

ARTICLE VIII: ARCHITECTURAL STANDARDS

SECTION 8.1: Intent, Purpose and Applicability

8.1.1 Intent and Purpose

The purpose of establishing criteria for architectural design and exterior treatment of buildings is to better insure quality construction which contributes to a community image of permanence, stability and visual aesthetics while preventing the use of materials or building standards that contribute to depreciation of property values or cause blight. The intent of these standards is to ensure coordinated design of building facades, additions to buildings, and accessory structures. For determining compatibility, the Technical Review Committee shall refer to the following standards and the illustrations within the "Gautier Architectural Handbook".

8.1.2 Applicability, Exceptions and Variances

A. Applicability

Architectural Standards in this section shall apply to the exterior of commercial, industrial, institutional, mixed use and multi-family buildings which are new construction; substantially remodeled buildings and/or buildings rebuilt or maintained after destruction equal to or exceeding fifty (50) percent of the appraised tax value as appraised by the Jackson County Tax Assessor.

B. Exceptions

In the case of remodeled or rebuilt buildings, the existing appearance of adjacent buildings and the constraints of the sites shall be considered to insure visual harmony and consistency.

C. Variances

Requests for variances shall be considered in accordance with *Article IV*.

SECTION 8.2: Definitions

The following definitions are especially applicable to requirements of this Article:

ARCADE: A line of arches on piers or columns, either freestanding or as part of a wall. Usually a covered walkway lined with shops or offices on one side.

ARCHES: Curved construction spanning an opening and supported by structural members. Arches vary in shape from horizontal flat through semicircular and semi-elliptical shapes to pointed arch shapes.

ARTICULATION: A joining together of various elements to express an overall idea or concept. The use of detail to convey meaning. Offsets in flat walls to provide visual relief.

BRACKET: A horizontally projecting support for an overhanging weight such as a cornice or eaves.

CANOPY, BUILDING: A roof element, hood, or covering suspended over a door, window or niche. A covered area which extends from the wall of a building.

CLOCK TOWER: A tall slender structure, either independent or part of a building, which contains one or more functional clocks.

CORNICE: Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line to throw rainwater clear of the structure as used as a decorative architectural element.

CUPOLA: Small tower on roof.

DISPLAY WINDOW: Window used for merchandising goods or services, typically lit from the interior and with exterior architectural detailing.

EXTERIOR FEATURES: The color, kind, texture of the building material and the type and style of all windows, doors and appurtenances.

FACADE: Principal face or exterior walls of a building.

FASCIA: The finishing board used to conceal the ends of the rafters.

FRIEZE: A visually rectangle or square “tablet,” often bearing a figure or ornament in relief and affixed to a structure.

GABLE: A vertical triangular wall shape at the end of a structure.

HIP: The inclined ridge formed by the intersection of two sloping roof surfaces, whose eaves lines are not parallel.

HIP ROOF: A roof whose sides and ends both slope. Distinguished from a pyramid roof in that the end slopes are connected by a ridge, the length of which is commonly referred to as a “run” while all slopes of a pyramid roof meet so that virtually no ridge remains.

LINTEL: A horizontal beam used as a finishing piece over a door or window.

LOGGIA: An arcade or colonnade structure, open on one or more sides.

MANSARD ROOF: A roof with two slopes or pitches on all four sides, the lower slopes steeper than the upper.

PARAPET: A low guarding wall such as at the roofline of a structure.

PEAKED ROOF: A roof with two or more slopes that rises to a single ridge or point.

PEDESTRIAN WAY: A right-of-way dedicated to public use to facilitate pedestrian access to adjacent streets, properties, or public areas.

PITCHED ROOF: A single sloped roof with a pitch greater than 10 degrees.

PLINTH COURSE: a projecting course of stones at the base of a wall; earth table.

PORTICO: A covered drop-off, porch, or covered walkway supported by columns on at least three sides.

STUCCO: A textured exterior finish made from Portland cement, lime and sand mixed together with water and other binders.

TRANSOM: A horizontal window above a door.

VERTICAL WINDOW: An opening with proportions such that the horizontal width is less than the vertical height.

WALKWAY: A hard surface, all-weather area intended for pedestrian circulation within a development.

