

CHAPTER 7: ARCHITECTURAL STANDARDS

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Section 7.1 Purpose and Scope (Amended 10/14/15)

- A. The intent of this Section is to ensure that new development is compatible with existing development in the Village and ETJ, and consistent with the purpose of this Ordinance.
- B. The design of structures should be visually harmonious with the overall appearance, history, and cultural heritage of the Village of Whispering Pines and its ETJ and demonstrate the Village's character.
- C. The requirements of this Section shall apply to all development.
- D. Approval by the Administrator pursuant to this Section is a prerequisite for the issuance of a development permit.

Section 7.2 General Requirements for All Buildings

- A. The primary building entrance shall be functionally accessible and visually apparent from the front façade facing the primary public street.
- B. Ground mounted mechanical equipment shall be located to the rear or side yard and screened from view. Non residential roof-mounted mechanical equipment shall be screened from view by a parapet wall matching the primary building materials.
- C. Enclosed accessory buildings shall be of similar design and colors as the principal building.
- D. Elevation drawings of all sides shall be provided by the applicant for the purpose of determining compliance with this Section prior to issuance of any development permits.
- E. Additions and / or alterations shall be constructed in the same architectural style and with the same exterior materials as the existing portion of the structure.

Section 7.3 Single Family Residential Buildings

7.3.1 Building Form

- A. Front facades shall not exceed two (2) stories.
- B. Exposed chimney flues or pipes shall not be permitted.
- C. All new single family dwellings constructed after the adoption of this Ordinance are required to have an attached or detached garage.

Section 7.4 Multi-Family Residential Buildings

- A. Adjacent buildings shall be of similar scale, height, and configuration.

- B. Building silhouettes should be generally consistent. The scale and pitch of roof lines shall thus be similar across groups of buildings.
- C. Flush eaves should be finished by profiled molding or gutters.

Section 7.5 Architectural Standards for Non-Residential Development

7.5.1. General Intent and Purpose

The purpose of establishing this Section is to set forth a comprehensive set of regulations designed to ensure that any non-residential development within the jurisdiction of the Village of Whispering Pines is compatible with the Village's established character and natural ambience. All new principal non-residential structures for both permitted and major special uses within all non-residential Districts in the Village, as well as all applications for the remodel, expansion or repair of existing commercial structures in these Districts, shall be governed by this Ordinance and when applicable by the Highway Corridor Overlay District Regulations.

- A. Create and maintain a strong community image and identity by providing architectural treatments that enhance the Village's current natural terrain and emphasize the existing character of the Village of Whispering Pines;
- B. Promote architectural and site design treatments that enhance the visual appearance of the development and ensure compatibility and a visually harmonious design with the surrounding areas;
- C. Reduce the mass/scale and uniform monolithic appearance of large non-residential buildings; and,
- D. Ensure that non-residential buildings and projects incorporate architectural features that provide visual interest while allowing design flexibility.

7.5.2 Architectural Requirements

A. Evaluation of the appearance of a project shall be based on the quality of its design and its relationship to its surroundings, guided by the provisions of this section. Site characteristics to be evaluated for this purpose include building and plant materials, colors, textures, shapes, massing, rhythms of building components and details, height, roof-line and setback.

B. These provisions shall also apply to common facilities in residential subdivisions, and all non-residential structures for permitted and special uses, listed in all non-residential districts in the Village. This shall also apply to all expansions, alterations, or enlargements of an existing structure. These structures shall strive to meet the following goals for a particular area, project, or type of building as stated in this code or are adopted as part of a project by way of alternative compliance or development agreement.

C. Proposed non-residential development shall be located and configured in a harmonious manner to create visual interest in ways that are compatible with the architectural character of the surrounding area to include the terrain and vegetation of the parcel and surrounding parcels with

the convincing treatment of materials, colors, fenestration, rooflines, entrances, massing/scale, and other architectural details.

