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DESIGN STANDARDS

Section 6.1 Purpose

The design standards set forth in this section are intended to serve planners, designers, developers, artists, landowners and the general public.

These design standards are intended to promote:

- The development, improvement, and redevelopment of land, buildings and structures in a manner that is consistent with the identity and character of Waxhaw as expressed through its design pattern and detailing set forth in the adopted vision and planning documents of the Town.
- High quality, pedestrian-scale architecture and site design.
- High connectivity of transportation modes including streets, sidewalks, bike lanes, greenways and trails to provide a variety of transportation choices/opportunities for residents and visitors.
- A diversity of housing types that attract residents of all age groups and socioeconomic status.
- Opportunities for investment to improve the vitality of the various districts of Town.
- The creation of commercial, office and industrial developments which result in increased local employment opportunities and a positive community influence.
- Health, safety and high quality of life for the Waxhaw community.

These standards are further provided to inform readers regarding many of the most common design and aesthetic intentions and minimum standards of the Town.

Section 6.2 Scope

The design principles set forth are intended to inform and guide all expressions of built form in the Town, including: developments, buildings, structures, paths, streetscapes, alleys, squares and parks, fountains, temporary event structures, monuments, building ornamentation, murals, and other public art.

The provisions of this Chapter shall apply to all properties and rights-of-way within the zoning jurisdiction of the Town of Waxhaw. The Zoning Administrator shall determine if the requirements and intent of this chapter are being met.

Section 6.3 General Principles

A. Waxhaw identity

1. The rich architectural vocabulary of Waxhaw presents a wide variety of development opportunities using traditional forms while avoiding any perception of monotony. Buildings are expected to be added to the Town as long-term additions to the architectural vibrancy of the community.
2. The guidelines in this section are intended to attach the same or greater level of importance to the overall building design as is placed on the use contained within.
3. Buildings that are stylized to use the building itself as advertising shall be discouraged, particularly where the proposed architecture is the result of a “corporate” or franchise style.

B. Sustainable Building Practices and resilience to natural hazards.

Use of alternative energy sources is encouraged, including but not limited to solar panels and photovoltaic solar collectors. The appearance of such items must be approved by the Administrator prior to any construction.

C. Context sensitive development - sensitivity to historical, cultural and natural environment.

1. Respect or emulate existing or envisioned context and spatial patterns of development and the surrounding environment (transect). The development shall be designed, operated and maintained in a manner considered consistent by the Administrator with the character of adjacent property and the surrounding area.
2. Preserve the environmental, scenic, aesthetic, historic, and natural resource values of the area.
3. Keep development in harmony with the community, with minimal disruption.

4. Diagrammatic compatibility – matching the key schematic elements of a composition for a block or district. This includes approximate massing, proportions, overall height and setback lines, relationship of the building to the street, to its site, and the rhythm of buildings along the street in relation to one another.

D. Architectural integrity

1. A way of building that emphasizes form following function.
2. The purpose of artistic components and detailing is to reveal and complement the larger design and function of a structure. Ornamentation that appears tacked on, haphazard, devoid of utility, or in any other way does not fulfill a design purpose appropriate within the Town is prohibited. For example, false front commercial architecture.

E. ADA Compliance/Accessibility

All new construction and alterations of public and commercial facilities shall comply with Americans with Disabilities Act (ADA) current standards.

Section 6.4 General Architectural Standards

6.4.1 Applicability

The standards described in this section apply to all construction and alterations within the zoning jurisdiction of the Town of Waxhaw.

6.4.2 Architectural Style

The building design standards of this Chapter intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (e.g., Colonial, Victorian, Italianate, Classical Revival) the details must be consistent with that style unless the local architectural vernacular of the region provides an alternate precedent for a detail or element. The standards herein are not intended to precisely replicate the existing built form of Waxhaw, but are intended to recall a certain stylistic impression, as well as encourage imaginative and quality design that is complimentary to the existing built environment.

