

FLORENCE PLANNING<sup>®</sup>COMMISSION ITEM UPDATE/SUMMARY

MEMO DATE:	April 7, 2016
MEETING DATE:	April 12, 2016
STAFF:	Glen Southerland, Assistant Planner
SUBJECT:	2 <sup>nd</sup> Draft Architectural Design Code, Chapter 17 & 27 Revisions

## SUMMARY:

This memo serves as supplementary background for the Planning Commission Meeting Work Session Agenda item regarding draft Architectural Design code updates related to proposed Ministerial Code.

This work session is the fourth in a series of work sessions regarding proposed ministerial code. Adjustments have been made to this code to include suggestions by the Planning Commission, staff inclusions, and further clarifying elements from DLCD model code.

A Key as well as line numbers have been added for your convenience in reading the proposed code. The Key demonstrates the source of each section of proposed code being added to Title 10, Chapter 6. Yellow highlighting indicates a staff suggestion or where language was added to create a cohesive context in a document with multiple sources and intents. Italics indicate that the Florence Downtown Architectural Guidelines have been converted directly to code. There are some instances where language has been changed to fit a need for "criterion" rather than "suggestion." In order to provide clarity, in most cases, the source has not been changed so that it may continue to reflect the intent of the source material, even though wording may have been altered slightly. Underlined proposed code indicates that the source of this material is the DLCD model code. Generally, these sections clarify and provide a specific context for the codified Architectural Guidelines.

Also attached to this AIS are changes related to Chapter 17: Old Town District and Chapter 27: Mainstreet District which guide the reader to Chapter 6: Design Review. References to the Florence Downtown Architectural Guidelines have been removed and replaced with a reference to the specific section related to Architectural Review. Other Chapters were reviewed in order to make sure that all references to the Architectural Guidelines were removed, except for those in the Architectural Review Code (10-6-6, lines 15/16).

## ATTACHMENTS:

Attachments to Findings of Fact: 2<sup>nd</sup> Draft Architectural Design Code Ch. 17 Proposed Code Changes Ch. 27 Proposed Code Changes

1	KEV
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Highlighted	Staff Change	3
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Italics	Architectural Guidelines	5
reances		6
Underline	Model Code	7
ondernie	model dode	8

9		
10		TITLE 10
11		CHAPTER 6
12		
13		DESIGN REVIEW
14		
15	10-6-6	: ARCHITECTURAL DESIGN: The Architectural Design criteria are designed to address and
16	<mark>implen</mark>	nent the Florence Downtown Architectural Guidelines. Where applicable, the following criteria
17	<mark>consid</mark>	<mark>er</mark> the historical character of Florence through proper building massing, siting, and materials
18	which	reflect important aspects of Oregon's traditional Northwest architecture. The type of building to
19	which	this code may apply may differ by district. The following requirements are intended to create and
20	<u>mainta</u>	in a built environment that is conducive to walking; reduces dependency on the automobile for
21	<u>short t</u>	rips; provides natural surveillance of public spaces; creates a human-scale design, e.g., with
22	<u>buildin</u>	gs placed close to streets or other public ways and large building walls divided into smaller planes
23	with d	etailing; and maintains the historic integrity of the community.
24		
25	<mark>In appl</mark>	icable zoning districts, the City Planning Official, the Planning Commission/Design Review Board
26	<mark>may re</mark>	quire any of the following conditions in order to establish a minimum level of design quality and
27	<mark>compa</mark>	tibility between buildings. The Planning Commission/Design Review Board may approve
28	<mark>adjust</mark> ı	ments or variances to the standards as part of a site Design Review approval, pursuant with FCC
29	<mark>10-5 a</mark> ı	nd 10-6, respectively.
30		
31	10-6-6	<b>-1: BUILDING TYPE:</b> These types of buildings currently exist within the applicable zoning districts
32	and ar	e compatible with each other, despite being different in their massing and form. The following
33	buildin	g types are permitted in future development and infill. Other building types not listed which are
34	сотра	tible with the surrounding area and buildings and are compatible with the historic nature of the
35	zoning	district are also permitted. Not all types may be permitted or regulated in all zoning districts.
36		
37	А.	Residential Type, single-family, duplex (attached & detached), or multi-family
38		
39	В.	Commercial Storefront Type
40		
41	С.	Mixed-Use House Type
42	_	
43	D.	Community Building Type
44		

