

IX. Building Design Standards

The Building Design Standards for the Volcano Heights Sector Development Plan shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the Planning Director or his/her designee for compliance with the standards below.

The key design principles establish essential goals for Volcano Heights to ensure the preservation, sustainability, and visual quality of different development character zones. The design of buildings and their relationship to adjacent streets shall depend on the context of the development. Generally, the corridor becomes more pedestrian-oriented farther from the Paseo / Unser intersection within each development quadrant, along the proposed Bus Rapid Transit Corridor, and particularly within the Town Center. Generally, buildings shall be located and designed to provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. Buildings shall use building elements and details to achieve a pedestrian-oriented public realm within the Town and Neighborhood Centers, Mixed-Use Zone, and Transition Zones, along 'A' Streets, and at 'A' street intersections.
- b. Compatibility is not meant to be achieved through uniformity, but through variations in building elements to achieve individual building identity.
- c. Building façades shall include architectural details and ornament to create variety and interest.

9.1 General to all Character Zones**9.1.1 Building Height**

- (i) Building height for all zones is based on a maximum of 26 feet, with the exception of a portion of Escarpment Transition limited to 15 feet within the Rank III NWMEP Impact Area.

- (ii) Height bonuses are available within particular zones based on a point system with the following criteria:

- Tier 1 – Natural Environment Bonus Criteria:
 - a. Rock outcroppings dedications: 25 points
 - b. Trails connecting rock outcroppings or other features deemed significant by the City Open Space Division: 25 points
 - c. Open space dedications: 20 points
 - d. Private park construction: 20 points
 - e. Other trails: 20 points
 - f. Landscaping / natural buffers in addition to what's required by Zone: 10 points
 - g. Shared drainage / swales with adjacent developments (preferably as open space, parks, and/or trails OR to water landscaping): 10 points
 - h. View preservation: 10 points
 - i. Interpretive signage: 5 points
- Tier II – Built Environment Bonus Criteria:
 - a. Plazas / courtyards: 25 points
 - b. Living roof or accessible roof garden: 25 points
 - c. Transit shelters on transit corridors: 20 points
 - d. LEED certification: 20 points
 - e. Transit Center within 500 feet of proposed project: 15 points
 - f. Solar panels: 15 points
 - g. Permeable paving: 15 points
 - h. Permanent streetscape/plaza furniture and/or features (lifesize gameboards, tables & seating, low water-use fountains, amphitheaters, labyrinths, shade structures, sun dials, etc.): 10 points
 - i. Water harvesting / roof cisterns: 5 points

- j. Other sustainable building practices: 5 points
- (iii) The Planning Director or his/her designee shall certify and approve projects that meet the criteria for height bonuses (criteria also to be specified elsewhere in this Plan).
- (iv) Projects must have a minimum of required points in each tier to receive a height bonus.
- (v) Building heights shall be measured from approved grade.
- (vi) Chimneys and cupolas may extend 10 feet beyond height limits. Screened equipment and flagpoles may extend 6 feet beyond height limits. Screened equipment on the roof shall be set back 15 feet from the façade.

9.1.2 Building Orientation

- (i) Buildings shall be oriented toward 'A' Streets, where the lot has frontage along an 'A' Street. All other buildings shall be oriented toward Civic Spaces.
- (ii) Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- (iii) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

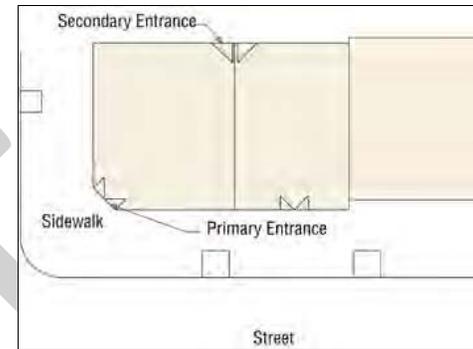


Figure showing required building orientation and location of primary entrances

- (iv) Garages, carports, or new surface parking for Residential Buildings shall be located and accessed from Local Streets or alleys at the rear of residential buildings.

9.1.3 Building Massing and Scale

- (i) Commercial and Mixed-Use buildings shall be simple, rectilinear forms with flat or low pitched roofs with parapets.
- (ii) Residential Buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard.
- (iii) Gable roofs on residential buildings shall have a minimum pitch of 5:12. When hipped roofs are used, the minimum pitch shall be 5:12. Other roof types shall be appropriate to the architectural style of the building. Porch roofs may be a minimum pitch of 3:12.