6.4.3 Compatibility:

- A. Adjacent buildings should relate in similarity of scale, bulk, height, architectural style, materials, and configuration unless approved by the Zoning Administrator. Spatial elements like massing, proportion, scale, setbacks, spaces between buildings and their relative positions should be used to integrate new development into existing surroundings.

- B. All new construction shall conform in lot width and setbacks to adjacent existing and proposed structures, unless approved by the Zoning Administrator.
- C. Whenever possible, retain and preserve historic storefronts and materials such as entryways, display windows, doors, architectural detail, etc. When repairing or renovating, remove non-historic storefront or façade treatments that include metal cladding.

6.4.4 Proportions and Scale:

- A. Architectural elements like openings, sill details, bulkheads, posts, and other architectural features shall be used to establish human scale at the street level.
- B. Windows, doors, columns, eaves, parapets, and other building components must be proportional to the overall scale of the building.
- C. All windows shall be vertically shaped with a height greater than width (unless the architectural style dictates a different proportion), including display windows but not transoms or decorative attic windows.

6.4.5 Siting and Orientation:

- A. The principal building shall front a street or recreational open space.
- B. Insofar as is practicable, developments in NC, MS and TC zoning districts shall be oriented toward streets, and/or significant public spaces, such as parks or plazas.
- C. All new construction shall be oriented to the street, unless approved by the Zoning Administrator.
- D. Insofar as is practicable, developments should be arranged so as to preserve or enhance vistas.
- E. If alley access is provided, the principal building may front common open space. The alley shall be sufficiently designed to allow for emergency services, utilities, and garbage collection. In districts that permit multiple buildings per lot, accessory and secondary buildings may have orientations that vary; however, the rear façade, or service side of any building, shall not front a street or common open space. When there is no clear or definable principal building, such as in the case of a shopping center, development is considered a Campus-Style Development.
- F. Campus-Style Development is typically characterized by the clustering of uses within inwardly-oriented buildings that address one another, a public common space, or parking area, and where there is generally greater open space and buffering from surrounding lesser intensive uses. This type of development typically includes:

1. A unified system of sidewalks, paths, streets, and drives;
 2. A unified design of common themes represented in building design, material, signage, and lighting; and
 3. A master utility plan.
- G. Elements of the development plan should be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses.

6.4.6 *Patterns and Repetition*

Buildings shall avoid long, monotonous, uninterrupted walls or roof planes on their visible facades. Building wall offsets, including projections, recesses, and changes in floor level, shall be used in order to add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human scale proportions. Similarly, roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof.

6.4.7 *Design Standard Levels*

1. While the design standards set forth in this code are intended to promote and produce a common design identity throughout the Town and all of its districts, various degrees of standardization are necessary within various district types in order to meet the broader goals of the Town.
2. All design standards are to be classified into one of the following levels:
 - a. Civic/Landmark Buildings and Public Art Standards
 - b. Commercial, Mixed-Use and Multi-family Design
 - c. Employment Center
 - d. Residential

Section 6.5 Civic/Landmark Buildings and Public Art

6.5.1 *Applicability*

The Civic/Landmark building type includes prominent institutional public buildings such as libraries, town halls, civic halls, post offices and other government facilities; religious institutions; semi-public buildings such as museums, universities, colleges and schools; private buildings such as hospitals; and non-profit or charitable clubs and organizations. These standards do not apply to ancillary buildings or structures used primarily for

maintenance or storage in support of the primary use of the property.

6.5.2 Standards for Civic/Landmark Buildings

Civic/Landmark Buildings shall:

- A. Be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
- B. Incorporate detailing and materials that are authentic to the intended style.
- C. Include well-designed pedestrian plazas, courtyards, or similar landscaped areas in an architecturally appropriate manner, in order to serve dominant pedestrian circulation needs, permit significant views, allow natural lighting and flow of air into interior spaces, increase aesthetic appeal, meet architectural historic precedent, and provide for the general quality of the public realm.
- D. Respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and walls with adequate fenestration of a proportion, quantity and arrangement appropriate to and reflective of the building's architectural style.
- E. Meet all Mixed-Use and Commercial Building Design Standards that do not conflict with or detract from the aforementioned standards.