45 46	10-6-6-	6-2: BUILDING STYLE:			
47	А.	Context: Each building or addition shall be designed within the context of its larger surroundings			
48		and environment in terms of overall street massing, scale and configuration.			
49					
50	В.	Historic Style Compatibility: New and existing building design shall be consistent with the			
51		regional and local historical traditions. Where historic ornament and detail is not feasible,			
52		historic compatibility shall be achieved through the relation of vertical proportions of historic			
53		façades, windows and doors, and the simple vertical massing of historical buildings. Some			
54		examples of architectural styles currently or historically present in the Florence area are: Queen			
55		Anne, Shingle Style, Second Empire, Victorian, Italianate, Tudor Style, Craftsman Bungalow,			
56		American Foursquare, and Vernacular.			
57					
58		1. Existing buildings: Maintain and restore significant historic details.			
59					
60		2. New Buildings: Design shall be compatible with adjacent historic buildings.			
61	10 6 6				
62 62	10-0-0-	-S: BUILDING FAÇADES			
03 64	٨	Harizantal Decian Elementa, Multi stary commercial starefront buildings shall have a distinctive			
04 65	А.	horizontal base; second floor; and eque, cornice and/or parapet line; creating visual interest and			
66		relief. Herizontal articulations shall be made with features such as awnings, every angles			
67		summetrical gable roofs, material changes, or applied facia detail. Now buildings and exterior			
68		remodels shall generally follow the prominent horizontal lines existing on adjacent buildings at			
69		similar levels along the street frontage. Examples of such horizontal lines include but are not			
70		limited to: the base below a series of storefront windows: an existing awning or canony line, or			
71		belt course between building stories: and/or an existing cornice or parapet line. Where existing			
72		adjacent buildings do not meet the City's current building design standards, a new building may			
73		establish new horizontal lines.			
74					
75	В.	Vertical Design Elements: Commercial storefront building faces shall have distinctive vertical			
76		lines of emphasis spaced at relatively even intervals. Vertical articulations may be made by			
77		material changes, variations in roof heights, applied facia, columns, bay windows, etc. The			
78		maximum spacing of vertical articulations on long, uninterrupted building elevations shall be not			
79		less than one break for every <u>30 to 40</u> feet.			
80					
81	<u>C.</u>	Articulation and Detailing: All building elevations that orient to a street or civic space must have			
82		breaks in the wall plane (articulation) of not less than one break for every 30 feet of building			
83		length or width, as applicable, as follows:			
84					
85		1. Plans shall incorporate design features such as varying rooflines, offsets, balconies,			
86		projections (e.g., overhangs, porches, or similar features), recessed or covered			
87		entrances, window reveals, or similar elements that break up otherwise long,			
88		uninterrupted elevations. Such elements shall occur at a minimum interval of 30-40			

89			feet. In addition, each floor shall contain at least two elements meeting the following
90			<u>criteria:</u>
91			
92			a. Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a
93			minimum depth of 4 feet;
94			
95			b. Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar
96			feature) that projects a minimum of 2 feet and runs horizontally for a minimum
97			length of 4 feet; and/or
98			
99			c. Offsets or breaks in roof elevation of 2 feet or greater in height.
100			
101			d. A "break," for the purposes of this subsection, is a change in wall plane of not
102			less than 24 inches in depth. Breaks may include, but are not limited to, an
103			offset, recess, window reveal, pilaster, frieze, pediment, cornice, parapet, gable,
104			dormer, eave, coursing, canopy, awning, column, building base, balcony,
105			permanent awning or canopy, marquee, or similar architectural feature.
106			
107		2.	The Planning Commission, through Design Review, may approve detailing that does not
108			meet the 24-inch break-in-wall-plan standard where it finds that proposed detailing is
109			more consistent with the architecture of historically significant or historically-
110			contributing buildings existing in the vicinity.
111			
112		3.	Changes in paint color and features that are not designed as permanent architectural
113			elements, such as display cabinets, window boxes, retractable and similar mounted
114			awnings or canopies, and other similar features, do not meet the 24-inch break-in-wall-
115			plane standard.
116			
117		4.	Building elevations that do not orient to a street or civic space need not comply with the
118			24-inch break-in-wall-plan standard, but should complement the overall building design.
119			
120	10-6-6	-4: PERN	<b>AITTED VISIBLE BUILDING MATERIALS:</b> Building materials which have the same or better
121		perform	nance may be substituted for the materials below provided that they have the same
122		appear	ance as the listed materials.
123		<u></u>	
124	А.	Exterio	r Building Walls:
125			
126		1	I an siding, hoard and batten siding, shingles and shakes. Metal siding and vinyl siding
127			shall not be permitted
128			shannot se permitted.
129		2	Brick or stone masonry with a minimum 2 ½" deen solid veneer material
130		<u> </u>	
131		3	Cement-based stucco
132		э.	
- J C			

