



Finish Materials

Decorative

Brick, including thin brick

Stone, including cast stone, limestone, granite, or other native or naturally occurring stone

Architectural (textured) concrete masonry units, including split face, weathered face, sandblasted face, and ground face blocks

Fiber cement siding;

Glass

Pre-finished architectural aluminum composite metal wall panels (e.g., Alucobond or equal) up to a maximum of 30 percent of a wall facade

Standard

Portland cement stucco

Exterior Insulation Finish System (EIFS), provided: Use of a wall drainage system (barrier wall systems are prohibited); and Use of a 20 oz. high-impact mesh below eight feet above ground level.

Vinyl siding provided it is used on no more than 25 percent on a front or street-facing elevation

Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry or stucco

Limited (PZ Commission)

Prefabricated metal wall panels

Corrugated or ribbed metal panel

Smooth-faced, unfinished concrete block

Metal siding

Prohibited

Plastic

Plywood

Wood fiber

Under-fired or unfired clay, sand, or shale rock

Painted brick, manufactured stone, concrete masonry units, and cementitious stucco

Zoning and Sign Code Brief

Sec. 25.03.180 Nonresidential Design Standards

The purpose of these design standards is to ensure that nonresidential and vertically mixed-use development includes high-quality, well-designed buildings and sites that contribute to the character and sustainability of the City.

Application

Applies to all new development, redevelopment, substantial improvements (including architectural changes), and expansion of more than 30% of nonresidential and mixed-use buildings in the Mixed Use (MU), General Commercial (GC), Business Park (BP), and Public and Institutional (PI) districts.

Contact the Planning Division for exceptions or if the property is adjacent to a residential zoning district. Other standards may also apply for specific properties or districts.

Façade Treatments

Generally

Front, street facing, or parking lot/drive through facing elevations*:

Buildings under 10,000 SF—60% decorative materials (non-street facing side 30%)

Buildings over 10,000 SF— 75% decorative material (non-street facing side—50%)

** can be reduced up to 15% with commensurate foundation landscaping*

All remaining portions and rear elevations constructed of standard materials.

Examples

