

Chapter 19.16. Site and Architectural Design Standards

- 19.16.01. Purpose.**
- 19.16.02. Applicability and Review Process.**
- 19.16.03. Site Design Standards: General.**
- 19.16.04. Site Design Standards: Non-Residential.**
- 19.16.05. Architectural Design Standards, General.**
- 19.16.06. Architectural Design Standards, Residential.**
- 19.16.07. Architectural Design Standards, Non-Residential.**
- 19.16.08. Mixed Use and Mixed Waterfront Site and Architectural Design Standards.**
- 19.16.09. Buffer Overlay Standards.**

19.16.01. Purpose and General Requirements.

These standards have been adopted to promote high quality development, while enhancing and protecting aesthetics as the City grows. Each new development in the City shall be designed to:

1. Provide for a harmonious arrangement of buildings, site landscaping, open space, driveways, access, parking, and development amenities.
2. Make reasonable efforts to preserve the desirable existing conditions found on a site through minimized removal of desirable trees and other vegetation and soil and minimized site grading.
3. Use high quality building materials, colors, textures, lighting, architectural and landscape forms.
4. Create safe vehicular, pedestrian, and bicycle circulation by way of interior drives, parking areas, pathways, and sidewalks.
5. Provide buffering between adjacent properties.
6. Provide architectural designs that are visually appealing on all visible elevations.
7. Maintain building massing that is scaled to pedestrian and vehicular perspectives.

(Ord. 17-08)

19.16.02. Applicability and Review Process.

1. **Conformance required.** This section applies to all new development in the City unless otherwise exempted in this Title, and expansions to previously existing development in the City.
2. **Exemptions.** The following uses shall be exempt from the requirements of this section:
 - a. New and expanded Agricultural sites and structures.
3. **Review Process.** Site and Architectural Review will be done by the Development Review committee as part of the review process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to approvals or public meetings.

4. **Submittal Requirements.** Scaled building elevations shall be submitted that indicate all colors, styles, materials, and other proposed building treatments. Material and color boards shall also be submitted with the items required accompanying development application.

(Ord. 17-08)

19.16.03. Site Design Standards, General.

The following standards are applicable to all new non-residential, two-family, three-family, and multi-family development:

1. **Pedestrian Connectivity.**
 - a. All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.
 - b. Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.
 - c. All pedestrian connections shall be shown on the related site plan or plat.
2. **Parking areas.**
 - a. On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria:
 - i. The use is a big box with outparcels helping to screen parking, or
 - ii. At least 50% of the parking is located to the side or rear of the building, or
 - iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings.
 - b. Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.
 - c. The use of shared parking with adjacent sites is encouraged as per the shared parking provision within Section 19.09 of the Land Development Code.
 - d. Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of three feet as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.
3. **Acceleration and Deceleration Lanes.** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.
4. **Parking structures.**

- a. Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.
 - b. When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.
 - c. The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.
 - d. The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.
 - e. All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.
5. **Trash Enclosures, Storage Areas, and External Structures.** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.
- a. Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.
 - b. All trash dumpsters shall be provided with solid enclosures.
 - i. Enclosures shall be composed of 6-foot-high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.
 - c. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three foot landscaped buffer shall be provided that does not impede access into and out of vehicles.
 - d. These areas shall be well maintained and oriented away from public view.
 - e. The consolidation of trash areas between buildings is encouraged.
 - f. The use of modern disposal and recycling techniques is encouraged.
 - g. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by Staff in accordance with the standards herein.
6. **Utility Boxes.** Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.

(Ord. 17-26, Ord. 17-08)

19.16.04. Site Design Standards: Non-Residential Development.

1. Shopping Cart Corrals.

- a. Shopping cart corrals are required for big box or mid box retail uses.
- b. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.
- c. The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.

2. Uses Within Buildings. All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open.

- a. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses..
- b. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.

3. Outdoor Display

- a. All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.
- b. All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.
- c. Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.
- d. Seasonal uses outside of these areas may be approved through the Temporary Use process.

4. Access Requirements. For each commercial lot:

- a. each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
- b. the entire flare of any return radii shall fall within the right-of-way.

5. Off-street Truck Loading Space. Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.

6. Screening of Storage & Loading Areas

- a. To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.
- b. Screening for storage and loading areas shall be composed of 6 foot high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.
- c. Gates shall be made of opaque metal for durability. Chain link gates with opaque slats are prohibited.
- d. The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.
- e. Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).

7. Buffers.

- a. A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by Chapter 19.18.
- b. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.
- c. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height.

8. Parking Lot Buffers.

- a. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street parking requirements for additional standards.)

9. **Building Buffer:** No building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

10. **Interconnection.** All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.

(Ord. 17-14, Ord. 17-08)

19.16.05. Architectural Design Standards, General.

The following standards are applicable to all new two family, three family and multi-family and non-residential development:

1. **Building articulation.** Building elevations exceeding 40 feet in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20 to 50 feet of horizontal width:
 - a. A combination of vertical and horizontal elevation shifts that together equal at least five feet.
 - b. Addition of horizontal and vertical divisions by use of textures or materials.
 - c. Primary material change.
 - d. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36-inches.
 - e. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.