133		<u>4.</u>	Secondary materials: Any of the materials listed above as permitted may also be used as
134			secondary materials or accents. In addition, the materials listed above are allowed as
135			secondary materials, trims, or accents (e.g., flashing, wainscoting, awnings, canopies,
136			ornamentation) when non-reflective and compatible with the overall building design,
137			subject to approval.
138			
139	В.	Roofs, .	Awnings, Gutters, and Visible Roofing Components:
140			
141		1.	Composition shingles, concrete, slate or cedar shingles, or concrete or clay tiles. Red
142			composition shingle similar to the Kyle Building are encouraged.
143			
144		2.	Standing seam roofing: copper, terne metal or coated metal.
145			
146		З.	Gutters and downspouts: copper, terne metal, or coated metal.
147			
148		4.	Single or multi-ply roofing, where visibly concealed.
149			
150		5.	Glass, steel, wood or canvas fabric awnings.
151			
152		6.	Skylights: metal and wood framed glass and translucent polymer.
153			
154	С.	Chimne	ey Enclosures: Brick, cement-based stucco, stone masonry or wood shingles.
155			
156	D.	Windo	ws, Entrances, and Accessories:
157			
158		1.	Wood, vinyl or pre-finished metal frames and sashes.
159			
160		2.	Glazed and unalazed entry doors shall be wood, pre-finished or coated metal or
161	(		fiberalass.
162			, see granne
163		3	Solid wood or fiberalass shutters
164		5.	
165		Д	The use of decorative detailing and ornamentation around windows (e.g., corbels
166		<u>.</u>	medallions, pediments, or similar features) is encouraged
167			medanions, pediments, or similar reactives) is encouraged.
168	F	Trollico	os Decks Stairs Stoons Porches and Balconies
160	L.	i i cinsc	s, Deeks, Stans, Stoops, Forenes, and Baleomes
109		1	Architectural concrete, brick and stone masonry solid wood or fiberalass columns, posts
170		1.	Architecturur concrete, brick und stone musoriry, sond wood or jibergiuss columns, posts,
172			piers und diches.
172		2	Wood brick concrete and stone masonny decks stoops stoirs perchas and balancies
17/		۷.	ייטטע, שווכה, נטוונופני עווע אנטויפ ווועאטוויץ עפנגא, אנטטףא, אנעווא, אטרנוופא, עווע שמונטווופא.
175		2	Colid wood nainted welded steel or iron trallices
170		3.	sona wooa, paintea welaea steel of from tremses.
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177		4.	Railings, balustrades, and related components shall be solid wood, painted welded steel
178			or iron.
179			
180	<i>F</i> .	Landsc	ape/Retaining Walls and Fences: Shall be subject to the FCC 10-34 and the following
181		require	ments:
182			
183		1.	Brick and stone masonry or precast concrete.
184			
185		2.	Architecturally finished exposed concrete.
186			
187		З.	Cement-based stucco over masonry or concrete substrate.
188			
189		4.	Solid wood pickets, lattice and boards.
190			
191		5.	Painted welded metal or iron.
192			
193	G.	Buildin	g and Site Material Colors: Color finishes on all building exteriors shall be approved by
194		the City	y and be of a muted earth-tone coastal Pacific Northwest palette. Reflective,
195		lumine	scent, sparkling, and "day-glow" colors and finishes are prohibited. The Planning
196		Commi	ssion/Design Review Board may approve adjustments to the standards as part of a site
197		Design	Review approval.
198			
199	10-6-6-	-5: MAT	ERIAL APPLICATIONS AND CONFIGURATIONS:
200	٨	Duildin	
200	А.	винит	y wuns.
201		1	For each building there shall be and single clearly deminant syterior wall material and
202		1.	For each building, there shall be one single, cleany dominant exterior wall material and
203			jinish.
204	(	-	
205		2.	Brick and stone front façades shall return at least 18" around side walls.
206			
207		3.	Building walls of more than one materials shall change along horizontal lines only, with a
208			maximum of three materials permitted per façade.
209			
210		4.	Heavier-appearing materials, such as stone, shall only be used below lighter-appearing
211			materials, such as siding.
212			
213		5.	Siding and shingles shall have a maximum 6" to the weather.
214			
215		6.	4" minimum width corner, skirt, rake and eave trim shall run the full height of each
216			façade, flush, or protrude beyond the surrounding wall surface.
217			
218		7.	Board and batten siding: battens shall be spaced a maximum of 8" on center.
210			
219			