6.5.3 Public Art Defined

Public art is defined in this code as physical or visual artistic expression produced through any media that has been planned and executed with the intention of being performed or displayed either in public space, or within view of the public realm, and that may or may not be physically accessible to the public. This code defines “art” as: a selective re-creation of reality according to an artist’s metaphysical value judgements.

Public art may vary widely in terms of size, media, permanency, form, degree of functionality, interactivity, and integration with existing architecture or landscape. Examples may include but are not limited to: free-standing sculpture, mobiles, murals, collages, bas-reliefs, paintings, drawings, photography, stained-glass, textile wall-hangings, mosaic pavements, fountains, decorative outdoor furniture, carvings, engravings, multi-media productions, architectural ornamentation, monuments, live or recorded performance, digital projections, and creative landscapes and earthworks.

6.5.4 Standards for Public Art and Ornamentation

As with all other elements addressed by this code, public art occupies the shared public realm and affects the welfare and quality of life within it. Therefore, this code provides sensible guidelines for its production and execution with the following standards:

- A. Advertisement – Public art shall not include advertisements but may include a placard indicating the name of the artwork, the name of the artist, and information about the artwork. Advertisement includes logos, images, text or elements that relate directly to a specific business or organization’s branding or marketing themes.
- B. Nuisance/hazard – Public art shall not present a safety hazard, or any nuisance in terms of noise or other distraction or present any physical or visual obstruction to the public right-of-way.
- C. Profane, vulgar or otherwise offensive – public art shall not violate the standards of common decency.
- D. Yard art clutter – Public art shall be distinctive and not excessive in quantity on any particular site.
- E. Durability – Public art that is intended for an extended period of outdoor exposure shall be constructed using all-weather materials. Permanent public art shall include a maintenance agreement.
- F. Public artwork must be approved by the Board of Commissioners.

Section 6.6 Commercial, Mixed-Use and Multi-family Design Standards

6.6.1 Applicability

The standards of this section shall apply to all Civic or Landmark Buildings, all residential structures other than Single-Family Detached Dwellings and Detached Duplexes (unless located within a national or local historic district, per N.C.S.L. 2015-86); and all commercial structures in all districts except the EC district, and some exceptions for the CC district noted in **bold**.

6.6.2 Roof and Eaves

- A. All roof forms shall have no less than two of the following features:
 - 1. A flat roof with parapet
 - 2. A cornice or molding to define the top of a parapet
 - 3. Overhanging eaves

4. Sloping roofs
 5. Multiple roof planes
- B. Flat roofs are permitted but shall be detailed with a parapet to conceal all rooftop appurtenances from view. Flat Roofs shall be screened with parapets on all sides.
 - C. Sloped roofs shall be of dimensional composition shingles, tile, slate, shakes, standing seam roofing or combinations thereof
 1. Minimum pitch of sloped roof should be 5:12.
 2. Mono-pitch (shed) roofs are allowed only if they are attached to the wall of the main building. No mono-pitch roof shall have a slope of less than 6:12.
 3. Sloped roof overhangs must project a minimum of 12 inches.
 - D. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached shed roofs may be no less than 2:12.
 - E. Main roofs on residential buildings shall be gables, hips or clerestory with a pitch between 5:12 and 12:12.
 - F. Flush eaves must be finished by profiled molding or gutters.
 - G. Mansard roofs used for a story façade is not permitted. Mansard roofs should have functional dormers.
 - H. Other Roof Requirements
 1. Roof drainage shall not be directed across any walkways or streets
 2. Skylights shall be flat (non-bubble).
 3. All rooftop equipment shall be screened from public view.
 - I. Roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles, or other material similar in appearance and durability.
 - J. Civic buildings - Gutters and down spouts shall be made of copper or galvanized painted metal.
 1. **In the CC District, gutters and down spouts may be constructed of other industry standard materials approved by the Zoning Administrator.**

- K. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building.
- L. All roofs shall have a minimum 25-year roof warranty and no visible roll roofing.