9.1.4 Building Color

- (i) In order to minimize the visual impact of development, exterior colors shall have a "light

- reflective value” (LRV) rating within the range of 20 to 50 percent.
- (ii) Stucco, block, and/or brick shall have integral color.
- (iii) In keeping with New Mexico tradition, accent colors on front doors, window sashes, and other incidental elements are allowed as long as the accent does not overwhelm the building’s basic color or create a visual distraction from adjacent streets, lots, or public areas.
- (iv) The color of residential garage doors shall blend with or complement the exterior wall color.

9.1.5 Design of Parking Structures

- (i) All frontages of parking structures located on Town Center or Neighborhood Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the street frontage.
- (ii) The amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) along street edge(s).
- (iii) Parking structure façades on all Town Center or Neighborhood Streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- (iv) Where above-ground structured parking is located at the perimeter of a building with frontage along a Town Center or Neighborhood Street, it shall be screened in such a way that cars on all parking levels are completely screened from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.

- (v) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- (vi) Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.

9.1.6 Design of Residential Garages

- (i) (Text from Volcano Trails)

9.1.7 Design of Automobile Related Building Site Elements

- (i) Drive-through lanes for commercial uses shall not be located along any Neighborhood or Town Center Street, BRT Corridor, or Park Edge. Along Paseo del Norte, Unser Boulevard, or non-mandatory ‘B Streets,’ drive-through lanes shall be hidden behind a Street Screen.
- (ii) No more than 50% of a lot’s frontage along a Mandatory Street or non-mandatory ‘A Street’ shall be occupied by gas pumps, canopies, and/or service bays.
- (iii) Any buildings associated with any automobile related use shall also have a pedestrian entrance on an ‘A Street.’
- (iv) Outdoor storage of vehicles or other products sold shall not be permitted along a Mandatory Street or a non-mandatory ‘A Street.’ Along non-mandatory ‘B Streets,’ outdoor storage of vehicles or other products sold shall not exceed 50% of a lot’s frontage.

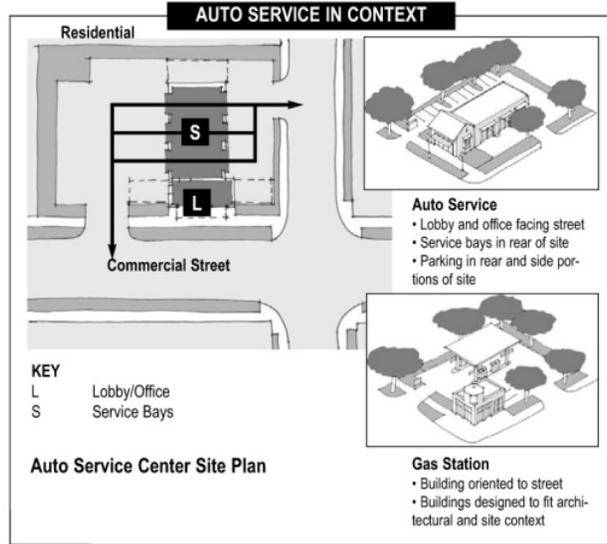


Illustration showing a site concept plan for an auto service center

- (v) All off-street loading, unloading, and trash pick-up areas shall be located along 'B Streets' or alleys unless permitted in the specific site development standards in **Section 8**. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (a) the same material as the principal building or (b) a living screen or (c) a combination of the two.

9.2 Specific to Town Center Character Zone

The following standards shall be used for new development or redevelopment within the Town Center Zone.

9.2.1 Building Height

- (i) Projects shall be eligible for a building height bonus to 40 feet with a minimum of 50 points in Tier 1 – Natural Environment and 50 points in Tier 2 – Built Environment as specified in **Section 9.1.1** as approved by the Planning Director or his/her designee.
- (ii) Projects shall be eligible for a building height bonus to 65 feet with a minimum of 75 points in points in Tier 1 – Natural Environment and 75 points in Tier 2 – Built Environment as specified in **Section 9.1.1** as approved by the Planning Director or his/her designee.
- (iii) Projects shall be eligible for an approved building height above 65 feet with a development agreement signed by the City assuring a minimum of 250 new jobs in the region for a minimum of 5 years, with clawback provisions in case these conditions cannot be met during that time.

