and transition the landscape to the built environment.

Building Form, Residential Standards (BFRS)

ID #	Description	Ref.	SF	MF
Goal ★ R3.20	Residential designs should articulate façades into smaller components and break up monotonous wall planes by integrating horizontal and vertical elements.		●	●
☐ R3.2A	Use any combination of material, color, modulation, or other articulation to delineate and break up wall planes greater than 20-feet by 10-feet or wall planes exceeding 200 total square feet (whichever is more stringent). Applies to public oriented building façades visible from a public street or public spaces.	D	●	●
☐ R3.2B	Second-story residential façades may not extend to the front face of garage bays without additional façade modulation or additional material types and architectural accents.		●	●
☐ R3.2C	Building façades and structures, including detached garages and carports, with a projection depth towards the front property line of more than 30% the primary façade width are not allowed.		●	●
☐ R3.2D	Residential buildings with attached units must articulate the design to differentiate façades of individual units or groups of units. Must consistently incorporate any two of the following: modulation, material, or color variation.		●	●
Goal ★ R3.30	Design accessory structures to be compatible with residential buildings. Accessory structures include, but are not limited to, sheltered mailboxes, storage areas, maintenance and recreational facilities, detached garages and carports, and secondary dwellings.		●	●
☐ R3.3A	For an accessory structure, 25% or more of the roof surface area must utilize a like material or color of a primary structure, or the structure must share similar roof forms.	E	●	●
☐ R3.3B	For an accessory structure, 25% or more of the non-roof surface area must utilize a like material of a primary structure. Carports and other post type construction are excluded if the roof material complies.		●	●

D **RESIDENTIAL:** SF, MF

» Material banding and molding may be appropriate options for subtly articulating large wall planes, otherwise intended to be secondary, supportive, or background elements.

E **RESIDENTIAL:** MF

» Required carports for multi-family structures may use materials that are dissimilar from housing units, but must integrate similar or complimentary colors.

F **RESIDENTIAL:** MF

» For multi-family units, modulation in the form of covered patios, porches, or entryway features, may be an appropriate means to create interest without complicating design.

G **RESIDENTIAL:** SF, MF

» All sides of a residential building facing public spaces, including required open space and pathways as part of a multi-family development, should include proportionate levels of detail in their design.

H **RESIDENTIAL:** SF, MF

» Visually heavier material such as stone or masonry should generally be located or begin at the base of the building, but may continuously cover any area upwards on the façade, so long as they appropriately transition into other materials, modulation, or roof forms.

I **RESIDENTIAL:** SF, MF

» Trim, lintels, ledges, and other architectural elements help to integrate the stone field material into the rest of the façade. The stone also wraps around outside corners and ends at interior angles, limiting the appearance of a thin veneer.

J **RESIDENTIAL:** SF, MF

» Use of columns with attached entries is a simple technique to enhance and provide the appearance of significant façade modulation, even if the actual wall modulation only has minimal depth from the primary wall plane. They may also be effective to emphasize points of interest such as entries.

» This single family residential home incorporates a number of interesting façade modulations, roof forms, and correlates the two with added architectural elements and details. Some of the attractive elements include {A} use of modulation, even minor, to transition and end façade materials; {B} lintels to accentuate fenestration; {C} added detail to the rakes, accenting the gables; {D} a dormer incorporated into the roof, creating a focal point and helping to breakup an otherwise large mass; {E} a unique roof hip end and archway accents over the covered patio; {F} multiple valleys and ridges incorporated into the roof design; and {G} a number of gables correlating with facade modulation and material applications.

Building Form, Residential Standards (BFRS)

ID #	Description	Ref.	SF	MF
Goal ★ R3.40	Modulate and articulate roof forms to create building profile interest and to reduce the appearance of building mass and scale. Applies to public oriented façades visible from a public street, public spaces, and pedestrian environments.	F	●	●
☐ R3.4A	Break up roof massing into primary and secondary roof elements that correspond to horizontal and vertical modulations or divisions in the façade, and denote key architectural elements, such as entries and porches.	L	●	●
☐ R3.4B	For all public oriented façades, provide a complementary and proportionate level of roof form design and detail.	M	●	●
☐ R3.4C	Align and correlate roof forms including elements over porches and entries, with the overall building design and use of materials. Examples include but are not limited to: continuation of roof forms with vertical elements such as columns, piers, and pilasters, or accenting gable type façades with rafters, corbels, or distinct material variations from other wall planes.		●	●
☐ R3.4D	Sloped roofs shall have a significant pitch, to be no less than 5/12 (22-1/2 deg).		○	●
☐ R3.4E	Sloped roofs must extend at least 12 inches beyond the face of walls.		●	●
☐ R3.4F	Provide variations in roof profile including but not limited at least two of the following: two or more visible roof planes; dormers, lookout, turret, or cornice work such as corbels, spaced consistently along the façade plane.	N	○	●

L **RESIDENTIAL:** SF, MF

» Elements of the roof design should accentuate massing and façade design, and enhance points of interest such as porches and entries.

M **RESIDENTIAL:** SF, MF

» Actual roof lines do not need to be complicated to add interest. The covered porch on this structure creates the appearance of complexity for an otherwise modular building form.

N **RESIDENTIAL:** SF, MF

» Variation in roof design does not necessarily require a variety of ridge orientations or features such as dormers, and may also be a projection of the same orientation, over modulation.

O **RESIDENTIAL:** SF, MF

» Secondary structures such as detached garages need not be complex, even lacking modulation and variety in form of the primary structure, but still create interest by playing off of and complementing the primary structure through balance, symmetry, and framing design principles.

P **RESIDENTIAL:** SF, MF

» Secondary structures and features such as towers and enclosed courtyards, may be used to bring the front of the house "forward", reducing the disproportionate distance between the garage and the front of the living area.

Q **RESIDENTIAL:** SF, MF

» Secondary structures, such as enclosures for community mailboxes, should integrate a variety of architectural forms, materials, or colors from the primary residential structures.

