

## Chapter 17.34

## Architectural Design Guidelines

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### 17.34.100 Purpose:

The purpose of these Architectural Design Guidelines is to guide future development and redevelopment within the City of Burlington so that it creates more vital commercial cores and corridors, protects residential neighborhoods and neighborhood commercial centers, promotes the use of quality building materials, enhances the streetscape on all public streets, and continues to improve the image and pride in this community.

### 17.34.101 Objectives:

1. The architectural design guidelines are intended to address the built environment within the City of Burlington and to recognize aesthetic design as an integral part of the planning process.
2. The guidelines are intended to ensure that the appearance of new development, infill development, and redevelopment is representative of the City of Burlington.
3. The guidelines will enable development to occur in a manner that is not only beneficial and worthwhile for the developers and property owners, but the development will also will have a positive impact on the surrounding properties, neighborhoods, citizens, and the entire community.

### 17.34.102 Goals:

1. To create attractive, functional, and lasting buildings and places.
2. To promote a positive image throughout the community through new development and redevelopment.
3. To encourage the use of quality materials in development.
4. To preserve the character and atmosphere of the neighborhoods.
5. To enhance and protect the commercial corridors and primary entrances into the City of Burlington.

### 17.34.103 Definitions:

1. Architectural Element – A part, portion, or projection that contributes to the appearance and character of a building or structure that is not necessarily required for the structural integrity of the structure; ornamental or decorative in nature.
2. Architectural Design – The scale, height, mass, proportion, color, form, style, detail, treatment, texture, construction material, and overall design of a building or development. Appropriate architectural design shall lessen the plainness of appearance from the streetscape.
3. Architectural Material – Those materials that are utilized on the exterior of a structure, which are visible from the outside of such structure.
4. Blank Wall – Any building side, visible from a public street that contains no or very limited variation in appearance.
5. Home Orientation – The direction in which the front of a home faces. The front of a home is considered the side where there is a visible, primary entrance facing a public street.
6. Primary Material – Any exterior architectural material that constitutes the greatest percentage of the material on one side of a building. All other materials are considered secondary materials.

7. Public Street – For the purpose of these guidelines, shall only include dedicated public streets that are owned and/or maintained by the City of Burlington or the State of Iowa; this shall not include alley or private drives.
8. Public View – The line of sight from a public street looking towards a property. A building is considered within public view if it is facing a public street.
9. Quality Materials – Those materials that are durable and display high quality appearance.
10. Roosevelt Corridor – That area which is directly adjacent to or within 200-feet of Roosevelt Avenue right-of-way (within the City limits).
11. Streetscape – The scene from a public street or way composed of natural and man-made elements, including buildings, paving, plantings, signs, and miscellaneous structures and items.

**17.34.104 Review:**

2. Architectural plans for buildings shall be submitted for review and approval to the City Development Department along with the site plan.
3. Documentation to be submitted shall include building elevations showing the building's design or a description of exterior materials to be used on all sides.
  - a. Drawings shall be required for all commercial and industrial construction.
  - b. Residential construction shall require a description of the construction.

**17.34.105 Standards:**

1. All guidelines and regulations relate and apply only to the exterior of structures that are greater than 150 square feet in size.
2. The regulations of this chapter are based upon the Zoning District in which a property is located (Residential, Commercial, or Industrial).
  - a. Properties located in an M-1, Light Industrial District shall follow the requirements of the use for which a building is constructed.
  - b. Commercial properties (uses) located within the Flint Ridge Business Park shall follow the requirements of Commercial regulations.
  - c. Planned Unit Development (PUD) areas (parcels) shall follow the use as specified in the approved Ordinance.
3. New construction includes any reconstruction, addition, or other exterior construction that requires a building permit.
4. These guidelines are not intended to address interior building materials or those portions of structures that are not visible from a public street.
5. These requirements shall apply to all sides of buildings that are visible and/or open to view from a public street. Certain sides or portion of sides of the structure may be relieved from this requirement by the City upon a showing of no public view, appropriateness of such material for the intended use, incompatibility with surrounding area, or other similarly compelling reasons.
6. These requirements shall apply to new siding on a building. Replacement siding shall conform to the requirements of this chapter. Normal repair and maintenance is allowed.
7. In no case may these guidelines be used or attempt to replace or override any other requirements of the Zoning and Subdivision Regulations or the adopted Building Codes.

**17.34.106 Regulations**

**1. Residential**

- a. All new residential construction, including detached structures and building additions, shall include and utilize applicable Design Components and shall not utilize Non-acceptable Architectural Materials as listed under Section 17.34.107.