6.6.3 Façade Treatment and Building Walls

- A. The appearance of all exposed façades (not just the street side façade) is important and shall be addressed in development design.
- B. Façades of buildings shall contain at least two building materials which shall contrast in color and texture.
- C. The predominant material of the façade, exclusive of windows, doors and trim, shall consist of stone, brick or decorative block, unless approved by the Zoning Administrator.
- D. Detailing shall be used to add relief and shadow patterns to otherwise flat facades.
- E. On corner lots, distinctive architectural elements shall be incorporated at the corner of buildings facing the intersection.

1. In the CC District, distinctive architectural elements at the corner of buildings facing the intersection are encouraged but are not required.

- F. Architectural elements like windows and doors, bulkheads, masonry piers, transoms, cornice lines, window hoods, awnings, canopies, and other similar details must be used on all facades facing public rights-of-way.
- G. For commercial buildings (**except in the CC District**), at least sixty percent (60%) of street frontage wall areas (including parapets) shall be in windows or doorways. Street level windows shall be visually permeable.
- H. No street facade length (**except in the CC District**) may remain unpierced by a window or functional general access doorway for more than sixteen feet (16') without intervening glass display windows or glass entry doors.
- I. **Except in the CC District**, transparent windows and doorways must extend from a base of contrasting material (not exceeding 30 inches in height above the adjacent sidewalk grade) to at least the height of the door head not less than 10 feet and not more than 12 feet above the Sidewalk. Transparent windows and doors shall constitute at least one half of the first-floor façade. **Unless approved otherwise in the CC District by the Zoning Administrator.** Reflective, highly tinted glass, faux windows or casement display windows are prohibited in meeting the transparency requirement.

- J. If a primary building facade plane length exceeds 25 feet, provide a jog or articulation in the facade to divide it into subordinate elements that will be less than 15 feet in length each. The articulation should be a minimum of 20% of the facade plane height.
- K. For buildings less than seventy-five feet (75'), one interruption is required within thirty feet (30') on either side of the center of the building.
- L. For buildings greater than one-hundred feet (100') in width, there shall be no uninterrupted wall length exceeding seventy-five feet (75'). An interruption may consist of a change in place or a change in texture/masonry patterns.
- M. Ground-Level Windows and Doorways: Windows and doorways must be the predominant features in the street-level facade. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window. Any interior drop ceiling shall be recessed a minimum of 18 inches from the display window or transom opening
- N. Chimneys shall extend to the ground.
- O. Foundation walls (except those under porches) shall be finished with split face concrete block, brick or stone. If crawlspaces of porches are enclosed, they shall be enclosed with split face concrete block, brick, stone, lattice or any combination of those materials.
- P. The crawlspace of buildings, if provided, must be enclosed.
- Q. Security bars or roll down doors shall be installed on the interior when facing a public street.

6.6.4 Balconies, Porches and Stoops

- A. Useable porches and stoops are encouraged as a predominate motif of residential building design and should be located on the front and/or side of end units clearly visible from public streets.
- B. When constructed, a front porch shall be roofed and project at least 6 feet from the exterior wall of the house and the width shall extend a minimum of two times the depth. This subsection shall not apply to a portico or stoop as defined by this ordinance.
- C. Stoops and entry-level porches shall not be enclosed with screen wire or glass.
- D. Roofed or non-roofed balconies, porches, and stoops are permitted as encroachments. To the extent possible, these features are to remain visually permeable so that the front door can be easily seen from the street or sidewalk.