R **RESIDENTIAL:** SF, MF

» Entryway features such as a small covered porch, in combination with minor modulations of the building façade, creative roof forms, and attractive materials, can create a great deal of interest despite a relatively simple front façade

Architectural Elements, Residential

The Architectural Elements Residential group of standards are applicable to residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Architectural Elements, Residential Standards (AERS)

ID #	Description	Ref.	SF	MF
Intent R4.00	**Promote attractive residential units that enhance the quality of neighborhoods and developments by integrating architectural elements and details with building designs.**		●	●
Goal ★ R4.10	Use architectural elements and detailing to add interest and contribute to an aesthetic building character. Applies to building façades visible from a public street or public spaces.		●	●
☐ R4.1A	Provide detailing that transition or frame façade material changes, and that integrate architectural elements such as lighting, doorways and windows. Examples include but are not limited to: cornice work, decorative caps on brick or stone, decorative lintels, porch railing, transom light, and shutters.	A	●	●
Goal ★ R4.20	Strategically locate focal points as key elements within the building design to enhance architectural character. Applies to building façades visible from a public street or public space.		●	●
☐ R4.2A	Provide details that emphasize focal elements such as building corners, entries, or unique features. Detail examples include but are not limited to: quoin or rustication, canopies, and columns, or using roof lines and modulation to direct views. At least one focal element is required and must be accented with a contrast in color, texture, or modulation of the wall or roof plane.	B	●	●
Goal ★ R4.30	Incorporate windows into all applicable façade elevations and coordinate their placement and design with other architectural elements and material standards.		●	●
☐ R4.3A	Windows must be provided to allow views to exterior activity areas or vistas, and must be provided on any façade facing a pedestrian area or common area used for children's recreation.		●	●
☐ R4.3B	Anchor windows and other portals into building wall planes by integrating proportional detailing such as trim, lintels, shutters, railing, and ledges into the building design.	C	●	●

A RESIDENTIAL: SF, MF

» Stringcourses, lintels, and ledges are all appropriate techniques to transition varying material types into a cohesive design.

B RESIDENTIAL: SF, MF

» This prominent entryway feature makes use of columns with stone accents, ledges, portals, recessed lighting, and other architectural features such as corbels and tracery like features.

C RESIDENTIAL: SF, MF

» Windows can be anchored into the building façade through a variety of techniques such as trim, stringcourses, lintels, ledges, railing, or other detail work.

» This single family residential home has a number of added architectural elements including: {A} corbels to emphasize roof gables; {B} transom windows to create more interest; {C} stained wood columns and accents, to frame the entry and front of the house; {D} sidelights to emphasize the entry; {E} stone column bases with caps to anchor the building; and {F} shutters and trim around windows and vents to accent and transition materials.

Architectural Elements, Residential Standards (AERS)

ID #	Description	Ref.	SF	MF
Goal ★ R4.40	Residential entries and multifamily stairwells must provide convenient access from parking and pedestrian areas, and be integrated into the overall site and building design.		●	●
☐ R4.4A	Primary building entries must be clearly defined using any unique combination of architectural elements, materials, or façade modulation meeting other architectural standards in this Manual.	E	●	●
☐ R4.4B	Multifamily structures must provide internal site circulation to access individual residential units.	F	○	●
☐ R4.4C	Multifamily stairwells must be integrated with the building design and provide residents protection from inclement weather. Use materials, modulation, and architectural elements which relate to and support other standards.	G	○	●

E **RESIDENTIAL:** SF, MF

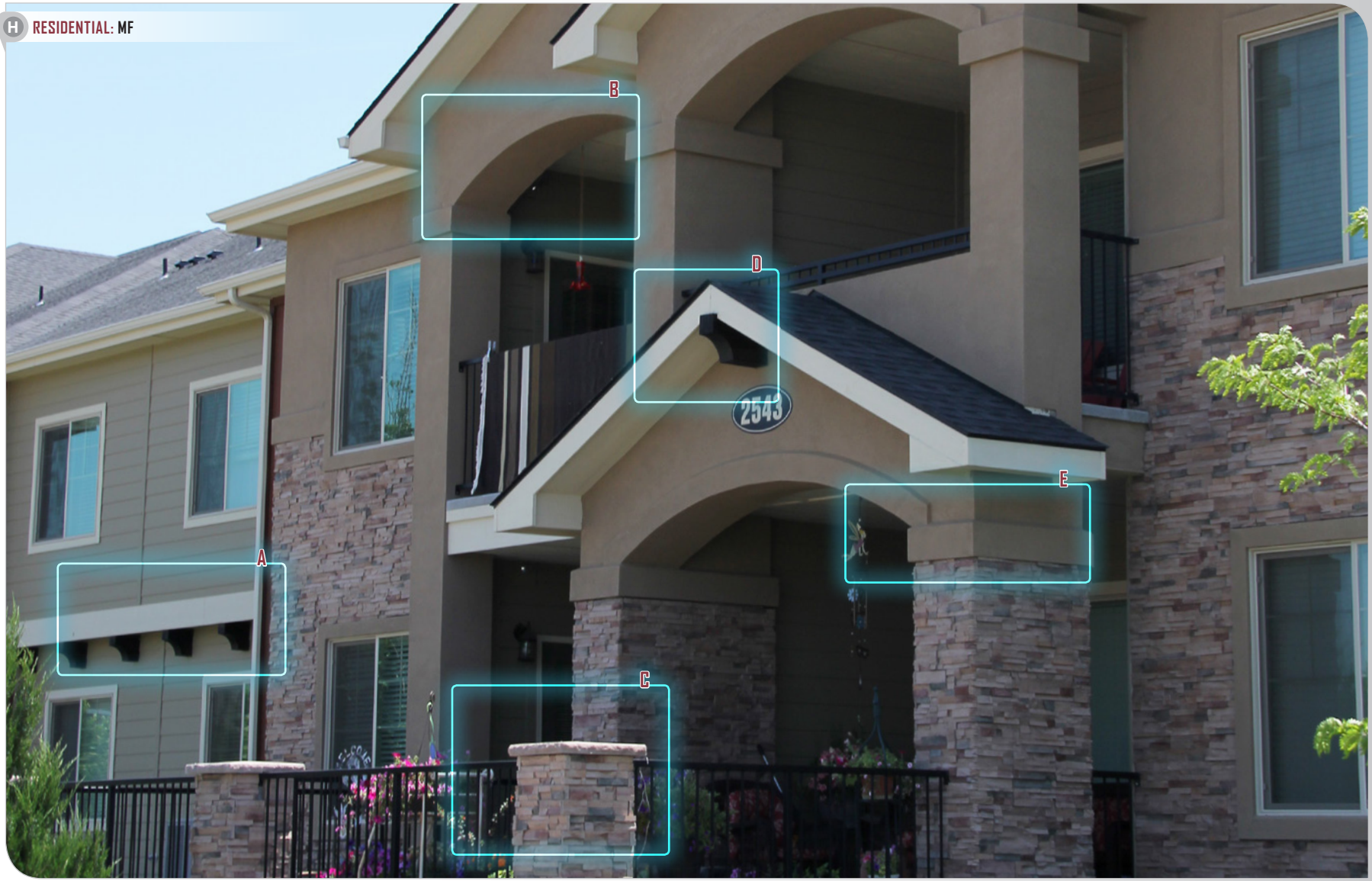
» Building entries can use any combination of unique materials, façade or roof modulation, or other architectural elements to emphasize their prominence in the overall building design.