WALL: An enclosing structure made of brick, stone, earth, or other materials intended to mark a boundary, screen a view, or prevent intrusion.

SECTION 8.3: General Requirements

The following general requirements are applicable to all sites.

- A. Building Orientation:** The main entrance of a building shall be oriented toward the primary street. Secondary entrances may be oriented toward side streets. Orientation of the primary entrance toward the rear of the property is prohibited.
- B. Building and Site Harmony:** All buildings on the same site or part of a unified development shall be harmonious in architectural style, color, building materials and landscaping. Whenever possible, the character and scale of materials used in the building should be used for pathways, courtyards and areas directly surrounding the building to contribute to a cohesive and integrated image of the development.
- C. Building Configuration:** Buildings on the same site should be arranged to complement one another as well as have a pleasing street appearance and orientation to one another. Landscaping, sidewalks and crosswalks as well as pedestrian areas are required.
- D. Prominence of Corners:** Buildings, rather than parking or drive-through facilities, should be placed on the corner of intersections to frame the corner and create interest.
- E. Maintenance of Certain Finishes:** If materials are used that require regular refinishing such as wood or stucco, a maintenance program may be required at the time of application for architecture review.

SECTION 8.4: Building Design and Materials

8.4.1 General

Building design should provide a sense of permanence and timelessness. Building materials should suit the architectural style of the building, and should be consistent or complimentary throughout the structure or entire development. Exterior finishes exhibiting quality of workmanship, sustainability and ease of maintenance are recommended.

8.4.2 Classes of Material.

Materials in order of preference are listed in Table No. 18 below:

Table No. 18: Classes of Building Material	
<p>Class 1—Preferred <i>At least 25 percent of building façades should use one of these materials.</i></p>	<ul style="list-style-type: none"> • Brick • Natural Stone • Split face block • Specialty Integral Colored Concrete Block (including textured, burnished block, rock face block)
<p>Class 2 <i>These materials can be used with Class 1 materials to constitute at least 65 percent of building facades.</i></p>	<ul style="list-style-type: none"> • Masonry Stucco • Architecturally textured concrete precast panels • Limestone • EIFS or Drivet • Vertical Board and Batten Stone
<p>Class 3 May be used for rear facades only and some industrial buildings.</p>	<ul style="list-style-type: none"> • Industrial grade concrete precast panels • Smooth concrete • Scored concrete • Wood (but not plywood)
<p>Accent Materials</p>	<ul style="list-style-type: none"> • Wood • Glass

8.4.3 Facade Articulation

A strong articulation of building facades is required. Facades should provide elements of architectural scale and proportion that relate to the human scale of the pedestrian environment.

A. Building Façade Articulation

1. Buildings shall have three clearly identifiable sections:
 - a. A base or ground level which should contain elements that relate to the human scale such as windows, doors, awnings, canopies, a contrasting base or plinth course.
 - b. A body forming the majority of the structure, and
 - c. A cap created by the roofline or parapet.

2. Other architectural elements which may be used to help accomplish delineation of building sections include:
 - a. Lintels
 - b. Moldings
 - c. Fascia
 - d. Cornice
 - e. Arches
 - f. Bays
 - g. Porches

B. Building Massing

Residential buildings shall have a maximum of fifty (50) feet of an unbroken façade plane; commercial and office uses shall have a maximum of sixty (60) feet. The façade of any building that exceeds these maximum distances shall be interrupted through the use of projections or recesses, portals, courtyards, plazas or other appropriate architectural convention. The design of off-setting wall plane projections or recesses shall have a minimum depth of two (2) feet.

- C. One Story Buildings.** One-story buildings shall be designed to convey an impression of greater height in relation to the street by using pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to convey the impression of a two story building.

8.4.4 Entrances

- A. Primary building entrances must be clearly defined and emphasized by using architectural features, height, canopies, awnings.
- B. All building entrances shall be covered by porches, porticos or vestibules integral to the design of the building to protect patrons from weather.
- C. All entrances shall be lighted to provide security.
- D. Sidewalks in front of businesses that operate after dark shall be lighted in such a manner that will provide easy access to the building.