- E. Rear Yard Encroachments: Open decks, porches, patios, and other similar structures not exceeding an average finished height above grade of 30 inches may encroach into the side and rear setback to within five feet of the property line. Enclosure of these areas with walls or screening is considered a room and shall not be permitted as an encroachment.
- F. Encroachments over the Public Right of Way: With approval of the Town or NCDOT (whichever has authority over a street), upper story balconies or bay windows may encroach into the right of way but shall be a minimum of 3 feet behind the curb.
- G. Balconies, stoops, chimneys and bay windows are permitted to encroach into any setback up to five feet.
- H. Columns, if provided, shall be made of wood, cast concrete, or fiberglass, or other materials approved by the Zoning Administrator.
- I. Porch, colonnade and arcade columns shall have a minimum diameter of 7 inches.

6.6.5 Entryways, Doors and Steps

- A. Pedestrian access shall be provided from street sidewalks to principal entrances by means of a sidewalk or other all-weather walkway.
- B. The primary entrance shall be both architecturally and functionally designed on the front façade, or at the building front corner, facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting façade.
 - 1. CC District primary entrances may be designed to face the primary customer parking area.**
- C. Where the main entrance does not face the adjacent street, buildings shall nonetheless be designed to provide an attractive street side façade.
- D. The use of fire-escape or exit-only doors as primary entrances is explicitly prohibited.
- E. The primary pedestrian access to all ground-level commercial uses shall be from a public sidewalk. In mixed-use developments, entrances to residential units shall be physically separated from the entrance to the commercial use and clearly marked with a physical feature such as a recess or projection incorporated into the building or appropriately scaled element applied to the façade.
- F. The primary entrance shall be designed for the pedestrian and be clearly distinguishable from the rest of the building. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the street. Unless located within a national or local historic district, not applicable to one or two-family dwellings per N.C.S.L. 2015-86.

G. Raised Entrance

1. A dwelling unit between 20 and 40 feet from the sidewalk shall be raised a minimum of 1 foot.
2. A dwelling unit between 5 and 20 feet from the sidewalk shall have the primary entrance and lowest floor above grade raised above the sidewalk grade a minimum of 1½ feet. This provision shall not prevent the construction of a basement or lower floor when the lot slopes down and away from sidewalk grade.
3. A dwelling unit between 0 and 5 feet from the public sidewalk shall be raised a minimum of 3 feet.

H. Each exterior door that provides access to an individual unit or any shared door shall contain a porch, stoop, or awning that forms as the predominant aspect of the building design.

I. Exterior entry steps shall have enclosed risers.

J. Keep new doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.

K. Doors shall not be recessed behind the building facade a distance that would create a sight or safety hazard.

L. At least one (1) ground entrance to every dwelling shall be located within a walking distance of one-hundred feet (100') to the parking area within the development designated to serve that dwelling.

M. Pedestrian Entrance from Frontage Required: All buildings and ground level tenants shall provide a functioning entrance, operable during normal business hours for ingress and egress that faces the fronting street. Buildings located on street corners may have a corner entrance.

N. Primary pedestrian entrances on the Principal Frontage shall be recessed a maximum of 7 feet from the exterior facade. They shall remain unlocked during normal business hours, and have a surface area that is a minimum of 70% glass.

O. Ventilation grates or emergency exit doors located at the first-floor level in the building facade, which are oriented to any public street, must be decorative. Unless otherwise required by the building code, such grates and doors must be located away from streets designated as Restricted Frontages.

P. Outdoor Living Area for Residential Units. A minimum of 36 square feet per unit of outdoor living area must be provided for residential units. This requirement may be

met by common or private open space or a combination of the two. Common areas may consist of landscaped areas, patios, swimming pools, barbeque areas, and similar improvements designed to serve residents. Landscaped rooftop gardens may fulfill up to 50 percent of this requirement. Private areas may consist of balconies, decks, fenced yards, and similar areas directly accessible from a unit.