F **RESIDENTIAL:** MF

» Multi-family developments must include robust site circulation and provide convenient connections between residential units and access to amenities, parking, and other public spaces.

G **RESIDENTIAL:** MF

» Multi-family buildings with stairwells must provide protection from inclement weather using modulation, materials, or other architectural features meeting supportive standards.



» This multi-family residential building has a number of added architectural elements including: {A} corbels to transition and accent second story modulation; {B} arched portals highlighting outdoor balconies and entries; {C} stone columns, caps, and wrought iron to delineate and accent outdoor spaces; {D} corbels to add interest to the eaves; and {E} added detail to the tops of the stone columns, to transition material changes. The building also has interesting roof lines that correspond with modulation in the façade.

Materials, Residential

The Materials Residential group of standards are applicable to residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Materials, Residential Standards (MARS)

ID #	Description	Ref.	SF	MF
Intent 5.00	**Ensure that materials used for residential development promote and establish an architectural character that contributes to the aesthetic qualities of neighborhoods and protects adjacent property values.**		●	●
Goal ★ R5.10	Use complementary material combinations that contribute to a cohesive building design. Use materials from the following basic groups: wood, masonry, concrete, metal, and glazing.		●	●
☐ R5.1A	For buildings with façades that face multiple public roadways and/or public spaces, use consistent material combinations, material quality, and architectural detailing.	A	●	●
☐ R5.1B	Distinguish field materials from accent materials through pattern, texture, or additional detail visible from edge of nearest roadway. Alternate masonry or material courses may count toward this.		●	●
☐ R5.1C	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.	B	●	●
☐ R5.1D	Non-durable materials, treatments, and finishes that deteriorate quickly with weather, ultra-violet light, and that are more susceptible to wear and tear are prohibited on permanent structures.		●	●
☐ R5.1E	Unfinished or colored ordinary smooth face block, untextured concrete panels, and prefabricated steel panels are prohibited as a finish material for building façades, except an accent or secondary field material.		●	●
Goal ★ R5.20	Incorporate material and color changes as integrated details of the building design; maintain architectural integrity and promote a quality appearance and character. Applies to building façades visible from a public street, public space, and pedestrian environments.		●	●
☐ R5.2A	Use a cohesive color scheme featuring a minimum of two field colors, a trim color, and an accent color or unique material. Garage door colors must coincide with this scheme or other accents.	C	●	●

A **RESIDENTIAL: SF, MF**

» This structure consistently integrates a variety of field and accent materials, and other architectural elements, for all façades visible from a street or public space.

B **RESIDENTIAL: SF, MF**

» Masonry visible from multiple planes must wrap around corners and conclude at interior angles, or then transition to another material using appropriate accent materials and techniques.

C **RESIDENTIAL: SF, MF**

» In combination with modulation, materials, and other architectural features, colors supported through good design may be similar or even identical, and yet still distinct.

Materials, Residential Standards (MARS)

ID #	Description	Ref.	SF	MF
☐ R5.2B	For each wall plane area greater than 20-feet in length or height, and visible from prescribed areas, incorporate at least two distinct field materials, patterns, or colors in any combination, for at least 25% of the visible area. Windows or portals with qualifying accent materials may count toward this requirement, when meeting overall material requirements for the façade elevation.	D	●	●
☐ R5.2C	Vinyl siding must include a mix of material patterns, including but not limited to: board and batten, horizontal and vertical lap, shake, or shingles, and meeting other material requirements.		●	●
☐ R5.2D	Masonry as a qualifying accent material must be applied to 50 percent of the available wall length at a minimum height of 24 inches. (Available wall length does not include garage openings.)		●	●
Goal ★ R5.30	Use colors that complement building materials and support innovative and good design practices. Applies to building façades visible from a public street, public spaces, and pedestrian environments.		●	●
☐ R5.3A	Use of subtle, neutral, or natural tones must be integrated with at least one accent or field material.	E	●	●
☐ R5.3B	Use of intensely bright and fluorescent colors, as well as the widespread use of saturated hues without complementary colors, materials, and accents, is not allowed.		●	●
☐ R5.3C	Materials or colors with high reflectance, such as some metals or reflective glazing, must not redirect light towards roadways, public spaces, or adjacent uses in a way which constitutes a public nuisance or safety hazard.		●	●
Goal ★ R5.40	When practical, organize building service equipment, including, but not limited to, utility, service, and mechanical, away from building entries, roadways, public spaces, and adjacent buildings.		●	●
☐ R5.4A	All roof and wall mounted mechanical, electrical, communications, and service equipment must be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.	F	●	●