9.2.2 Massing and Façade Composition

- (i) Buildings generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) The Base façade shall maintain a prevalent rhythm of 20’ to 30’ or multiples thereof along all Town Center Streets, the BRT corridor, and any non-mandatory ‘A Streets.’
- (iii) This façade rhythm may be expressed by changing materials or color, using design elements such as columns and pilasters, or varying the setback of portions of the building façade.

- (iv) Building façades may be symmetrical or asymmetrical, but the central part of the building shall be expressed with well-balanced façade compositions.
- (v) Courtyards and plazas should be incorporated.
- (vi) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (vii) The ground floor should be taller and include heavier massing than floors above. An arcade or colonnade may be incorporated.
- (viii) Commercial and Mixed-Use building facades shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.



Image of Tri-Partite Architecture

- (ix) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets or finished with elaborate parapet walls covered by tile and very shallow eaves.
- (x) Storefronts should be inset with recessed entry or under an arcade or fit into arch openings, covered with canvas awnings.
- (xi) Awnings, blade signs, arcades, galleries, café seating, and balconies should be used along commercial storefronts fronting a Town Center

- Street, BRT corridor, or non-mandatory 'A Street' to add pedestrian interest.
- (xii) If the residential building is setback less than 10' from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10' or more from the property line and is not elevated above the grade of the sidewalk, a 3' high fence shall be provided at the front property line.
- (xiii) Chain link fences and plastic vinyl fences shall not be permitted within the Town Center Character Zone.

9.2.3 Building Materials

- (i) At least 75% of a building's Base façade along all Town Center Streets, BRT corridor, and/or non-mandatory 'A Streets' shall be composed of masonry or brick.
- (ii) No more than 25% of a building's Base façade along all Town Center Streets, BRT corridor, and/or non-mandatory 'A Streets' shall use other accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. Exterior Insulating Finishing System (EIFS) shall not be permitted along any Town Center Street, BRT corridor, and/or non-mandatory 'A Street' façade.
- (iii) In addition to those permitted for the Base façade, upper floors may include glass curtain wall, split-face concrete, stucco utilizing a 3-step process, or cementitious fiber board.
- (iv) All facades along 'B Streets' or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to no more than 10% of the upper floor facades along 'B Streets' and alleys.

- Cementitious-fiber clapboard shall be prohibited on mixed-use or residential frontages. On the upper floors of any commercial frontage, no more than 20% of a 'B Street' or alley façade shall be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (v) Other primary building materials shall be considered on a case-by-case basis by the Volcano Heights Review Team.
- (vi) Roofing materials for pitched roofs visible from any public right-of-way shall be predominantly barrel clay tile.

9.2.4 Windows

- (i) GLAZING & reflectivity requirement. Ground floor
- (ii) Glazing & reflectivity requirement. Upper floors
- (iii) Windows shall be recessed to give a thick wall impression. Windows may be arched on the ground level and flat top on upper floors.
- (iv) Windows shall be vertically proportioned with multiple panes in both casement and double hung design. Generally separated by a wall from other windows, wall openings shall be punched through the wall rather than grouped with other windows.
- (v) Ornamental arches of various designs shall be deeper on the ground floor and shallower on upper floors.

9.2.5 Architectural Details and other Elements

- The following details and elements are encouraged to provide attractive, quality design:
- (i) Elaborate detailing most common around principal openings.
 - (ii) Decorative windows, metal railings at balconies.
 - (iii) Canvas awnings, Roof towers, Masonry screen products for see-through walls or portions of walls.
 - (iv) Use of tower elements

9.3 Specific to Regional Center Character Zone

The following standards shall be used for new development or redevelopment within the Regional Center Zone.

9.3.1 Building Height

- (i) Projects shall be eligible for a building height bonus to 40 feet with a minimum of 50 points in Tier 1 – Natural Environment and 25 points in Tier 2 – Built Environment as specified in **Section 9.1.1** and as approved by the Planning Director or his/her designee.
- (ii) Projects shall be eligible for a building height bonus to 65 feet with a minimum of 100 points in points in Tier 1 – Natural Environment and 75 points in Tier 2 – Built Environment as specified in **Section 9.1.1** and as approved by the Planning Director or his/her designee.