6.6.6 Windows

- A. Publicly accessible sides of a building shall have fenestration. Corner entry buildings shall have fenestration on both sides of the building comprising the entry.
- B. Windows, doors and other building components shall be proportional to the overall scale of the building.
- C. Windows and door openings should be proportioned so that verticals dominate horizontals. Continuous ribbon windows shall not be permitted.
 - 1. **Certain exceptions are encouraged in the CC district, where the interior use has an aesthetic appeal, such as a carwash, doughnut shops, breweries, etc., subject to the approval of the Zoning Administrator.**
- D. Windows shall be vertically aligned.
- E. Keep new windows compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- F. Establish a pattern of windows, columns, and other architectural treatments at a pedestrian scale.
- G. Recess windows, even if slightly, and articulate them with headers, sills, columns, and/or mullions.
- H. Windows may be grouped horizontally (maximum 3 per group) if each grouping is separated by a muntin, mullion, column, pier or wall section that is a minimum 7 inches wide but is also proportional to the wall and windows.
- I. Windows shall have muntins and/or mullions with the exception of street level store front windows.
- J. Entry facade window trim shall not be flush with the exterior wall and shall have a minimum relief of one-fourth inch from the exterior wall.
- K. Fenestration shall be architecturally related to the style, materials, colors and details of the building.
- L. Glass shall be transparent with a minimum of tint to preclude opacity. A maximum

of one specialty window per facade may be incorporated and may utilize stained, opalescent, or glass block. Stained glass or other decorative window treatments are encouraged in civic buildings. Mirrored glass is not permitted in any location.

- M. Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable.
- N. The maximum pane size for office uses is 48 inches vertical by 40 inches horizontal.
- O. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.
- P. Bay windows and overhanging eaves shall not exceed a maximum projection of two (2) feet from the primary wall. In addition, bay windows shall not contain habitable floor space, but may provide seating as an integral element.
- Q. Doors and windows that operate as horizontal sliders are prohibited except where renovating an historic building with this window type.

6.6.7 Canopies and Awnings

Fabric awnings or horizontal rigid canopies were used historically on commercial buildings to provide shelter and sun protection. Awnings can create a unifying pattern when repeated along the block. The use of awnings is encouraged.

When a building canopy, awning, or similar weather protection is incorporated in a building design, the following requirements must be met:

- A. Awnings shall be of fabric, canvas, fixed metal, or similar material (non-reflective, non-shiny). If provided they should project a minimum of 4 feet from the façade, with a maximum projection over a sidewalk to within 2 feet of a public street curb. The awning or canopy shall have a minimum clearance height of 8 feet above the sidewalk. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.
- B. Awnings shall fit the shape of the window and into the frame of the window, door, or storefront without obscuring important details.
- C. Awnings shall be sloped in a manner appropriate to the architecture. Crown, umbrella, bubble, or domed awnings are not permitted.
- D. Maximum projection shall not exceed the side of the planting strip closest to the façade.
- E. There shall be no internal illumination or transparent awnings.

- F. Weather protection elements shall not be placed over blank walls. Rather, a true window or door must be present below the awning/canopy.
- G. Weather protection elements shall be incorporated into the building architecture where the massing and scale should be appropriate to appear as an extension of the structure.
- H. Supporting columns for gas pump island canopies shall be built with the same materials as the primary building on the site and shall be architecturally consistent with the primary building.
- I. Operable fabric awnings shall be rolled up during winter storms and cleaned regularly to protect and extend the life of the material.
- J. All awnings, if provided, shall be supported by a frame attached directly to the building receiving beneficial use of the awning. Awnings shall not be supported by a frame attached to the sidewalk or other public right-of-way.

