

ARTICLE D – BUILDING AND SITE DESIGN STANDARDS

Section 156.D.001, Purpose and Applicability

- A. **Purpose.** The purpose of this Article is to address the quality and sustainable design of buildings and building sites in order to:
 - 1. *Character.* Preserve and enhance a community character that conveys a positive, lasting impression on both residents and visitors;
 - 2. *Functionality.* Provide buildings that are functional, safe, and attractive;
 - 3. *Public Realm.* Establish the physical and functional relationships between buildings and the public realm; and
 - 4. *Form.* Prescribe the rules related to building massing, form, and design.
- B. **Applicability.** The standards of this Article apply to the following development activities:
 - 1. *New Development.* New residential, nonresidential, or mixed-use development or change in use from residential to nonresidential or mixed-use; or
 - 2. *Increase in Intensity.* Increase in apartment units, manufactured home pads, gross floor area, or impervious surface by 25 percent or more, cumulatively over a five-year period.
- C. **Timing of Compliance.** A Certificate of Occupancy will not be issued until all site improvements required in this Article are constructed in conformance with the approved permit or plan required in [Section 156.J.002, Common Review Provisions](#).
- D. **Design Practices.** The principles below should be considered in all design practices in addition to specific standards found in [Section 156.D.002, General Requirements](#):
 - 1. *Clustering.* Where applicable in the RL zoning district, housing should be clustered to preserve valuable environmental resources and provide usable recreational open space.
 - 2. *Open Space.* The open space system is as carefully designed as the housing area so as to offer usable permitted open space types visible from roadways and spatially defined by abutting building facades and/or landscape elements.
 - 3. *Multimodal Transportation.* Vehicular, pedestrian, and bicycle transportation is facilitated through a connected system of roads, sidewalks, and/or trails so as to provide many choices with regard to mode and route.
 - 4. *Traffic calming.* Traffic calming techniques may be used to reduce vehicle speed and increase pedestrian and bicycle safety.
 - 5. *Facade Direction.* Principal buildings address the street, presenting front facades on the publicly visible side of the building. The front facade of each principal building shall face a dedicated public street or the limits of a private parking unit and no building shall have the rear facade facing a dedicated public street.
 - 6. *Parking Design.* The visual impact of vehicular off-street parking and garages on public streetscape views is minimized through innovative site planning and building design including parking areas located to the rear of buildings, using architectural design elements such as massing, form, materials, and fenestration to make garages visually compatible with inhabited buildings, and parking areas screened with landscape elements.
 - 7. *Support Uses.* Neighborhood support uses, such as neighborhood commercial areas, daycare facilities, community centers, places of public assembly, and schools are designed so as to be visually compatible with the residential character of the neighborhood and accessible by all transportation modes.

Section 156.D.002, General Requirements

- A. **Purpose.** The City of Marshalltown sees the interaction between the built environment and the public as a crucial ingredient in maintaining a certain sense of place. As a part of this, the visual aspects of overall building design and placement must be scrutinized when considering a proposed development. This Section outlines design standards for building façades. These standards seek to increase the prospect of compatibility between buildings, styles, and

generations. Designers must infuse their individual talents and creativity into each project for these standards to be successful.

- B. **Flexibility in Administration.** Because these standards cannot cover every possible scenario that may arise, the Zoning Administrator is authorized to make determinations on development applications that may vary from the written standards so long as the determination meets the intent of this Article.
- C. **Prohibited Building Materials.** Except for single-family and duplex dwellings, the following materials shall not be used as an exterior finish:
 - 1. Wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels;
 - 2. Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;
 - 3. Unfired or underfired clay, sand, or shale brick; and
 - 4. Smooth or untextured concrete finishes.
- D. **Primary Materials.** For the purposes of this Section, the following are deemed primary materials:
 - 1. Vinyl siding;
 - 2. Brick, including thin brick;
 - 3. Natural or manufactured stone;
 - 4. Pre-cast concrete panel, provided it has an integrated color and is textured or patterned;
 - 5. EIFS, Exterior Insulation and Finish System;
 - 6. Stucco with a weather barrier layer and wall drainage system; and
 - 7. Architectural masonry units including split face, weathered face, sandblasted face and ground face blocks.
- E. **Secondary Materials.** For the purposes of this Section, the following are deemed secondary materials.
 - 1. Embossed or pre-finished architectural metal panel (26+ gauge), which has an appearance of masonry, stucco, or any other appearance that is approved by the Zoning Administrator;
 - 2. Masonry or cement fiberboard siding that, for residential applications, is manufactured and installed in traditional profiles such as four-inch to eight-inch horizontal beveled or shake;
 - 3. Glass;
 - 4. Tile;
 - 5. Stainless steel;
 - 6. Chrome;
 - 7. Wood; and
 - 8. Smooth-faced finished concrete masonry units.
- F. **Metal Roofs.** Metals roofs shall be allowed if the following conditions are met or otherwise approved by the Zoning Administrator:
 - 1. Openings shall not be seen on the fascia and shall be completely covered with material designed and built for metal roofing systems;
 - 2. Corrugated galvanized steel panels shall not be used; and
 - 3. Roof and fastener color shall be the same, with the exception of trim pieces.
- G. **Ground-Mounted Equipment.** Mechanical equipment mounted on the ground and associated with apartments, nonresidential and mixed-use buildings, including, but not limited to, HVAC systems and meter banks, shall be screened from view from public and private streets by landscaping or screening walls.
- H. **Refuse Containers.** Dumpsters shall be provided for multiple-family residential, nonresidential, and mixed-use development for solid waste collection services. Such facilities are subject to the following standards:
 - 1. The facilities shall be located no more than 200 feet (walking distance) from the individual uses that they are intended to serve;
 - 2. Access to the facilities shall be:

- a. Configured to meet the requirements of the refuse hauler; and
- b. Provided from an alley if an alley is present and used for service to other properties;

3. The areas where dumpsters are stored shall be fully enclosed by an opaque wall with a minimum height of six feet constructed of brick, stone, stucco-finished concrete block, wood or vinyl;
4. The enclosures shall:
 - a. Have opaque service gates which remain closed at all times except when the dumpster is being serviced;
 - b. Include separate, opaque pedestrian access gates or a pedestrian access opening that screens the dumpster from view;
 - c. Be large enough to accommodate:
 - i. One or more dumpsters that are of sufficient size to serve the development, based on the frequency of solid waste collection; and
 - ii. One or more recycling bins (whether provided at the time of development or not), based on the anticipated generation of recyclable materials and the frequency of collection; and
 - d. Meet City engineering design standards, including those that pertain to maneuvering space.
5. The facilities shall be located in a side or rear yard of the parcel proposed for development unless it is not possible to provide service access in such locations according to the refuse service provider; and
6. If an enclosure must be located in a front yard to meet the requirements of the refuse service provider, it shall be designated and constructed with the same cladding materials used for the principal building walls.

I. **Exemption.** A building wall is exempt from the requirements of this Section under the following circumstances:

1. The subject property is zoned GI, General Industrial;
2. The building walls are not visible from an existing Major Arterial, or Minor Arterial nor are they adjacent to a proposed street of such classifications from the Comprehensive Plan; and
3. The building contains uses in the following use categories:
 - a. Heavy Industrial Use Category;
 - b. Light Industrial Use Category;
 - c. Warehousing and Freight Movement Use Category; or
 - d. Wholesale Trade Use Category.

J. **Alternative Building Materials and Forms.** The Zoning Administrator may approve alternative building materials and forms not specified in this Section if the Zoning Administrator determines that, compared to the permitted primary and secondary materials, the alternative:

1. Is substantially equal to or better in quality, durability, and appearance and will not violate any provision of this Article;
2. Is proposed in order to achieve a minimum bronze certification in Leadership in Energy and Environmental Design ("LEED"), and the materials qualify for LEED points under both the "energy and atmosphere criteria" and the "materials and resources criteria" of the LEED checklists; or
3. Is part of a building that is certified by the Environmental Protection Agency as designed to earn an ENERGY STAR rating, and the materials substantially improve the energy efficiency of the building compared to materials that are permitted in this Section.

Section 156.D.003, Single-Family and Duplex

- A. **Generally.** These standards apply to single-family detached and duplex developments within the districts where they are permitted as set out in [Section 156.B.003, Use Table](#).
- B. **Placement of Buildings.** Primary entrances shall face a public right-of-way to the maximum extent practicable. The Zoning Administrator may approve alternative orientations for primary entrances facing common green spaces or other common areas such as courtyards, plazas, and gathering spaces. The placement of a principal dwelling in a perpendicular or sideways orientation on an interior lot is prohibited (See Figure 156.D.003-1, *Building Placement*).