221			
222		1.	Visibly sloped roofs shall pitch a minimum of 5:12 to a maximum 12:12 with symmetrical
223			gable or hip configuration.
224			
225		2.	Eaves shall be continuous except at sheds and dormers.
226			
227		3.	Shed roofs shall attach to the main building wall or roof ridge with minimum 3:1 slope.
228			
229		4.	Flat roofs shall be concealed by cornices or parapets.
230		_	
231		5.	Gutters shall be round or ogee profile. Leaders shall be round or square.
232			
233		6.	All roof-mounted components such as mechanical equipment shall not be visible from
234			street-level public rights-of-way.
235		_	
236		7.	Sloped roof eaves shall overhang exterior wall planes at least 12" and shall be visibly
237			supported by exposed rafter ends or other compatible architectural detailing.
238	•	-	
239	С.	Tower	rs:
240		4	
241		1.	Siender towers of a maximum 400 square feet in area are permitted to exceed the
242			building height limit.
243		2	Towars on residential and commercial buildings shall be accuriable with windows
244		Ζ.	Towers on residential and commercial buildings shall be occupiable with windows.
245			community bundings may jeature unoccupiable towers.
240		2	Commercial signage may not be placed on towers
247		5.	Commercial signage may not be placed on towers.
240		Λ	Tower separation shall be minimum of 100 feet
250		7.	rower separation shall be minimum of 100 jeet.
250	Л	Visihle	e Windows Glazina and Entrances:
252	υ.	VISIOIC	e windows, oldzing, dia Entrances.
253		1	Windows shall be square and/or vertical rectangular shape with straight, how, or arch
254			tons.
255			
256		2.	10% of total windows maximum on the public facade may be circular, hexagonal.
257			octagonal or other window configurations.
258			
259		3.	Bay windows shall have visible bracket support.
260			
261		4.	Overhead doors shall not face the building's primary street facade or a maior public
262			right-of-way.
263			
264		5.	Door and window shutters shall be sized to cover the entire window.