6.6.8 Materials and Surfaces

- A. Materials shall be durable, attractive and compatible with the architectural vernacular of the region.
- B. All sides of the building shall use materials consistent with those on the prominent side visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.
- C. Wall materials shall not transition to a different material at a building corner.
- D. Material transitions shall be made according to standards appropriate to the architectural style used, or where it is logical to do so from a construction standpoint—as where an addition (of a different material) is built onto the original building.
- E. Residential building walls must be clad primarily in brick, wood clapboard, cementitious fiber board, wood shingle, wood drop siding, wood board and batten or stone.
- F. Commercial building walls shall retain their original brick building walls with the exception of buildings with existing wood siding or other materials. Decorative concrete and wood are permitted as accent materials and shall not comprise more than 10% of the total building exterior. Commercial building walls shall primarily consist of brick, cut stone, cementitious fiber board, or wood clapboard. Residential applications such as field stone and ledge stone are prohibited.
- G. Building façade materials, with the exception of corner treatments and columns, shall

be combined only horizontally, with the heavier below the lighter.

- H. Construction materials and techniques should complement those of traditional development in Waxhaw, expressing the construction techniques and structural constraints of traditional, long-lasting, building materials.
- I. Building materials and colors shall be similar to the materials already in use in the surrounding area. If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that enough similarity exists for the building to relate to the rest of the surroundings.
- J. All accessory buildings must be clad in materials similar in appearance to the principal structure, with the exception of the MS zoning district.
- K. Commercial building walls shall retain their original brick building walls with the exception of buildings with existing wood siding or other materials. Decorative concrete and wood are permitted as accent materials and shall not comprise more than 10% of the total building exterior.
- L. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.
- M. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood). When two wall materials are combined horizontally on one façade, the heavier material should be below the lighter.
- N. Acceptable building materials include: brick, tile, stone, metal, concrete, masonry, wood, stucco, EFIS, fabric, cable, and exotic materials as provided below.
 - 1. Brick and tile masonry shall be of color and style to complement neighboring structures
 - 2. Stone must appear native to the Piedmont Region.
 - 3. Exterior metal shall be used for beams, lintels, trim elements and ornamentation only. The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
 - 4. Concrete cast masonry shall be used sparingly for decorative applications.
 - 5. Wood shall be of superior grade and treated for resistance to rot and infestation, or naturally so

6. Stucco and EFIS may be used only in accent or decorative uses, smooth or sand finish only.

7. Fabric - must be kept reasonably clean and free of mildew

8. Cable

9. Exotic materials as deemed appropriate by the Zoning Administrator

All other materials must be approved by the Zoning Administrator.

O. The following materials shall not comprise more than 10% of the commercial building exteriors:

1. Cementous fiber board,
2. hard-coat stucco,
3. EFIS-type stucco,
4. wood components, or regular or
5. decorative concrete block.

All accessory buildings must be clad in materials similar in appearance to the principal structure.

Incidental appurtenances, such as pipes, vents, wires, cables, and similar items that are not directly related to the structure of the building may still be considered under this section if they are visible to a significant degree.

P. Color and paint

1. All sides of the building shall use materials consistent with those on the prominent side visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.
2. Wall materials shall not transition to a different material at a building corner.
3. Material transitions shall be made according to standards appropriate to the architectural style used, or where it is logical to do so from a construction standpoint—as where an addition (of a different material) is built onto the original building.
4. Residential building walls must be clad primarily in brick, wood clapboard,

cementitious fiber board, wood shingle, wood drop siding, wood board and batten or stone.

5. Do not paint unpainted brick, stone, copper or bronze. When working with a previously painted brick building, restore the natural brick finish when possible, or repaint with a color that matches the original masonry as closely as possible.
6. Maintain painted surfaces appropriately.
7. A color board shall be submitted as part of the project application prior to approval.
8. Any color changes from the original color board shall be approved by the Zoning Administrator.

