

CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

1120.01. Purpose.

Site and building design requirements are established to provide guidelines for consideration when evaluating the appropriateness of proposed development in the City. Specifically, these provisions are intended to achieve, among others, the following purposes:

- (a) Establish site and design criteria to:
 - (1) Ensure that development reflects and is sensitive to the history, climate, topography, vegetation, natural features and building traditions of the City of Delaware.
 - (2) Ensure that new development and redevelopment are integrated into the surrounding environment in an orderly manner and are compatible and harmonious with the existing overall character of the City.
 - (3) Ensure that the existing design features which contribute to the unique character of Delaware are retained and recreated in a manner that maintains and enhances the sense of community.
 - (4) Provide interest along the streetscape and a pedestrian friendly environment.
 - (5) Foster and encourage creative application of design principles.

1120.02. Relevant chapters for cross reference.

Title	Chapter
Definitions	1102
Subdivision regulations	1106
Parking	1123
Landscaping and screening	1121
Lighting	1124
Residential	1111
Commercial	1112
Industrial	1113

1120.03. Site design criteria.

In reviewing a development application, the reviewing body shall determine that the plan complies with the following site plan criteria:

- (a) The proposed plan is consistent with any plan or policy statement for the orderly development of the City.
- (b) The proposed development will result in a harmonious grouping of buildings within the proposed development and in relationship to the natural topography and existing or proposed uses on adjacent property.
- (c) The development, when completed, will have adequate public service, parking and open spaces.
- (d) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property.

PART ELEVEN - PLANNING AND ZONING CODE
TITLE THREE – GENERAL DEVELOPMENT REGULATIONS
CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

- (e) Proposed landscaping utilizes plants that are indigenous to the area and others that are hardy, harmonious to the design, consistent with adjacent land uses where applicable.
- (f) Buildings of the same model or elevation are not placed directly adjacent to each other.

1120.03. Building design criteria for all structures.

In reviewing a development application, the reviewing body shall determine that the plan complies with the following building design criteria:

- (a) The proposed architectural design shall be a quality design which compliments the prevailing architectural characteristics of the surrounding area. In areas that have predominant historic characteristics, such character shall be a significant consideration in determining compatibility between proposed and existing structures.
- (b) Each building or unit of a multiple-building development shall have its own distinct identity and be compatible with adjacent units or buildings in terms of proportion, color, and materials.
- (c) Building components, such as windows, doors, eaves, and parapets, shall be composed on a façade of a building with harmonious proportions in relationship to one another and surrounding buildings.
- (d) A combination of materials, textures, colors, and finishes are utilized to create visual interest.
- (e) Elevations of the same building shall not be faced with a mix of siding types unless utilized as accent materials.
- (f) Entryways shall enhance the ability of the public to find their way into and around buildings and open spaces.
- (g) Building elevations visible from public roadways shall be designed with architectural features and accents which contribute to the aesthetic characteristics of the building.
- (h) Large buildings including, but not limited to, multi-family and multi-tenant buildings, shall be designed to minimize the scale. This shall be accomplished with any combination of the below:
 - (1) The façade(s) visible from the public right-of-way or fronting private streets shall be articulated in different planes to reduce the apparent mass of the building.
 - (2) Exterior materials shall be used creatively to break up the façade of the building, by mixing materials and emphasizing various sections of the façade.
 - (3) A one-story porch or similar element can be provided to define the front door and entrance of the building and to break up the front elevation.
 - (4) Sloping roofs such as gable and hipped roofs are the preferred primary roof form.
- (i) Any above-grade door that provides direct egress to the outside of a structure shall have, at a minimum, landing(s) and stair(s) to ground level constructed in accordance with any applicable building code. These above grade doorways shall not be obstructed or barricaded in any way. Temporary barricades may only be used during construction or as ordered by the City to preserve the health, safety, and welfare of occupants.
- (j) Mechanical equipment which is located on the roof of a building shall either be located in a manner that such structure is not visible from the public right of way or otherwise screened or disguised.
- (k) Ground-Mounted Private Utility Boxes. Every effort shall be made to place ground-mounted private utility boxes (such as electrical, telephone, and cable services) in the rear yard. Ground-mounted private utility boxes which cannot be located in the rear yard shall be placed in the side yard at a minimum of 10 feet behind the front elevation of the home. Such utility boxes shall be screened on all sides with evergreen

PART ELEVEN - PLANNING AND ZONING CODE
TITLE THREE – GENERAL DEVELOPMENT REGULATIONS
CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

shrubs planted at a minimum height of 24 inches and placed staggered two feet on center, no closer than two feet to or further than four feet from the utility box. If multiple boxes are required, they shall be placed in a cluster and screened to the same standard as noted above. The exterior of all utility boxes shall be dark green in color.

- (l) When existing buildings are to be renovated, the distinguishing qualities or elements of a property that contribute to the overall character should not be destroyed. Removal or alteration of distinctive architectural features should be avoided, except for those considered to be noncontributing.

1120.04. Building design criteria for residential structures.

Residential Building Design.