265			
266		6.	Exterior shutters shall be solid wood or fiberglass.
267			
268		7.	No single lite or glass panel visible from the street shall be greater than 24 square feet in
269			area except in storefront glazing systems.
270			
271		8.	Multiple vertical windows may be grouped in the same horizontal opening provided they
272			are separated by 4" minimum width vertical trim.
273			
274		9.	Windows and doors in exterior walls shall be surrounded with 2 ½" minimum width trim
275			applied flush or projecting beyond the finished wall surface.
276			
277		10.	Profiles of window mullions shall extend out beyond the exterior glass surface. Windows
278			shall have muntins which create True Divided Lights or a similar simulated appearance.
279			
280	Ε.	Visible	Decks and Balconies: All balconies and decks attached to building faces, whether
281		cantile	vered or supported below or above, shall be visibly supported by vertical and horizontal
282		elemer	nts such as brackets, columns, or beams. Exterior posts and columns, solid or encased,
283		shall be	e minimum 5 $\frac{1}{2}$ in cross-section.
284			
285	F.	Visible	Landscape/Retaining Walls and Fences:
286			
287		1.	Freestanding concrete and masonry walls shall be minimum 8" nominal thickness with a
288			finished top course, cap, or other compatible termination.
289			
290		2	Site wall materials should generally match or provide compatibility with the adjoining
291			building materials
292			
293		3	Metal and iron fencing shall be configured in predominately vertical elements
294		5.	metal and non-jenenig shan be conjugated in predominately vertical elements.
295	G	Mecha	nical Equipment:
296	<u>.</u>	Wieena	nico equipment.
297		1	Building walls. Where mechanical equipment, such as utility vaults, air compressors
298		<b>_</b> .	generators antennae satellite dishes or similar equipment are permitted on a building
299			wall that abuts a nublic right-of-way or civic space, it shall be screeped pursuant with
300			FCC 10-34. Standpines meters vaults and similar equipment need not be screened
301			but shall not be placed on a front elevation when other practical alternatives exist: such
302			equipment shall be placed on a side or rear elevation where practical
302		2	Rooftons Excent as provided below roofton mechanical units shall be setback and/or
304		۷.	screened behind a paranet wall so that they are not visible from any public right-of-way
305			or civic space. Where such placement and screening is not practicable, the City decision
305			body may approve painting of the mechanical units in liqu of screening, such painting
200			shall most the standards of ECC 10.6.6.4.G above and shall make the equipment visually
200			shan meet the standards of FCC 10-0-0-4-0 doove and shan make the equipment visually
JUÖ			<u>suborumate to the building and adjacent buildings, if any.</u> These regulations do not

309			apply to solar photovoltaic and solar thermal energy systems as allowed by HB 3516 on
310			properties not listed in the Comprehensive Plan's Historic Inventory.
311			
312		3.	Ground-Mounted. Ground-mounted equipment, such as generators, air compressors,
313			trash compactors, and similar equipment, shall be limited to side or rear yards and
314			screened with fences or walls constructed of materials similar to those on adjacent
315			buildings per FCC 10-34-3-7. The City may require additional setbacks and/or noise
316			attenuating equipment for compatibility with adjacent uses.
317			
318	10-6-6-	6: STOR	EFRONTS: This section applies specifically to pedestrian-oriented storefront-type
319		building	gs.
320			
321	А.	Glazing	& Materials:
322			
323		1.	Windows or storefront glazing along the primary public façade shall comprise at least
324			70% of the main floor's exterior surface area.
325			
326		2.	Clerestory or transom windows above storefronts are recommended.
327			
328		3.	Window openings shall comprise a maximum of 50%, minimum of 30% of the front
329			building façade above the first floor.
330			
331	В.	Storefro	ont Height: Minimum 10 ft., maximum 16 ft. finished interior floor to ceiling height.
332			
333	С.	Storefro	ont Bay Widths: Visible first floor vertical elements such as columns and pilasters shall be
334		spaced	center-to-center a maximum of 25 ft. and a minimum of 8 ft. apart.
335			
336	D.	Windov	v Glazing Materials:
337			
338		1.	Clear or "Low E" glazing. Tinted or reflective glass and glass block shall not be visible
339			from public rights-of-way.
340			
341		2.	Glass shall be recessed at least $1 \frac{1}{2}$ " from the surrounding exterior wall surface.
342		-	
343		3.	Windows shall have true divided-lites with mullions or no divided lites. Butt joint glass is
344			not recommended.
345	_		
346	E.	Awning	s and Canopies: Fixed awnings and canopies attached to a building façade a minimum of
34/		8 ft. abo	ove the sidewalk may encroach a maximum of 8 ft. into the public sidewalk right-of-way.
348		Awning	s snall extend at least 25% of the storefront length.
349	~	D. 1.1	
350	F.	Building	j Primary Entries:
351			