D RESIDENTIAL: SF, MF

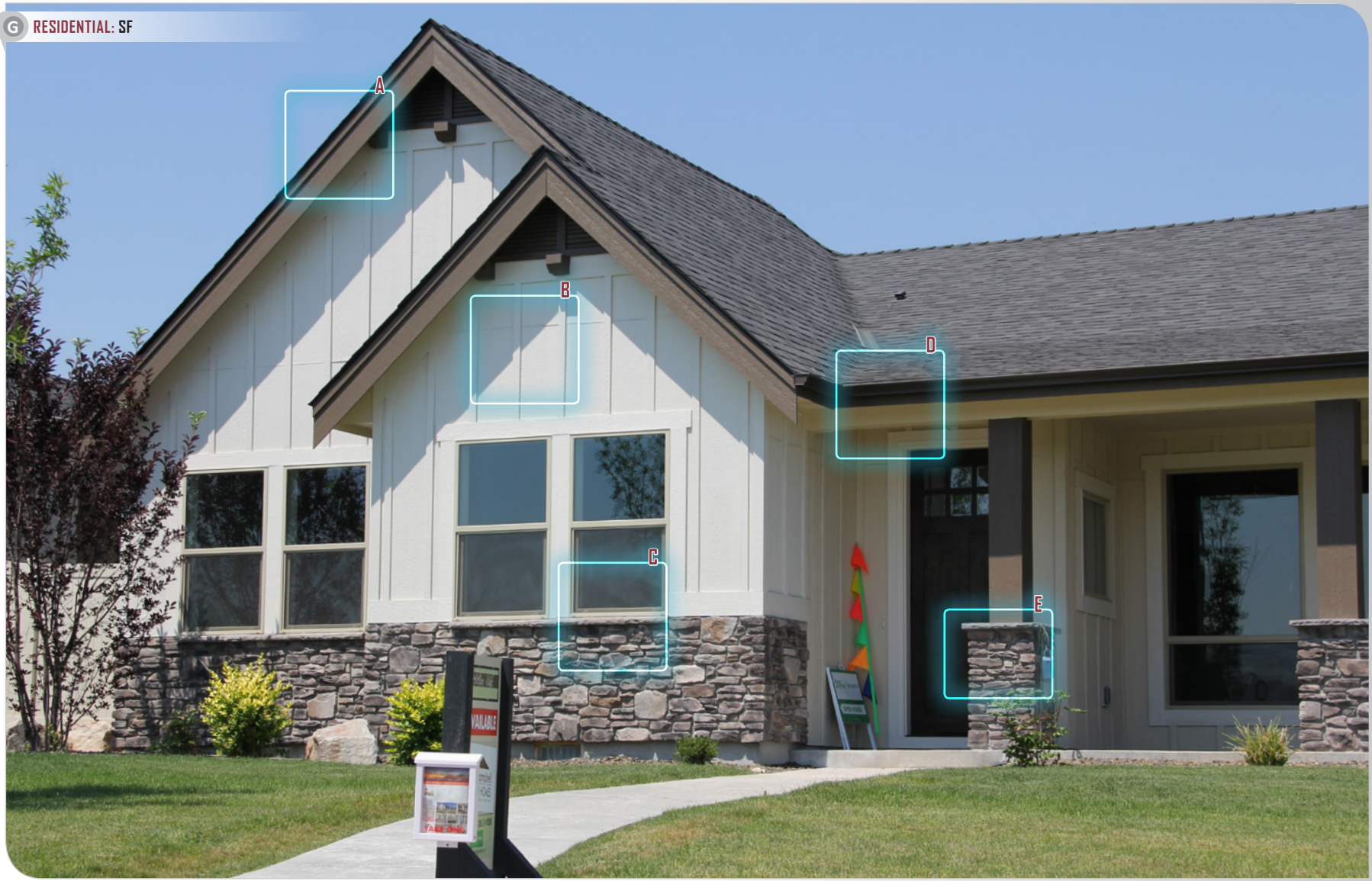
» A large wall plane must integrate secondary elements, such as the incorporation of additional materials, colors, or by enhancing architectural features such as windows.

E RESIDENTIAL: SF, MF

» The white accent trim pieces and splash of orange on the first story, along with inset patio areas, help to offset and provide color and contrast to the expansive use of light earth colors.

F RESIDENTIAL: SF, MF

» Landscaping can be a simple and effective means to hide or partially screen mechanical equipment, including equipment not mounted to the building surface.



» This single-family home contains a number of materials to integrate and relate design elements to another. These include: {A} distinct trim colors; {B} board and batten siding in a neutral field color, to compliment accent colors and stone materials; {C} window trim and stone ledges to integrate windows; {D} gutters colored to match trim; and {E} a stone field material used to anchor the building and transition into other materials, with ledges, trim, and stone caps. All stone façade materials wrap around outside corners and are finished off with trim or other transitional material. The home also includes a number of roof slopes and ridges coinciding with modulation.

H **RESIDENTIAL:** SF, MF

» A light yellow field color in combination with white accent trim, greenery, and a complimentary stone field material yields a vibrant and eye catching color palette with depth and interest.

I **RESIDENTIAL:** SF, MF

» Bold and vibrant colors and color combinations, such as this red board and batten siding, can help to establish a unique identify, enhance a sense of place, and work to improve wayfinding for guests and residents.

J **RESIDENTIAL:** SF, MF

» The bay window is not only prominent because of the façade and roof modulation, but is also accented by the stone veneer applied to the primary wall plane on both sides and above.

K **RESIDENTIAL:** SF, MF

» The slight modulation of the second story in combination with supportive corbels, white accent material, and use of stone creates an attractive and timeless appearance.

Lighting, Residential

The Lighting Residential group of standards are applicable to residential development. See the "How to Use This Document" chapter for more information on applicability of standards.

Lighting, Residential Standards (LIRS)

ID #	Description	Ref.	SF	MF
Intent R6.00	**Integrate architectural lighting as cohesive elements of building designs that contribute to the atmosphere of the built environments and enhance safety.**		○	●
Goal ★ R6.10	Use lighting on building exteriors to promote safe pedestrian environments along roadways, at intersections, and in public spaces.		○	●
☐ R6.1A	Lighting fixture spacing and height along streetscapes and roadways must be placed to avoid conflicts with tree plantings.	A	○	●
☐ R6.1B	Use energy-efficient architectural lighting.		○	●
☐ R6.1C	Use lighting fixtures that are consistent with other decorative hardware on the building. For example, select lighting hardware with similar color and shape as other building hardware, use recessed lighting, incorporate uniform spacing, integrate with other accents and reveals, and coordinate specialty lights with predominate architectural features.	B C	○	●