D. A single building or multiple buildings within a non-residential development should maintain a consistent style through a balanced and harmonious treatment of materials, elements, features, and colors, individual buildings should be different in their architectural design, while maintaining overall architectural compatibility with other buildings within the site, development, neighborhood or the community.

E. All primary facades of buildings shall have architectural style, detail, trim features, and roof treatments that are compatible with each other. Further, all of the primary facades in a non-residential development shall have a similar level of treatment, detail and visual interest.

(1). This treatment shall include windows, primary entrance, roof form (parapet, gable, hip, mansard, or combination) and architectural elements (columns, pilasters, pediments, overhangs, balustrades, towers, clock towers, dormers, cupolas, masonry chimneys and/or other projections of facade and fenestration). In lieu of actual windows and entrances, niches and alcoves with significant architectural delineation and definition to suggest window and entrance elements shall be used.

7.5.3. Exterior Materials and Colors

All sides of a building shall be treated with compatible materials, elements, features, and colors except where the side and rear (secondary) facades are not directly visible from and adjacent to the public right-of-way, parks or common open space, and there is a functional justification for alternate treatments.

A. Non-residential construction shall use facing materials made of brick, stone, hard stucco, or wood except that vinyl and aluminum imitation clapboard siding and shakes may be used as accent pieces.

B. Concrete block is prohibited as an exterior material on all buildings except for the rear side of buildings screened from public view and adjacent residential properties. However, textured or patterned concrete block that mimics the appearance of brick, stone, or hard stucco is permissible for use as an exterior foundation material.

C. Exterior building colors have a significant visual impact. Accordingly, colors are restricted as follows:

- (1) A maximum of three colors may be used on the exterior of any façade plus one additional color for trim or cornice work. Exterior surfaces shall be subdued in color and not reflective. Accent colors shall be compatible with base colors.
- (2) Color palettes shall result in a unified development but avoid repetitiveness. Primary or bright colors shall be used sparingly and only

as accents.

- (3) Roof treatments are intended to add visual interest, to reduce massing, and to screen rooftop equipment. Buildings are required to have visual variations in rooflines and roof features that are consistent with the building's mass and scale. Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design. Screening material shall be the same or compatible material, texture and color as the building architecture.
- (4) Architectural embellishments that add visual interest to the facade or roof such as dormers, belvederes, masonry chimneys, cupolas, clock towers, ornamental parapets, cornices and similar elements may be incorporated into the design of the buildings.

Section 7.6 Municipal Buildings

- A. Buildings in all locations should relate a principal facade to the sidewalk and public space of the street.
- B. All trash and recycling receptacles and storage areas shall be located in the side or rear yard only and screened as described in Chapter 8.
- C. Building elevations fronting or visible from public streets shall be clad with masonry, stone, wood, hard stucco, or similar material. Vinyl and aluminum imitation clapboard siding and shakes may be used as accent pieces.
- D. Two wall materials may be combined horizontally on one façade. The “heavier” material should be below (i.e. brick below wood siding).
- E. Street level windows should be untinted. Tinted glass with a minimum visual transmittance factor of thirty-five (35) is permitted. Mirrored or reflective glass is not permitted in any location.
- F. Textured or patterned concrete block that mimics the appearance of brick, stone, or hard stucco is permissible for use as an exterior foundation material.
- G. Painted colors used on exterior walls and roofs shall be low reflectance, subtle, neutral, or earth tone colors. Contrasting colors shall be kept in tone with the primary color.
- H. All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building.
- I. No building front shall remain unbroken by a window or functional general access door for more than fifty (50) feet.

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- J. Architectural embellishments that add visual interest to the façade or roof such as dormers, belvederes, masonry chimneys, cupolas, clock tower, and similar elements shall be incorporated into the design of the buildings.
- K. Wall articulations shall be designed into all buildings not less than every one hundred (100) feet or more than every twenty five (25) feet along the building façade.