352 353 354 355		1.	The entry enclosure shall project out from or be recessed in from the surrounding building façade 3 ft. in order to articulate the building's access and also to ensure that out-swinging doors do not project into sidewalks.
356 357 358		2.	Primary store entrances shall open directly onto the primary public street and be unlocked during business hours.
359 360		3.	Additional entrances to rear or side parking areas are permitted.
361	G.	Pedesti	rian Shelters: The following standards apply to new buildings and building additions that
362 363		are sub	ject to site Design Review.
364 365 367 368 369 370 371 372 373 374 375 376 377 378 379 380		<u>1.</u>	Minimum Pedestrian Shelter Coverage. Permanent awnings, canopies, recesses or similar pedestrian shelters shall be provided along 75 percent of the ground floor elevation(s) of a storefront-type building where the building abuts a sidewalk, civic space, or pedestrian access way. Pedestrian shelters used to meet the above standard shall extend at least 5 feet over the pedestrian area; except that the Planning Commission may, through site Design Review, reduce the above standards where it finds that existing right-of-way dimensions, easements, or building code requirements preclude standard shelters. In addition, the above standards to not apply where a building has a ground floor dwelling, as in a mixed-use development and the dwelling entrance has a covered entrance. Pedestrian Shelter Design. Pedestrian shelters shall comply with applicable building codes, and shall be designed to be visually compatible with the architecture of a building. If mezzanine or transom windows exist, the shelter shall be below such windows where practical. Where applicable, pedestrian shelters shall be designed to accommodate pedestrian signage (e.g., blade signs) while maintaining required vertical clearance.
381 382	<u>H.</u>	Defined	<u>Upper Story (ies): Building elevations shall contain detailing that visually defines street</u>
383		<u>level bu</u>	uilding spaces (storefronts) from upper stories. The distinction between street level and
384		<u>upper f</u>	loors shall be established, for example, through the use of awnings, canopies, belt
385		<u>course,</u>	or similar detailing, materials, and/or fenestration. Upper floors may have less window
386		<u>area th</u>	an ground floors, but shall follow the vertical lines of the lower level piers and the
387		<u>horizor</u>	tal definition of spandrels and any cornices. Upper floor window orientation shall
388		<u>primari</u>	ly be vertical, or have a width that is no greater than height. Paired or grouped windows
389		<u>that, to</u>	gether, are wider than they are tall, shall be visually divided to express the vertical
390		<u>orienta</u>	tion of individual windows.
391			

1		
2		TITLE 10
3		CHAPTER 17
4		
5		
6		OLD TOWN DISTRICT
7		
8	10-17A	-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA A
9		
10	К.	Design Review: All uses in Area A of Old Town District whether permitted or conditional uses,
11		shall be subject to design review (FCC 10-6) to insure compatibility and integration with the
12		character of the district and to encourage revitalization. Architectural design shall be reviewed
13		against criteria contained within FCC 10-6-6: Architectural Design Downtown Architectural
14		Design Guidelines to determine compatibility with the character of the district, with the
15		exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516 on
16		properties not listed in the Comprehensive Plan's Historic Inventory.
17		
18	10-17B	-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA B
19		
20	К.	Design Review: All uses in Area B of Old Town District whether permitted or conditional uses,
21		shall be subject to design review (FCC 10-6) to insure compatibility and integration with the
22		character of the district and to encourage revitalization. Architectural design shall be reviewed
23		against criteria contained within FCC 10-6-6: Architectural Design Downtown Architectural
24		Design Guidelines to determine compatibility with the character of the district, with the
25		exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516 on
26		properties not listed in the Comprehensive Plan's Historic Inventory.
27		
28	10-17C	-4 SITE AND DEVELOPMENT PROVISIONS FOR AREA C
29		
30	К.	Design Review: All uses in Area C of Old Town District whether permitted or conditional uses,
31		shall be subject to design review (FCC 10-6) to insure compatibility and integration with the
32		character of the district and to encourage revitalization. Architectural design shall be reviewed
33		against criteria contained within FCC 10-6-6: Architectural Design Downtown Architectural
34		Design Guidelines to determine compatibility with the character of the district, with the
35		exception of solar photovoltaic and solar thermal energy systems as allowed by HB3516 on
36		properties not listed in the Comprehensive Plan's Historic Inventory.
37		

1		
2		TITLE 10
3		CHAPTER 27
4		
5		
6		MAINSTREET DISTRICT
7		
8	10-17	7A-4 <u>Site and Development Provisions</u>
9		
10	н.	Design Review.
11		
12		All uses except single family and residential duplex units shall be subject to Design Review
13		criteria to insure compatibility and integration with the Mainstreet character, and to encourage
14		revitalization. Architectural design shall be reviewed against the Downtown Architectural
15		Guidelines criteria contained within FCC 10-6-6: Architectural Design to determine compatibility,
16		with the exception of solar photovoltaic and solar thermal energy systems as allowed by
17		HB3516.
18		