9.3.2 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 30’ to 50’ along all Mandatory Streets and non-mandatory ‘A Streets.’
- (ii) This façade rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns and pilasters; or varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture with a distinct Base, Middle, and Cap.

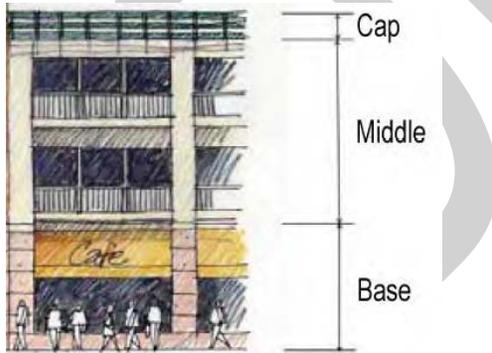


Image of Tri-Partite Architecture

- (iv) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A cornice shall delineate the caps of façades that do not use a pitched roof.
- (v) Retail storefront buildings shall include a transom, display window area, and bulkhead at the base.
- (vi) Storefronts on façades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- (vii) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- (viii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (ix) Architectural features emphasizing the corners of buildings, such as pedimented, gabled parapets; cornices; awnings; blade signs; arcades; colonnades; and balconies may be used along commercial storefronts to add pedestrian interest.
- (x) Buildings located on axis with a terminating street or at the intersection of streets shall be considered feature buildings. Such buildings shall be designed with features that take advantage of that location, such as an accentuated entry and a unique building articulation off-set from the front wall planes that rises above the main building eave or parapet line.

9.3.3 Commercial and Mixed-Use Building Materials

- (i) The following materials shall be permitted as principal building materials along all Mandatory Street or non-mandatory 'A Street' fronting façades:
 - Masonry (brick, stone, stucco utilizing a three-step process, cast stone, glass, or glass block)
 - Split face concrete block or pre-cast or poured-in-place concrete
 - Cementitious fiber clapboard (not sheet) with at least a 50-year warranty
 - Architectural metal panel
 - Other primary building materials approved on a case-by-case basis by the Volcano Heights Review Team, particularly for buildings over 26 feet.
- (ii) No more than 50% of each façade along any Mandatory Street or non-mandatory 'A Street' shall use accent materials such as other metal finishes, wood, or EIFS.
- (iii) All facades along non-mandatory 'B Streets' or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to 40% of any 'B Street' or alley-facing façade.
- (iv) Roofing materials visible from any public right-of-way shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

9.3.4 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:

- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
- Masonry (brick; stone; man-made stone; or stucco utilizing a three-step process);
- (ii) The following may only be allowed up to 40% as an accent material:
 - EIFS or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Volcano Heights Review Team, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

9.3.5 Windows

- (i) GLAZING & reflectivity requirement. Ground floor
- (ii) Glazing & reflectivity requirement. Upper floors?
- (iii) Mixed use or residential difference.
- (iv) Windows shall be recessed to give a thick wall impression.
- (v) Windows shall be vertically proportioned with multiple panes in both casement and double hung design.

9.4 Specific to Neighborhood Center Character Zone

The following standards shall be used for new development or redevelopment within the Neighborhood Center Zone.

9.4.1 Building Height

- (i) Projects shall be eligible for a building height bonus to 40 feet with a minimum of 25 points in Tier 1 – Natural Environment and 25 points in Tier 2 – Built Environment as specified in **Section 9.1.1** and as approved by the Planning Director or his/her designee.
- (ii) Projects shall be eligible for a building height bonus to 65 feet with a minimum of 50 points in points in Tier 1 – Natural Environment and 100 points in Tier 2 – Built Environment as specified in **Section 9.1.1** and as approved by the Planning Director or his/her designee.

9.4.2 Massing and Façade Composition

- (i) Buildings generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Buildings shall maintain a prevalent façade rhythm of 20’ to 30’ or multiples thereof along all Neighborhood Streets and non-mandatory ‘A Streets.’
- (iii) This rhythm may be expressed by changing materials or color, using design elements such as columns and pilasters, or varying the setback of portions of the building façade.
- (iv) Building facades may be symmetrical or asymmetrical, but the central part of the building shall be expressed with well-balanced façade compositions.
- (v) Doors or windows shall form regular patterns of openings, some accentuated by balconies.