8.4.5 Door and Window Openings

Designs should make use of windows and doors to add to the aesthetic appeal of the building.

- A. Dimensional Requirements:** Windows shall be provided on the ground floor of the primary façade of all buildings that have public activity and along with doors shall be in accordance with the ratios given below:
1. In retail structures windows, doors, and display windows shall comprise a minimum of fifty (50) percent of the entry façade of the ground floor area.
 2. In office buildings, windows and doors shall comprise a minimum of twenty-five (25) percent of the total facade.
 3. In mixed use buildings, windows, doors and display windows shall comprise a minimum of fifty (50) percent of the façade of the ground floor area and twenty-five (25) percent of the façade area of upper floors.

4. In institutional facilities and adaptive use buildings, window and door surface requirements shall be determined on a case by case basis.
5. In multi-family residential units windows shall be in accordance with required building code standards.

B. Type of Glass and Glazing:

1. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Views shall not be blocked by equipment.
2. Faux glazing and reflective glass is not permitted.

C. Window Design and Facing:

1. Window shape, size and patterns shall emphasize the intended organization of the façade
2. Windows shall be emphasized by using one or more of the following:
 - a. Exterior window trim
 - b. Awnings, canopies or other architectural elements
 - c. Recessed or projected windows.

8.4.6 Exterior Colors of Façade

Colors of faces and accents such as trim and doors shall be coordinated to achieve a visually attractive presentation.

- A. One color shall be selected for the main surface of the building which should be a neutral color such as an earth-tone (brown, taupe, beige or gray); or a light pastel or white. The main color shall integrate harmoniously with accent colors and masonry material.
- B. Accent colors should offer some contrast and can be darker, lighter, brighter or richer than wall colors. The main consideration in choosing accent colors shall be compatibility with the wall color. A maximum of two (2) accent colors is allowed per buildings.
- C. Colors of regional or national franchised businesses may be used with the permission of the Architecture Review Commission provided they fit in contextually with surrounding businesses
- D. Florescent colors are prohibited on all exterior surfaces.
- E. Each building is allowed to have a maximum of three (3) colors, excluding unpainted natural stone, brick, and roof materials or natural appearing substitutes.

8.4.7 Roofs, Cornices and Parapets

A. Types of Roofs Permitted

1. Roof shape should be appropriate for the architectural style of the building and consistent or compatible in mass and height to adjacent buildings or buildings within the same development.
2. Pitched or sloped roofs are preferred.

3. Flat roofs are permitted; however long expanses of flat or parapet roofs shall be articulated and interrupted with elements such as gable sections at entrances or a delineated cornice.

B. Prohibited Roofs, canopies and awnings

1. False mansard canopies.
2. Backlit awnings used as a part of a mansard or canopy roof.
3. Plastic, fiberglass, glass or metal visible to the public.

C. Roof Materials and Colors

1. Roof materials and colors should complement the building materials. On sloped roofs a single roofing color and material is recommended for visual continuity.
2. Preferred roofing materials are enameled standing seam metal, flat tiles of concrete or clay, or copper metal.
3. Wood textured composition shingles and architectural shingles may be considered especially for small structures.

D. Roof Top Appurtenances and Equipment.

With the exception of fire place chimneys or smoke stacks, no appurtenances or equipment such as signs, antenna, satellite dishes, and air conditioning equipment shall project above the roof line.

SECTION 8.5 Fencing and Mechanical Equipment

A. Fencing

1. Fences shall be composed of materials similar to the main structure and complement building design through materials, color, shape and size.
2. No barbed wire or razor wire shall be permitted.
3. In commercial districts chain link fence or similar elements shall not be visible from any public plaza, ground level or sidewalk level outdoor dining area or public right-of-way.

B. Mechanical Equipment

1. Mechanical equipment shall not be visible from adjacent streets and pedestrian walks.
2. Ground level mechanical equipment shall be screened with opaque fencing and landscaping.
3. If roof equipment is necessary, such equipment shall be screened from public view with parapets or other architectural elements that are in context with the overall building design and which do not appear to be an ancillary structure or structure installed specifically for the purpose of screening unsightly equipment. Whenever possible, parapets should be used to screen rooftop mechanical units.