2. **Roof treatment.**
 - a. Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12 inches in height above the roof.
 - c. All roofs on two-family, three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25 percent slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.
 - d. Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.
 - e. Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.

3. **Windows.** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.

4. **Awnings, canopies, trellises, pergolas, and similar features.**
 - a. All such features must be attached to a vertical wall.
 - b. All such features shall project at least 4 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.
 - c. All such features shall maintain a minimum clearance above sidewalk grade of 8 feet to the bottom of the framework when located over a pedestrian traffic area.
 - d. Backlighting is not permitted.

5. Mechanical Equipment.

- a. All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.
- b. Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.
- c. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.
- d. Screening materials shall conform to the color scheme and materials of the primary building.

(Ord. 18-30, Ord. 17-08)

19.16.06. Architectural Design Standards, Residential.

The following standards apply to all new multi-family, two-family, and three-family residential development:

1. Architectural wrap.

- a. Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of two feet into interior side elevations.
- b. Stone, brick, wainscot, and other front elevation materials shall extend the full width of any street side yard, or façade abutting common open space.

2. Materials and colors.

- a. A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
- b. No more than 75% of any building elevation shall consist of any one material or color.
- c. Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.

3. Color Variation.

- a. Two-family, three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.

(Ord. 17-08)

19.16.07. Architectural Design Standards, Non-Residential.

The following standards are applicable to all new or amended non-residential development.

- 1. Four-sided architecture.

- a. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.
2. Colors and materials.
 - a. Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.
 - b. Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.
 - c. Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.
 - d. No more than 75% of any building elevation shall consist of any one material or color.
 - i. No more than 50% of any front or street side building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones.
3. Prohibited materials.
 - a. Tiles. Full veneer brick and tiles exceeding ½ inch in thickness is permitted, however veneer tile is prohibited.
 - b. Stucco stone patterns and stucco brick patterns.
 - c. Wood as a primary exterior finish material.
 - d. Plain, grey, unfinished CMU block except as an accent material.
4. All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.
5. All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.
6. To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.
7. Street Orientation.
 - a. All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.
 - b. At least 50 percent of the first floor elevation(s) of multi-story buildings that are viewed from public streets shall include transparent windows, display windows, and/or doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere.
8. Metal Buildings.
 - a. Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.
 - b. All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, “off the shelf” metal buildings are prohibited.
 - c. Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.

(Ord. 18-30, Ord. 17-14, Ord. 17-08)

19.16.08. Mixed Use and Mixed Waterfront Site, Additional Standards.

In addition to the residential and/or non-residential requirements of this Chapter, developments in the Mixed Use and Mixed Waterfront Zones shall be subject to the additional standards below:

1. Purpose. To achieve the purposes in Section 19.04 the mixed-use and mixed waterfront standards are to enable developments that are designed to:
 - a. Promote a strong pedestrian environment and active street frontage, and be pedestrian in focus through appropriately scaled elements and materials.
 - b. Locate mixed uses near each other without large parking lots between, in order to be convenient for people to walk rather than drive between uses.
 - c. Provide a transition from commercial to residential uses by reducing building height and increasing building setbacks where possible.
 - d. Ensure consistent and quality architectural details and materials.
 - e. Ensure security for users by:
 - i. Maximizing visibility to common open space areas, internal walkways, and public sidewalks.
 - ii. Using walkways, low fences, lighting, signage, and landscaping to clearly guide people and vehicles to and from the proper entrances.
 - iii. Eliminating areas of concealment, hiding places, and dead spaces.
 - iv. Using appropriate lighting to improve the visibility of common areas while enhancing the pedestrian environment.
2. Additional Architectural Standards.
 - a. Pedestrian-oriented features.
 - i. At least 75 percent of the building frontage facing a public street, primary pedestrian way, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, pedestrian entrances to nonresidential uses; transparent display windows; landscaping).
 - ii. 50% of the ground level façade shall be devoted to windows affording view into the interior of the building.
 - b. Upper level features. Upper floor balconies, bays, or windows shall be provided on multiple story buildings.
 - c. Entrances. When nonresidential and residential uses are located in a vertical mixed use structure, separate pedestrian entrances shall be provided for each use.
 - i. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.
 - d. Entrances to individual residential units in a vertical mixed use project shall not be allowed along a street frontage. Instead shared entrances to residential units located above the ground floor shall be from lobbies that serve multiple units. Façade treatment. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.
3. Additional Site Design Standards.