- (vi) The ground floor should be taller and include heavier massing than floors above. An arcade or colonnade may be incorporated.
- (vii) Commercial and Mixed-Use building facades shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.



Image of Tri-Partite Architecture

- (viii) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets, or finished with elaborate parapet walls covered by tile and very shallow eaves.
- (ix) Storefronts are inset with recessed entry, under the arcade or fit into arches openings, often with canvas awnings.
- (x) Awnings, blade signs, arcades, galleries, café seating and balconies should be used along commercial storefronts fronting a Neighborhood Street or non-mandatory ‘A Street’ to add pedestrian interest.
- (xi) If the residential building is setback less than 10’ from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is setback 10’ or more from

the property line and is not elevated above the grade of the sidewalk, a 3' high fence shall be provided at the front property line.

- (xii) Chain link fences and plastic vinyl fences shall not be permitted in the Neighborhood Center Character Zone.

9.4.3 Building Materials

- (i) At least 60% of a building's façade along all Neighborhood Streets or non-mandatory 'A Streets' shall be composed of masonry, three-step process stucco, or brick.
- (ii) No more than 40% of a building's façade along all Neighborhood Streets or non-mandatory 'A Streets' shall use other accent materials wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. EIFS shall not be permitted along any Neighborhood Street or non-mandatory 'A Street' façade.
- (iii) All facades along 'B Streets' or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these facades may be any of the primary and accent façade materials listed above.
 - EIFS shall be limited to no more than 10% of the upper floor facades along 'B Streets' and alleys.
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty shall only be used on the upper floors of any 'B Street' or alley façades.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Volcano Heights Review Team, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public right-of-way shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.

9.4.4 Windows

- (i) GLAZING & reflectivity requirement. Ground floor
- (ii) Glazing & reflectivity requirement. Upper floors?
- (iii) Mixed use or residential difference.
- (iv) Windows shall be recessed to give a thick wall impression. Windows may be arched on the ground level and flat top on upper floors.
- (v) Windows shall be vertically proportioned with multiple panes in both casement and double hung design.
- (vi) Ornamental arches of various designs shall be deeper on the ground floor and shallower on upper floors.

9.4.5 Architectural Details and Other Elements

The following details and elements are encouraged to provide attractive, quality design:

- (i) Elaborate detailing most common around principal openings;
- (ii) Decorative windows, metal railings at balconies;
- (iii) Canvas awnings, Roof towers, Masonry screen products for see-through walls or portions of walls; and/or
- (iv) Tower elements.

9.5 Specific to Mixed-Use Character Zone

9.5.1 Building Height

- (i) Projects shall be eligible for a building height bonus to 40 feet with a minimum of 50 points in Tier 1 – Natural Environment and 50 points in Tier 2 – Built Environment as specified in **Section 9.1.1** and as approved by the Planning Director or his/her designee.

9.5.2 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 20’ to 30’ along all Neighborhood Streets, Park Edge, or non-mandatory ‘A Streets’ and 30’ to 50’ or multiple thereof for façades along Paseo del Norte or Unser Boulevard.
- (ii) This rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and pilasters; or varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture with a distinct Base, Middle, and Cap.



Image of Tri-Partite Architecture

- (i) Retail storefront buildings shall include a transom, display window area, and bulkhead at the base.
- (ii) Storefronts on façades that span multiple tenants shall use architecturally compatible

- materials, colors, details, awnings, signage, and lighting fixtures.
- (iv) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building façade.
- (v) Buildings should generally maintain the alignment of horizontal elements along the block.
- (vi) Architectural features emphasizing the corner of the building, such as pedimented, gabled parapets; cornices; awnings; blade signs; arcades; colonnades; and balconies may be used along commercial storefronts to add pedestrian interest.