A RESIDENTIAL: SF, MF

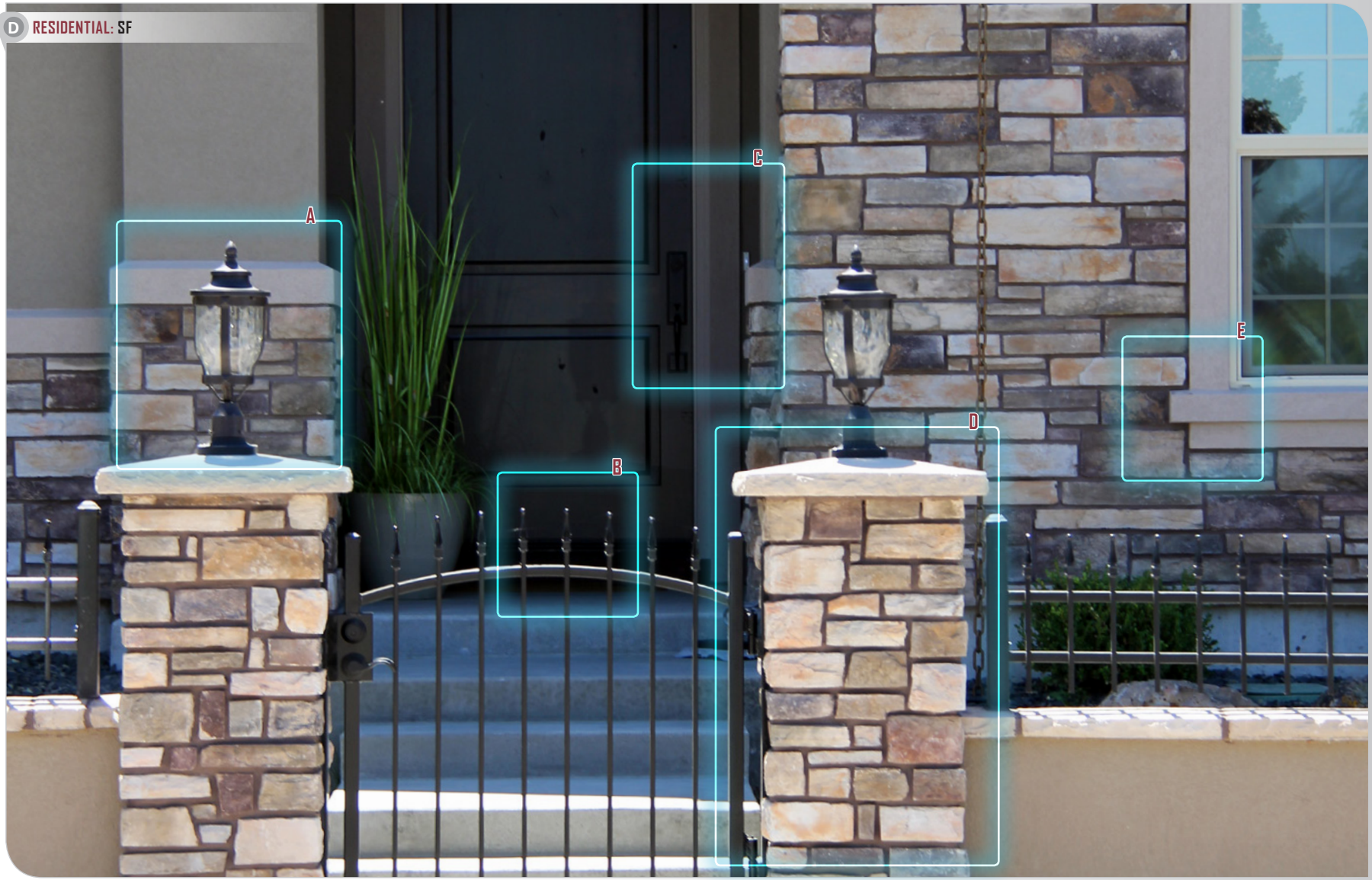
» Careful consideration of street tree and lighting placement is critical to prevent competing elements from diminishing benefits such as safety and comfort.

B RESIDENTIAL: MF

» Architectural lighting doesn't have to be fancy or stylish to work well with the building design. In this case the dark casing around the light accents the adjacent railing.

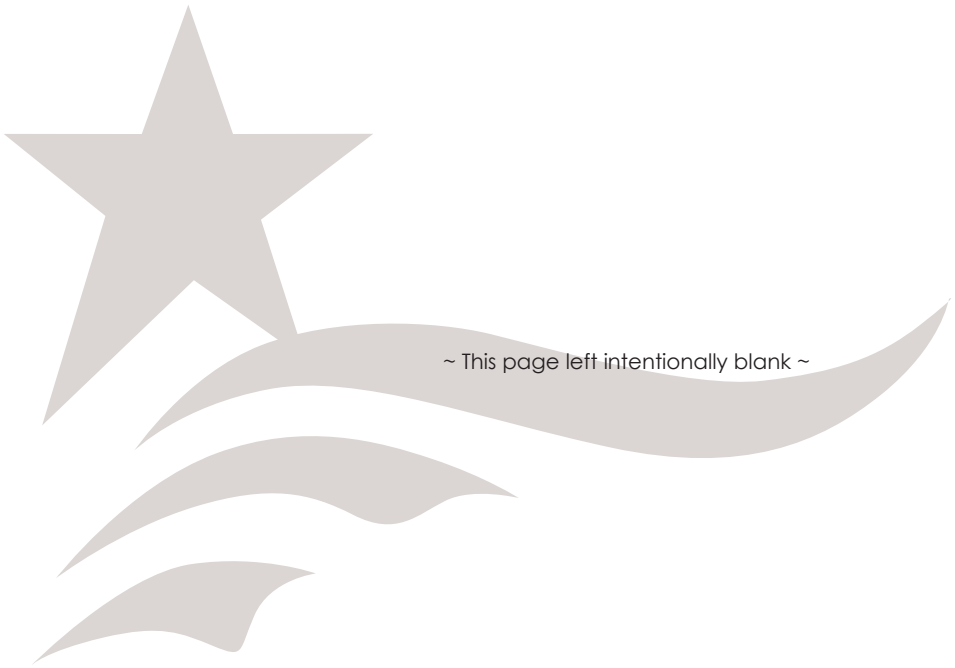
C RESIDENTIAL: SF, MF

» Specialty lighting adds detail and enhances the sense of completion in a building design, while also providing necessary safety accommodations.



» More important than architectural features or façade modulation, this single-family residence also incorporates {A} pedestrian lighting near the roadway, enhancing resident, pedestrian, and motorist safety. The building also incorporates a number of other interesting architectural elements, including: {B} wrought iron integrated into the gateway and fencing design {C} bold accent colors and materials that not only highlight points of interest (and entry), but also transition materials and modulation; {D} stone columns with caps to frame the entryway; and {E} transition of materials to highlight and frame windows.