- b. Street views shall be preserved with building orientation or layout facing towards (parallel to) the adjacent public street.
- c. Attached garages shall be constructed as the secondary feature, as viewed from the adjacent public street.
  - i. Such garage shall not constitute more than sixty percent (60%) of the building frontage for a home in relation to the street in which it is facing.
  - ii. A garage on corner lots shall be allowed to constitute more than sixty percent (60%) of the building frontage for a home on the less predominant side of the home.
- d. Multi-family dwellings in excess of six dwelling units and institutional uses in excess of 5,000 square feet shall utilize variation in building materials and/or color if the primary exterior material is not a brick or stone material.
- e. No structure utilized as a dwelling unit shall be less than 24-feet in width, measured along the front of the home facing a public street.
- f. Light sources shall be concealed or shielded to the maximum extent necessary in order to reduce and minimize the effects of light glare, light pollution, and light trespass onto adjacent properties and the sky; and shall be directed away from the vision of passing motorists.

## **2. Commercial**

- a. All new commercial construction and any new addition shall include and utilize applicable Architectural Elements and shall not utilize Non-acceptable Architectural Materials as described under Section 17.34.107 Design Components.
- b. All building sides shall include a minimum of four (4) architectural (design) elements unless no public view is shown.
- c. Mixed-use properties shall follow the requirements of the lower (street) level for the entire structure. Upper-story areas, shall utilize architectural elements and design of similar fashion to the main floor of a structure and shall not include blank wall treatments or window removal.
- d. Street views shall be preserved with building orientation or layout facing towards (parallel to) the adjacent public street.
- e. All negative aspects of commercial buildings (loading docks, loading areas, outside storage areas, garbage dumpsters, HVAC units, rooftop equipment, etc) shall be adequately treated to eliminate such appearance or screened from view if directly visible from a public street, whether located at grade or on the roof.
  - i. Quality fence material that is no less than 75% solid or opaque or materials that match the primary building material for the building shall be utilized to screen such items from view.
  - ii. Such aspects shall be located towards the rear of the property and shall not extend beyond the front of a building.
- f. Light sources shall be concealed or shielded to the maximum extent necessary in order to reduce and minimize the effects of light glare, light pollution, and light trespass onto adjacent properties and the sky; and shall be directed away from the vision of passing motorists.

## **3. Industrial**

- a. Though it is not the purpose of this section to dictate, specify, or restrict the use of building materials for industrial properties or buildings, the City encourages the use of appropriate quality exterior materials, which would enhance the appearance of a building and property.
- b. Industrial properties that are located within the Flint Ridge Business Park or the Roosevelt Corridor shall be required to utilize architectural elements, and landscaping for any entryway visible from an adjacent public right-of-way and shall not utilize Non-acceptable Architectural Materials. Such requirement shall cover at least three hundred (300) square feet surrounding the designated entryway for industrial properties that are located within the Flint Ridge Business Park or the Roosevelt

Corridor. Industrial properties in all other areas shall be required to cover at least two hundred (200) square feet surrounding the designated entryway.

- c. Street views shall be preserved with building orientation or layout facing towards (parallel to) the adjacent public street.
- d. All negative aspects of industrial buildings (outside storage areas, garbage dumpsters, HVAC units, rooftop equipment, etc) shall be adequately treated to eliminate such appearance or screened from view if directly visible from a public street, whether located at grade or on the roof. Loading docks and loading areas shall be offset (setback) from the front building line and their view shall be minimized to reduce the view of such aspects.
  - i. Quality fence material that is no less than 75% solid or opaque or materials that match the primary building material for the building shall be utilized to screen such items from view.
  - ii. Such aspects shall be located towards the rear of the property and shall not extend beyond the front of a building.
- e. Light sources shall be concealed or shielded to the maximum extent necessary in order to reduce and minimize the effects of light glare, light pollution, and light trespass onto adjacent properties and the sky; and shall be directed away from the vision of passing motorists.

#### 4. Agriculture

- a. Exemption for Agricultural Purposes

**17.34.107 Design Components:** Elements or materials that are not listed below shall be classified by the Development Department as similar to an element or material that is listed below and regulated as such.

1. Architectural Elements (*each element may only count once per building side*)

- a. Display Windows
- b. Peaked Roof Forms
- c. Arches/Recessed Archways
- d. Overhangs
- e. Recesses/Projections
- f. Integrated Tile/Molding
- g. Awnings/Canopies
- h. Window and Door Framing/Shutters/Sills
- i. Change in Material/Massing/Texture
- j. Change in Color
- k. Landscaping (covering a minimum of 25% of a side)

2. Non-acceptable Architectural Materials

- a. May be used as trim or secondary material, but not primary material
  - i. Masonite
  - ii. Visible Asphaltic Exterior Wall
  - iii. Vertical Aluminum/Steel Siding or Panels
  - iv. Non-Architectural Sheet Metal
  - v. Non-Textured Concrete Block
  - vi. Non-finished/non-painted plywood or particle board siding
- b. Materials that utilize textures, color variation, or other variation as applicable may be allowed as a primary material.

**17.34.108 Variance:** Requests for variances from the requirements or appeals of this section are to be filed with the Zoning Board of Adjustment for the City of Burlington, Iowa.