- a. Parking, loading, and circulation.
 - i. Parking facilities shall be separated for nonresidential uses and residential uses, except that guest parking for residential uses may be shared with nonresidential uses.
 - ii. If enclosed parking, including parking garages and structures, is provided for residential and nonresidential portions of a mixed-use project, separate areas/levels shall be provided for each use and separate entrances shall be provided.
- b. Loading areas. Loading areas for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the project and public streets. Loading areas shall be compatible in architectural design and details with the overall project through the use of at least two out of three materials and colors used in the overall project. The location and design of loading areas shall mitigate nuisances from noise when residential uses might be impacted.
- c. Vehicular circulation.
 - i. Vehicular circulation shall be designed to direct non-residential traffic away from adjacent residential streets outside the mixed use districts, to the greatest extent feasible.
 - ii. Roadways are prohibited between the waterway and buildings nearest the waterway.
- d. Pedestrian design.
 - i. Developments shall provide enhanced pedestrian amenities throughout the project, including seating, pedestrian area lighting, special paving, public art, water features, common open space, directories, and similar items to create a pleasant pedestrian experience.
- e. Mixed Use Layout.
 - i. Separate site access driveways shall be provided, whenever possible, for nonresidential and residential uses. Site access driveways shall incorporate distinctive design elements, landscape features, and signs to help differentiate access to nonresidential parking areas from access to residential parking areas.
 - ii. For vertical mixed use projects, only nonresidential uses shall be located on the ground floor along public/private street frontages. Residential uses may be located above the ground floor and in areas that do not have frontage on a street. Up to 20% of the ground floor frontage may be occupied by lobby entrances to multiple residential units and pedestrian amenities (e.g., plaza, paseo, or courtyard).
- f. A prominent entrance shall be oriented to the major street on which the structure has frontage, street corner, courtyard, plaza, park, or other structures on the site, but not to interior blocks or parking lots/structures.
- g. Live/work units, dwelling units that are used jointly for commercial and residential purposes, shall be designed with the following elements:
 - i. Each live/work unit fronting a public street shall have a pedestrian-oriented frontage that allows views into the interior of the nonresidential areas of the unit.
 - ii. The living space within the live/work unit shall be contiguous with the

commercial space, with direct access between the two areas.

4. Operational standards.
 - a. Outdoor nonresidential uses in a mixed-use project that includes residential uses shall be prohibited from operating between the hours of 11:00 P.M. and 6:00 A.M.
 - b. Loading and unloading activities shall not take place after 10:00 P.M. or before 6:00 A.M. on any day of the week.

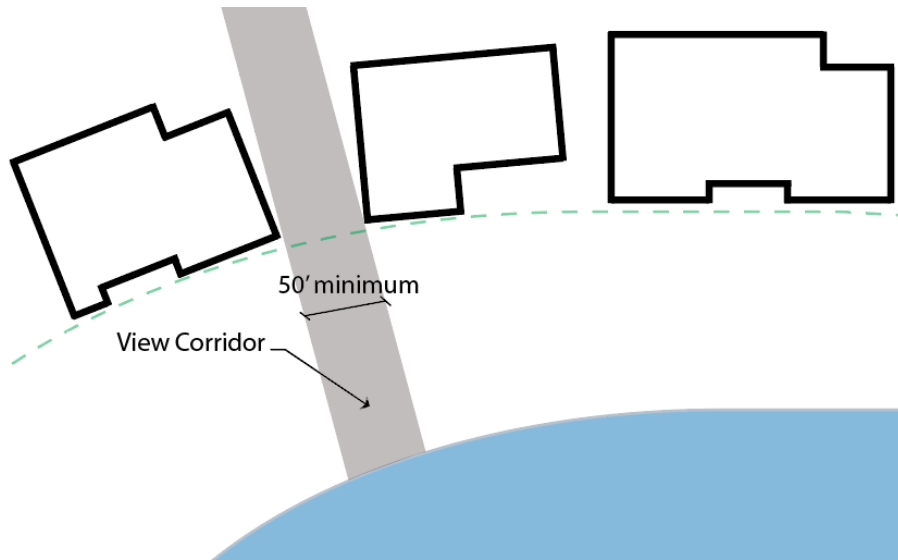
(Ord. 17-08)

19.16.09. Buffer Overlay, Additional Standards

In addition to the residential and/or non-residential requirements of this Chapter, developments in the Buffer Overlay shall be subject to the additional standards below:

1. Building standards:
 - a. Height and setbacks for buildings and structures that exceed 35 feet in height.
 - i. Waterfront facing facades for floors above 35 feet in height shall be set back an additional 5 feet from the floors below. Each additional floor shall be set back an additional 5 feet.
 - b. Ground floor transparency.
 - i. The building façade facing the waterfront shall have at least 50 percent of the waterfront level façade area devoted to display windows and/or windows affording some view into the interior areas.
 - ii. Multi-family residential buildings with no main floor lobby area, and/or no retail or office space are exempt.
 - c. Prohibited building materials:
 - i. High gloss or shiny metal panels as a primary material.
 - ii. Mirror glass panels.
 - d. Entrances
 - i. Entrances shall be as prominent on the waterfront side of a building as on the street side.
 - ii. Entrances shall be placed so as to be highly visible.
 - e. Facades Treatment
 - i. Facades on the waterfront shall be pedestrian scale, and not give the appearance of the “back of a building”.
 - ii. All sides of a mixed use, multi-family, or non-residential building that are open to public view (including views from adjacent residential dwellings, trails, or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.
2. View corridor: Each development shall provide at least one 50’ wide view corridor for every 3 acres of development. View corridors shall be kept free of structures and other obstructions, and shall extend from the water through the entirety of the development generally perpendicular to the water. (see figure 16.1)

Figure 16.1



(Ord. 17-08)