Section E
Appendices



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Appendix 1: Definitions

Definitions

Name	Description
Accent	See Materials Definition
Architectural Feature	The combination or composition of materials, colors, articulation, modulation, and architectural elements to create a unique feature of the building design.
Art, Artwork	A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose.
Articulation:	The manner in which the form or portions of a building are expressed to emphasize or create distinct patterns or rhythms that enhance the design and add visual interest or pedestrian scale.
Articulation, Horizontal:	Articulation left and right across the span of a wall façade. Examples include ledges, reveals awnings, column caps, arches, or other projecting or recessed architectural feature.
Awning:	A fixed cover, typically comprised of cloth over metal frame, that is placed over windows or building openings as protection from the sun and rain.
Blank wall:	A wall or building façade that has no fenestration, architectural detail, modulation, or material variation to enhance adjacent roadways, public spaces, or to provide visual interest or add pedestrian scale.
Color, Fluorescent	Any material which absorbs and then emits some portion of light. Often has the appearance of “glowing”. Not to be confused with neon light.
Color, Saturation	Saturation can be characterized in the RGB (red, green, blue) color scheme, as HSB (Hue, Saturation, and brightness). Intensely saturated colors are defined in this Manual as any color with 90% or greater saturation (S), and greater than 80% brightness (B).
Composition:	The arrangement of elements based on proportion or relation to form a unified whole.
Connectivity:	The interconnectedness of roadways, pathways, transit routes, and pedestrian ways that support convenient and/or multiple mobility options.

Name	Description
Elevation	Elevation is used in the context of perspective, not the building height, and is the flat representation of one view (façade). See also Façade definition.
Façade:	Typically the front, but any side of a building or exterior wall that faces a public way or space (for example, a street or plaza) and often distinguished from other building sides by architectural details. A typical building has four facades or faces, viewed from the north, south, east, and west, or some variation (e.g. north-west).
Faux Window	A faux window is a portion of the façade enclosed with a decorative trim such as stone or brick, and covered in a distinct material (typically darker) which varies from the surrounding field material.
Finish Materials	Materials which are non-essential to complete the building design and are used in addition to primary and secondary materials.
Fenestration:	The arrangement, design, proportioning, or general disposition of windows and other openings in the exterior walls of a building. Fenestration requirements for buildings do not count toward minimum number of exterior material or color types, unless they exceed required fenestration coverage areas by 10% for applicable areas, and minimum Field Materials (see definition) area for all other facades. Roll-up doors must function in part as windows when closed and comply with all applicable standards to qualify as fenestration.
Floor Height Equivalent	Floor height equivalent refers to the massing and design of a building that appears to have more stories than it does. One (1) story is equivalent of 10 to 20-feet, and each 20-feet after is considered to be another story. Building height is measured from respective adjacent grade to median parapet or ridgeline roof height of an elevation.
Focal point:	A building, structure, open space, or other feature that naturally draws the eye and provides an aesthetically pleasing view.
Hardscape:	The use of hardened surface materials to create unique patterns of color, design, and texture in order to create visual interest; also refers to those areas that have received such improvements.
Integrated Building	Mixed use development such as vertical mixed-use or a live-work unit. See mixed-use definition.
Landscaping:	Vegetation, trees, and other plant materials that soften the built environment, making it more inviting to pedestrians.
Massing:	The three-dimensional bulk of a structure: height, width, and depth.

Name	Description
Material(s), Accent	Distinct materials or color used to provide emphasis of architectural features or areas of the building. Accent materials to be used less than field materials and between 5 and 25% of applicable façade elevations, excluding exterior fenestration coverage. Qualifying accent materials must either be a different material type, have a different cut size or installation technique (such as types of masonry rows), or be a unique color. Awnings or canopies with a unique material type and meeting visible coverage areas may qualify.
Material(s), Field	Materials or colors used for at least 20% of applicable façade elevations, excluding all fenestration area. See color and fenestration definitions. There is no limit on number of field materials provided other coverage requirements are met. Accent materials in excess of minimum requirements, which meet required area in total, may count as a field material. Visible roofing material meeting all other material and roof standards, including elevation area requirements, may count as a field material. See also Fenestration definition.
Mixed-use development:	Projects that integrate three or more income-generating land uses, such as residential, commercial, and office, with a strong pedestrian orientation. Mixed-use development may occur horizontally in separate buildings within a project, be vertically integrated and occurring on multiple floors within one building, or be a combination of the two. See also the definition for Uses.
Modulation:	In the design standards, modulation is a stepping back or projecting forward of portions of a building face or roofline within specified intervals of building width and depth as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Pedestrian scale:	The inclusion of building design elements at the ground or street level and the relationship between building height and streetscape. Building design elements exclusive to the first and second building story (when greater than two), or inclusion of streetscape elements such as trees, decorative lighting, and benches can help to create pedestrian scale.
Public Entry	Access to a building intended for the general public, and not restricted access intended only for service, deliveries, or employees. Special event access, emergency only, or exit only access is exempt from this definition.
Public space	Facilities such as public roads, parks, pathways, and open space corridors. May also be facilities owned privately but open to the public, such as HOA pathways connected to larger networks. Common areas serving as an amenity for commercial and multi-family developments are also considered to be public space.

Name	Description
Reveal	In the context of this Manual, a reveal is a linear break in material application or depth. Reveals are intended to provide architectural definition and material interest by accenting building geometry, fenestration, or by creating additional depth through distinct shadow lines. Reveals depending on material be may multi-purpose and necessary for material expansion and contraction. A reveal may also be known as a channel, score line, reglet, expansion joint, or similar term.
Scale or architectural scale:	Scale includes the height, size, mass, and proportions of buildings or portions thereof and refers to the spatial relationships and appearances among structures, whether along a street or block front, on adjoining lots or within the same site.
Sign	See City of Meridian Unified Development Code for definition. See also definition for “copy”. No part of a sign or sign cabinet may constitute a required material or accent standard.
Street wall:	The cumulative effect of many buildings providing a consistent edge to the public street, creating a public space defined by a wall of buildings. On commercial corridors and in mixed-use areas, the street wall is typically immediately adjacent to the sidewalk.
Streetscape:	The visual character along a roadway created by the combined use of elements such as building façades, landscaping, trees, open space, paving, plantings, sidewalks, lighting, signs, and furniture.
Transom	Horizontal opening or window typically multi-paned and above a doorway or a larger window. More generally, any window placed to permit passage of light further into a building envelope. May also provide increased privacy when placed independently of other fenestration, and used to accent building facades when larger windows are inappropriate.
Uses	A specific purpose unique for all or portion of an area or structure, and the manner in which it is arranged, designed, constructed, altered, converted, rented, leased, or intended to be maintained and/or occupied.
Wall Plane	Any face of a building not including recesses, parapets, or other modulation.

Appendix 2: Photo Examples

Index of Photo Examples

Index of Photo Examples

Note: Many images contained in this appendix include features not referenced. The elements chosen to be referenced are those determined to be the best examples, and not necessarily all examples.