- (a) Architectural styles. There shall be a mix of architectural styles within residential developments to avoid a monotonous streetscape.
- (b) Residential elevation standards. Schedule 1120.04 “Residential Structure Exterior Standards” establishes minimum residential exterior standards by zoning district.
- (c) Elevations shall be measured to include all openings, such as windows, doors, and garage doors, in applying exterior materials.
- (1) “Natural Materials” shall include the below:
- A. Brick/brick veneer
 - B. Stone/stone veneer
 - C. Fiber cement (i.e. HardiePlank®)
 - D. Wood
 - E. Glass
 - F. Materials not listed above may be submitted for consideration along with an application for a certificate of building and zoning compliance for approval by the Director of Planning and Community Development.
- (2) The following materials are prohibited as exterior siding:
- A. Composition board or hardboard that has not been approved by the Planning and Community Development Director.
 - B. Wood fiber composites
 - C. Plywood (except for soffits and porch ceilings)
 - D. Stucco
 - E. EIFS

PART ELEVEN - PLANNING AND ZONING CODE
 TITLE THREE – GENERAL DEVELOPMENT REGULATIONS
 CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

Schedule 1120.04
 RESIDENTIAL STRUCTURE EXTERIOR STANDARDS

	A: Agricultural	R-SF: Single-Family Residential	R-NT: Neighborhood Transitional ^(a)	R-NX: Neighborhood Mixed ^(a)	R-MF: Multi-Family Residential
(a) Front Elevations					
(1) minimum natural material ^(b) coverage	25%	25%	25%	50%	100%
(b) Side and Rear Elevations					
(1) minimum natural material coverage				50%	100%
© Building Material Requirements					
(1) minimum siding requirements	Vinyl – 0.42” thick	Vinyl – 0.42” thick	Vinyl – 0.42” thick	Vinyl – 0.42” thick	
(2) minimum roof requirements	Standard, Metal, Slate	Standard, Metal, Slate	Standard, Metal, Slate	Dimensional, Metal, Slate	Dimensional
(3) minimum chimney requirements	Vinyl	Vinyl	Vinyl	Vinyl	Stone/Stone Veneer, Masonry
(4) minimum soffit/overhang/return requirements	8”	8”	8”	8”	
(6) minimum window trim requirements	4”	4”	4”	4”	4”

^(a)multi-family dwelling units in the R-NT and R-NX zoning districts shall comply with the regulations of the R-MF zoning district for design.

1120.05. Building design criteria for commercial structures.

Commercial Building Design.

- (a) Architectural Styles. There shall be a mix of architectural styles within commercial developments to avoid a monotonous streetscape.
- (b) No masonry shall be painted or altered without prior approval from the Planning and Community Development Department.
- (c) Required architectural features shall include transparent store and office fronts and other appropriate features to emphasize and reduce the building scale at the front.
- (d) There shall be no apparent rear to any building that has public facing elevations and windows and other architectural features shall be utilized to break up expanses of blank walls.
- (e) Roof and ground mounted equipment including HVAC systems, service ladders and the like shall be appropriately screened by physical barriers consistent with building design and/or landscaping.
- (f) Commercial Elevation Standards. Schedule 1120.05 “Commercial Structure Exterior Standards” establishes minimum commercial exterior standards by zoning district.

PART ELEVEN - PLANNING AND ZONING CODE
 TITLE THREE – GENERAL DEVELOPMENT REGULATIONS
 CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

Schedule 1120.05: Commercial Structure Exterior Standards

	C/I: Civic/ Institutional	C-NX: Neighborhood Mixed	C-CC: Community Commercial	C-GC: General Commercial	C-DC: Downtown Commercial
(a) Building Elevations^(a)					
(1) minimum natural material ^(b) coverage	75%	50%	75%	75%	Per Architectural Standards
(2) minimum display window coverage (ground floor)	40%	25%	40%	40%	Per Architectural Standards

- (1) Elevations shall be measured to include all openings, such as windows, doors, and garage doors, in applying exterior materials.
- (2) “Natural Materials” shall include the below:
 - A. Brick/brick veneer.
 - B. Stone/stone veneer.
 - C. Fiber cement (i.e. HardiePlank®)
 - D. Wood.
 - E. Glass.
 - F. Materials not listed above may be submitted for consideration along with an application for a certificate of building and zoning compliance for approval by the Director of Planning and Community Development.
- (3) The following materials are permitted as exterior siding as architectural accents only:
 - A. Metal.
 - B. EIFS.
- (4) The following materials are prohibited as exterior siding:
 - A. Exposed concrete.
 - B. Exposed concrete block (including split-face).
 - C. Plywood (except for soffits and porch ceilings).
 - D. Stucco.
- (5) In circumstances where a building elevation is not visible from the public right-of-way or adjacent lots, the reviewing body may waive natural material and/or window requirements.

1120.06. Building design criteria for industrial structures.

Industrial Building Design.

- (a) The architectural design of all buildings shall establish proper transitional relationships with adjacent developments. Quality architecture shall be utilized with a consistent look and feel. All structures shall be designed to be architecturally compatible with each other by employing similar roof pitches, architectural details, and be constructed of compatible exterior building materials. All buildings and portions thereof shall

PART ELEVEN - PLANNING AND ZONING CODE
TITLE THREE – GENERAL DEVELOPMENT REGULATIONS
CHAPTER 1120. SITE AND BUILDING DESIGN REQUIREMENTS

retain traditional building massing. Buildings shall incorporate elements and forms that reduce large masses into an assemblage of definable parts. The scale of the buildings(s) shall be aided using different materials and architectural elements to help reduce the perception of the building mass.

- (b) Split-faced concrete block and painted standard concrete block (CMU) are prohibited as exterior building materials. Tilt-up or pre-cast concrete wall panels may be used provided the exposed exterior surface is textured, patterned, or detailed to be complementary to the building design.
- (c) No masonry shall be painted or altered without prior approval from the Planning and Community Development Department.
- (d) Required architectural features shall include transparent store and office fronts and other appropriate features to emphasize and reduce the building scale at the front.
- (e) There shall be no apparent rear to any building that has public facing elevations and windows and other architectural features shall be utilized to break up expanses of blank walls.
- (f) Roof and ground mounted equipment including HVAC systems, service ladders and the like shall be appropriately screened by physical barriers consistent with building design and/or landscaping.

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