6.6.9 Common Open Space

- A. Squares, urban parks, and other forms of common open space are intended to shape the design and character of a project through a connecting system of pedestrian areas that create a relationship among the various components of the built environment. Such areas shall be designed to create places where workers, residents and shoppers are encouraged to gather, browse, sit, interact or congregate.
- B. Common space shall be arranged with open areas and landscaping and may include a wide variety of elements such as water, seating, planting, decorative architectural elements and plaza space as part of the design, and may include impervious surfaces.
- C. Provide seating facilities and lighting fixtures for optimal safety, comfort and aesthetics.
- D. Seating may be accomplished in whole or in part using planters or other similar structures.
- E. Common space for a development shall include two or more of the following amenities: ornamental fountains, ornamental stairways, waterfalls, public art, arbors, trellises, planted beds, drinking fountains, clock pedestals, awnings, canopies, informational kiosks, and similar amenities.
- F. Unless interior common space is approved by the Zoning Administrator, common space shall be outdoors.
- G. Include well-designed pedestrian plazas, courtyards, or similar landscaped areas in order to serve dominant pedestrian circulation needs, permit significant views, natural lighting and flow of air to interior spaces, increase aesthetic appeal, meet architectural historic precedent, and provide for the general quality of the public realm.

Section 6.7 Employment Center Design Standards

6.7.1 Applicability

The standards of this section shall apply to all structures in the EC district, with the exception of any structure that is considered a Civic or Landmark Building.

6.7.2 Roofs

Roof drainage shall not be directed across any walkways or streets.

6.7.3 Façade Treatment and Building Walls

- A. Avoid all-metal public street-facing facades. If utilized in façades facing public rights-of-way, metal should comprise only up to 40% of those façades and be decoratively color coated.
- B. Utilize color to provide building hierarchy, indicate pedestrian entrances, and guide pedestrian usage on site.

6.7.4 Entryways, Doors and Steps

- A. Pedestrian access shall be provided from street sidewalks and greenways to principal entrances by means of a sidewalk or other clearly indicated paved pedestrian facilities.
- B. The primary entrance shall be clearly indicated architecturally and sited for ease of pedestrian access from public rights-of-way, including primary streets and greenways. The use of fire-escape or exit-only doors as primary entrances is explicitly prohibited.

6.7.5 Windows

Mirrored glass is not permitted unless approved by the Zoning Administrator.
False windows are not permitted unless approved by the Zoning Administrator.
Whenever practical, the form of the building should follow or display the function.

6.7.6 Canopies and Awnings

The use of canopies and awnings as an architectural element is encouraged, as they can provide multiple site benefits. Through proper design, the shade they provide can mediate both interior and exterior temperatures in and around the buildings, creating a more comfortable working environment, removing interior sun glare, and decreasing heating and cooling costs. Additionally, they provide an attractive and distinctive building accent design feature.

6.7.7 Materials and Surfaces

- A. Materials shall be durable and resistant to natural and man-made deterioration or fading.
- B. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.
- C. Color shall be selected to promote an overall harmonious composition with the surrounding environment, never to shock the senses or scream for attention.
- D. A minimum of 75% of the exterior walls seen from a public way should have muted colors. Bright colors should be reserved for accents.
- E. Maintain painted surfaces appropriately.

Section 6.8 Residential Design Standards

6.8.1 General Recommendations

- A. Avoid repetition of dwelling unit facades by not repeating the same design more than five times within each block face for both sides of any street, and by separating similar facades by at least four lots with different facades.
- B. Residential development should contain a variation of façades and materials so as to not present a row or strip housing appearance. Means to accomplish this goal may include the use of dormers, gables, recessed entries, covered porch entries, bay windows, cupolas or towers, and a variation in the depth and height of walls, among others.
- C. On corner lots, provide distinctive architectural elements at the corner of buildings facing the intersection.
- D. Provide detailed design along all building elevations using architectural features as appropriate for the architectural style, including:
 - 1. dormers;
 - 2. gables;
 - 3. brick or stone veneer;
 - 4. front porches projecting a minimum depth of 8 feet under roof from the house and a minimum width of two times the depth;

5. cupolas or towers and pillars, posts, or columns;
6. eaves with a minimum ten inch projection which may include gutter;
7. offsets in building face or roof that are a minimum 16 inches;
8. bay windows;
9. balconies; and
10. decorative patterns on exterior finish.

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