Commercial District Photos

A ROSAUERS

References: *Awning, Canopy, Drive-through, Façade Modulation, Materials, Pedestrian Scale, Reveal, Window*

B PIER 1 IMPORTS

References: *Accent Lighting, Awning, Ledge, Masonry Cap, Pedestrian Scale, Specialty Lighting, Stone and Brick*

C BIG AL'S BOWLING

References: *Canopy, Materials, Pedestrian Scale, Raised Planter, Stone and Brick, Window, Wood*

D DICK'S SPORTING GOODS

References: *Banding, Color Variation, Materials, Stone and Brick, Stucco*

Note: The above images reflect desirable building elements within the City of Meridian. Only the visible façade elements depicted in the image are considered to be compliant or acceptable alternatives with the intent, goals, and standards within this Manual, and only within applicable districts and locations.

Commercial District Photos

E THE VILLAGE AT MERIDIAN PAD SITE

References: *Awning, Canopy, Faux Fenestration, Façade Modulation, Ledge, Materials, Parapet, Pedestrian Scale, Reveal, Specialty Lighting, Streetscape*

F KEY BANK (OVERLAND RD)

References: *Fascia, Façade Modulation, Roof Modulation, Stone and Brick*

G TACO BELL (EAGLE RD)

References: *Façade Modulation, Natural Appearance, Roof Modulation, Stone and Brick, Stucco*

H IDAHO GASTROENTEROLOGY ASSOCIATES

References: *Columns, Entryway*

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Commercial District Photos

I WALMART (TEN MILE RD)

References: *Architectural Canopy, Color Variation, Concrete Masonry Unit, Façade Modulation, Raised Planter*

J MULTI-TENANT BUILDING (OVERLAND RD)

References: *Parapet, Window*

K IDAHO UROLOGICAL INSTITUTE

References: *Architectural Canopy, Metal, Stucco, Window*

L JAKERS BAR & GRILL

References: *Color Variation, Eaves, Entryway, Parapet, Sign*

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Commercial District Photos

M EAGLE ROAD PROFESSIONAL CENTER

References: *Columns, Ledge*

N MATERIAL AND ARCHITECTURAL ELEMENT (MERIDIAN CITY HALL)

References: *Stone and Brick*

O PKG (PINE AVE)

References: *Façade Modulation, Reveal, Stucco, Water Feature, Window*

P IDAHO SURGERY CENTER

References: *Architectural Canopy, Entryway, Parapet, Stone and Brick, Trim*

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Commercial District Photos

Q MULTI-TENANT BUILDING (EMERALD AVE)

References: *Architectural Canopy, Banding, Reveal, Window*

R MULTI-TENANT BUILDING, (EMERALD AVE)

References: *Course Variation, Roof Modulation, Stone and Brick*

S MULTI-TENANT BUILDING (COBALT POINT WAY)

References: *Architectural Canopy, Course Variation, Stone and Brick, Transom*

T MATERIAL EXAMPLES (VILLAGE AT MERIDIAN)

References: *Concrete Masonry Unit, Natural Appearance, Pedestrian Scale, Raised Planter, Trellis*

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Commercial District Photos

U MOUNTAIN WEST BANK (ALLEN ST)

References: *Architectural Canopy, Concrete, Metal, Raised Planter*

V BIG AL'S COVERED PARKING

References: *Concrete Masonry Unit, Covered Parking, Wood*

W BRINEGAR BUILDING

References: *Metal, Reveal, Stucco*

X ROSAUER'S

References: *Awning, Specialty Lighting*

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Traditional Neighborhood District Photos

References: *Masonry Cap, Streetscape, Wall*

References: *Architectural Canopy, Banding, Façade Modulation, Open Space, Specialty Lighting, Wall*

References: *Canopy, Landscaping, Materials, Pedestrian Scale, Stone and Brick, Window*

References: *Color Variation, Specialty Lighting, Streetscape*

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Traditional Neighborhood District Photos

E USTICK NEIGHBORHOOD CENTER (FAST EDDY'S)

References: *Dormer, Façade Modulation, Overhang, Roof Modulation*

F MATERIAL EXAMPLE (BRICK MASONRY)

References: *Course Variation, Roof Modulation, Stone and Brick*

G GRAMERCY (WELLS AVE)

References: *Accent Lighting, Raised Planter, Specialty Lighting, Streetscape*

H MATERIAL EXAMPLE (OLD WITH NEW)

References:

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Industrial District Photos

References: *Architectural Canopy, Concrete Masonry Unit, Entryway, Reveal, Stucco*

References: *Concrete, Façade Modulation, Reveal, Texture Variation*

References: *Concrete, Reveal*

References: *Reveal, Texture Variation*

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Industrial District Photos

E MATERIAL EXAMPLE (CONCRETE)

References: *Architectural Canopy, Color Variation, Concrete, Reveal*

F STORAGE WAREHOUSE (PINE AVE)

References: *Color Variation, Concrete*

G MULTI-TENANT BUILDING (EMERALD ST)

References: *Balcony, Concrete, Ledge, Parapet, Reveal, Texture Variation, Window*

H H.D. FOWLER COMPANY

References: *Architectural Canopy, Concrete Masonry Unit, Metal, Reveal*

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Industrial District Photos

References: *Architectural Canopy, Concrete, Metal, Raised Planter*

References: *Concrete, Concrete Masonry Unit, Roof Modulation*

References: *Metal*

References: *Architectural Canopy, Reveal*

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Multi-Family Photos

A FIELDS AT GRAMERCY

References: *Siding, Specialty Lighting, Streetscape*

B FIELDS AT GRAMERCY (BALCONY)

References: *Balcony, Railing, Siding, Soffit*

C REGENCY AT RIVER VALLEY (BALCONY)

References: *Balcony, Railing*

D REGENCY AT RIVER VALLEY (CLUBHOUSE)

References: *Dormer, Façade Modulation, Roof Modulation, Siding*

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Multi-Family Photos

E REGENCY AT RIVER VALLEY (COVERED ENTRY)

References: *Natural Appearance, Stairwell*

F COMMUNITY MAILBOXES

References: *Mailbox*

G GRAMERCY VILLAS

References: *Banding, Corbel, Siding*

H GRAMERCY VILLAS

References: *Covered Parking, Entryway*

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Multi-Family Photos

References: *Balcony, Columns, Façade Modulation, Masonry Cap, Natural Appearance, Roof Modulation, Stone and Brick*