9.5.3 Commercial and Mixed-Use Building Materials

- (i) At least 60% of each building’s Base façade (excluding doors and windows) along any Mandatory Street or non-mandatory ‘A Street’ shall be finished in one of the following materials:
 - Masonry (brick, stone, three-step process stucco, cast stone, glass, or glass block)
 - Hardi plank
 - Split face concrete block or pre-cast, or poured in place concrete
 - Cementitious fiber board
 - Other primary building materials approved by the Volcano Heights Review Team on a case-by-case
- (ii) No more than 40% of each façade along any Mandatory Street or non-mandatory ‘A Street’

- shall use accent materials such as wood, architectural metal panel, or EIFS.
- Cementitious-fiber clapboard shall be prohibited on mixed-use frontages. On the upper floors of any commercial frontage, no more than 20% of a 'B Street' or alley façade shall be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (iii) Roofing materials visible from any public right-of-way shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.
- (iv) **GLAZING & reflectivity requirement. Ground floor**
- (v) **Glazing & reflectivity requirement. Upper floors.**
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public right-of-way shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) **GLAZING & reflectivity requirement. Ground floor**
- (vi) **Glazing & reflectivity requirement. Upper floors.**

9.5.4 Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting facades (except alleys) of residential buildings. No more than three different materials shall be used on any single façade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - Lap sided wood
 - Masonry (brick; stone; man-made stone; three-step process stucco)
 - Architectural Metal Panels
 - Hardi plank
 - Other primary building materials approved by the Volcano Heights Review Team on a case-by-case
- (ii) The following may only be allowed up to 40% as an accent material:
 - EIFS or similar material over a cementitious base, rock, glass block, and tile.

9.6 Specific to Neighborhood and Escarpment Transition Character Zones

9.6.1 Façade Composition

- (i) Buildings shall maintain a façade rhythm of 20’ to 30’ along all Neighborhood Streets.
- (ii) This rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and pilasters; or varying the setback of portions of the façade.
- (iii) Buildings shall be designed and built in tri-partite architecture with a distinct Base, Middle, and Cap.

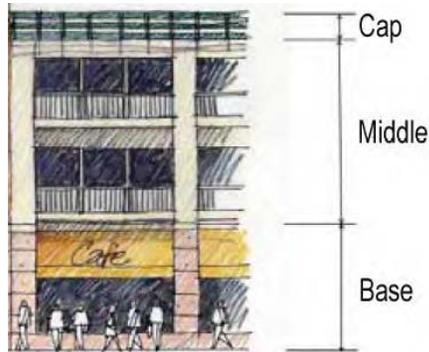


Image of Tri-Partite Architecture

- (iv) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- (v) Buildings shall generally maintain the alignment of horizontal elements along the block.

- (vi) Garages for Residential Buildings shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. Residential, front-loaded garages or carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. On corner lots, the garage may be rotated with windows facing the primary street with driveway access from the secondary street.
- (vii) All garage doors shall be divided into single bays separated by at least a 16-inch pier or column. Front-loaded garages on residential lots less than 40 feet wide shall not be allowed. Townhouses and courtyard apartments shall use rear-loaded garages.

9.6.2 Commercial and Mixed-Use Building Materials

- (i) The following primary building materials shall be permitted for façades (excluding doors and windows) along any Neighborhood Street, Park Edge, or non-mandatory ‘A Street’:
 - Masonry (brick, stone, stucco, cast stone, glass, split-face concrete, pre-cast concrete panels, tile or glass block)
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - Wood
 - Architectural Metal Panels
 - Other materials will be considered as primary building materials on a case-by-case basis and approved by the Volcano Heights Review Team.
- (ii) EIFS shall not be permitted along any Neighborhood Street, Park Edge, or non-mandatory ‘A Street’ facade.

- (iii) A building façades along all other streets or alleys shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary materials listed above.
 - EIFS shall be limited to 25% of all other facades.
- (iv) Roofing materials visible from any public right-of-way shall be factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) GLAZING & reflectivity requirement. Ground floor
- (vi) Glazing & reflectivity requirement. Upper floors

9.6.3 Residential Façades

- (i) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (ii) An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
- (iii) GLAZING & reflectivity requirement? Ground floor
- (iv) Glazing & reflectivity requirement? Upper floors?

9.7 Specific to Escarpment Transition Character Zone

9.7.1 Building Height

- (i) Buildings within the Impact Area as designated by the Rank III Northwest Mesa Escarpment Plan shall be limited to 15 feet. No exceptions or variances shall be granted.
- (ii) Buildings within 200 feet of either the Rank III Northwest Mesa Escarpment Plan Impact Area or the Park Edge Street shall be limited to 18 feet, with a second story up to 26 feet permitted on no more than 50% of the building footprint.

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