References: *Open Space, Patio*

References: *Balcony, Patio, Railing*

References: *Eaves, Railing, Soffit, Stone and Brick*

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Multi-Family Photos

M RED TAIL (CLUBHOUSE)

References: *Columns, Eaves, Entryway, Fascia, Soffit, Stone and Brick*

N RED TAIL (PATHWAYS)

References: *Open Space*

O LINDER SPRINGS (DIRECTORY)

References: *Covered Parking, Wayfinding*

P LINDER SPRINGS

References: *Color Variation, Overhang, Patio, Siding*

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Single-Family Photos

A Roof and Façade Modulation

References: *Façade Modulation, Roof Modulation, Transom*

B Entryway Focal Element

References: *Entryway, Sidelight, Transom*

C Entryway & Courtyard

References: *Courtyard, Entryway*

D Façade Modulation

References: *Façade Modulation, Trim*

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Single-Family Photos

E ROOF MODULATION & ACCENTS

References: *Corbel, Eaves, Fascia, Ledge, Lintel, Soffit, Window*

F REAR ALLEY-LOADED

References: *Alley, Façade Modulation, Mailbox, Roof Modulation, Stone and Brick, Trim*

G ARCHITECTURAL EMBELLISHMENTS

References: *Dormer, Fascia, Ledge, Lintel*

H FRONT PORCH & GABLE

References: *Dormer, Eaves, Fascia, Roof Modulation, Stone and Brick, Stucco*

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Single-Family Photos

I WRAP-AROUND PORCH

References: *Porch, Siding, Trim*

J GARAGE ACCENTS

References: *Garage*

K MATERIAL TRANSITIONS

References: *Ledge, Masonry Cap, Stone and Brick*

L FRONT PORCH & MODULATION

References: *Porch, Stone and Brick, Stucco*

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Single-Family Photos

M SIDELIGHTS & TRANSOM WINDOWS

References: *Garage, Sidelight, Transom*

N TRANSITION OF FORMS

References: *Color Variation, Eaves, Entryway, Fascia, Stone and Brick, Stucco*

O ACCENT MATERIALS & COLORS

References: *Color Variation, Façade Modulation, Trim*

P ACCENT MATERIALS

References: *Columns, Corbel, Natural Appearance, Porch, Roof Modulation, Sidelight, Siding, Stone and Brick, Transom, Wood*

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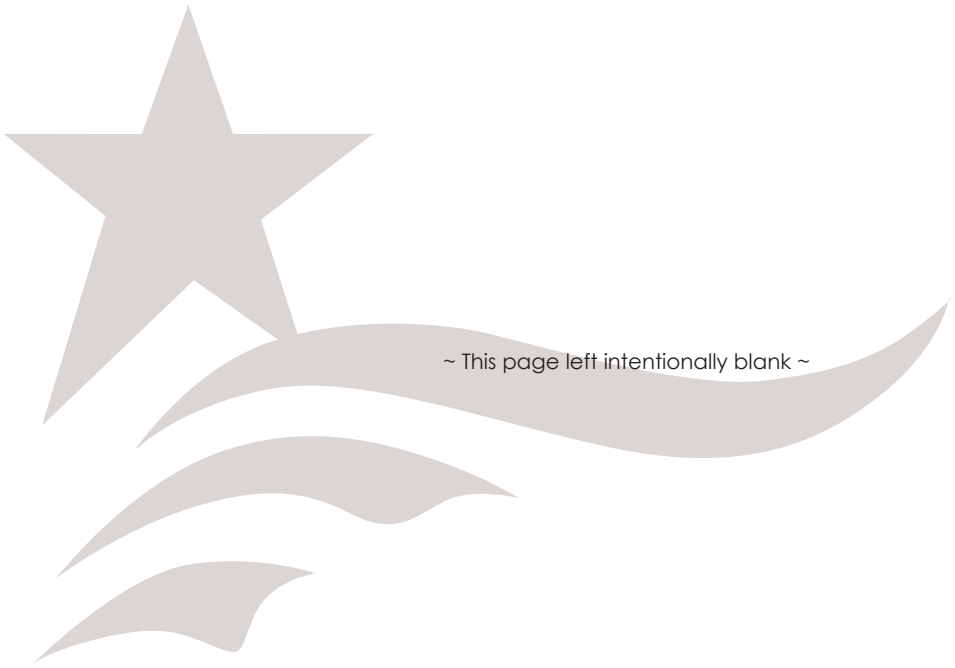

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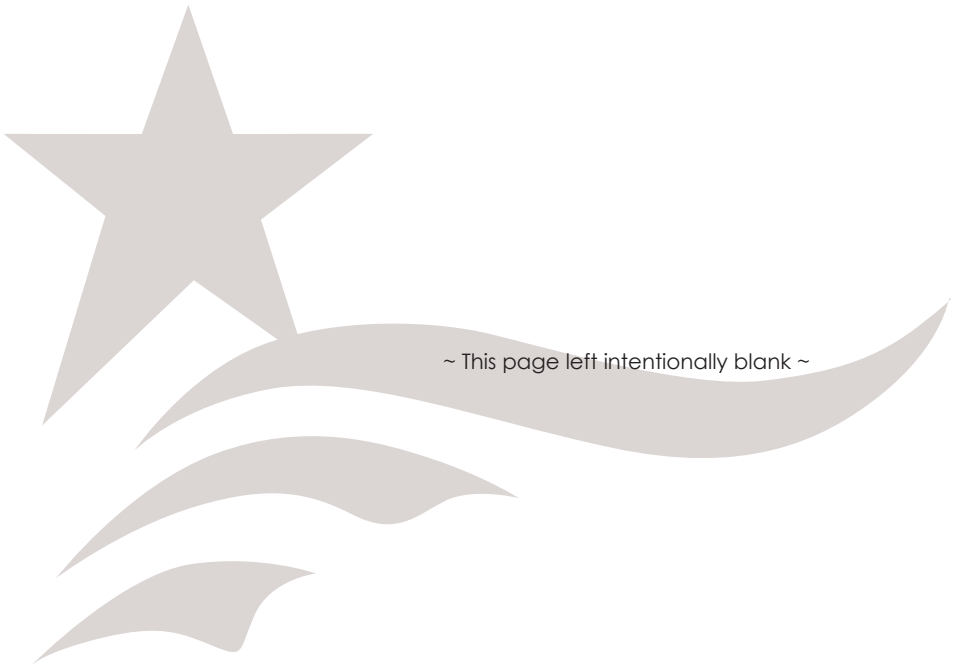

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