Figure 156.D.003-1
Building Placement

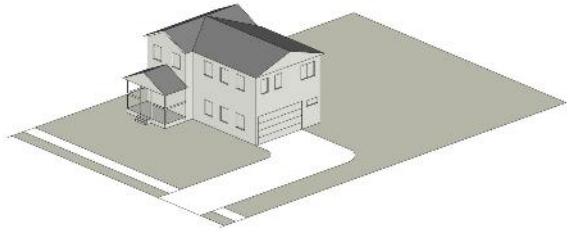
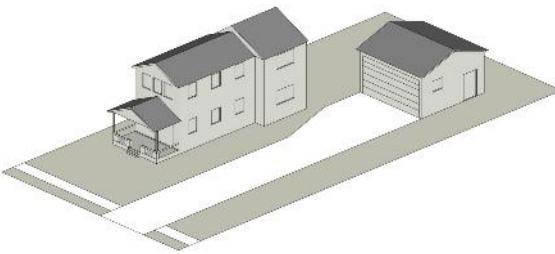


C. **Garage Door Orientation.** Garage doors on a single-family detached or duplex dwelling on a lot in the RL, Low-Density Residential, RM, Medium-Density Residential, or RH, High-Density Residential districts shall be oriented in one of the manners depicted in Table 156.D.003, *Garage Orientation*.

Table 156.D.003
Garage Orientation

Requirements	Illustration
Garage in Front. <ol style="list-style-type: none"> 1. Garage doors shall be oriented to the street and extend in front of the front wall plane of the residence. 2. Doors may not exceed 3 stalls in width. 	
Semi-Flush. <ol style="list-style-type: none"> 1. Garage doors oriented toward the street shall be positioned semi-flush or recessed. 2. Semi-flush doors shall be a minimum of two feet and a maximum of 20 feet behind the front wall plane of the residence and create a minimal intrusion into the livable area of the home. 3. Semi-flush doors may not exceed 3 stalls. 	
Recessed. <ol style="list-style-type: none"> 1. Garage doors oriented toward the street shall be positioned semi-flush or recessed. 2. Recessed doors shall be a minimum of 20 feet behind the front wall plane of the residence. 3. Recessed doors may not exceed 3 stalls. 	

Table 156.D.003
Garage Orientation

Requirements	Illustration
<p>Side-Loaded.</p> <ol style="list-style-type: none"> 1. Garage doors oriented perpendicular to the front wall plane have no restrictions on door width or recessed position. 	
<p>Detached.</p> <ol style="list-style-type: none"> 1. Detached garages placed entirely to the rear of the house have no restrictions on door width or recessed position. 2. Detached garages that are closer to the street than the rearmost portion of the residence shall be a minimum of 20 feet behind the front wall plane of the residence. 	

D. Transitions.

1. *Scale.* Where a duplex directly abuts or is across a street from a single-family detached dwelling, the building height of the duplex shall be no greater than eight feet higher than the single-family detached dwelling that abuts or is across the street. Where a duplex is located between a detached dwelling and apartments or non-residential development, the duplex may not exceed the height of the adjacent single-family detached dwelling by more than one story. See Figure 156.D.003-3, *Scale Transitions.*,
2. *Bufferyards.* Bufferyards are required per [Section 156.F.004](#), *Buffering* where the single-family detached dwelling and the duplex are in differing zoning districts.

Figure 156.D.003-3
Scale Transitions



ADJACENT SINGLE-FAMILY DETACHED DWELLING

SINGLE-FAMILY ATTACHED DWELLING



SINGLE-FAMILY ATTACHED DWELLING

ADJACENT APARTMENT HOUSING TYPE

Section 156.D.004, Multiplex

- A. **Generally.** These standards apply to multiplexes developments within the districts where they are permitted as set out in [Section 156.B.003, Use Table](#).
- B. **Buffering.** A multiplex adjacent to a single-family use or AG, RR, or RL zoning districts shall provide a Type B bufferyard as established in [Section 156.F.004, Buffering](#).
- D. **Building Scale and Massing.** Any portion of a building that is closer than 50 feet from a common property line that abuts an AG, RR, or RL zoning district or single-family use shall be no higher than 12 feet above the highest point of the closest residential structures. This does not apply if the residential structure is located across the street from the development or if it is within the same development proposal.
- E. **Building Elements.** All multiplex buildings shall include a minimum of three of the following building elements:
 1. Outdoor gathering areas;
 2. Sculptures, monuments, and other public art installations;
 3. Porches;
 4. Functional shutters;
 5. Bay windows;
 6. Balconies; or
 7. Columns, eaves, rakes, cornice lines, or frieze boards.
- F. **Roof Massing.** Monolithic roof structures that cover more than 4,000 square feet shall include changes in direction or treatments that break up the appearance of mass. Such treatments may include elements such as dormers, towers, or chimneys. (See [Figure 156.D.004-1, Illustrative Application of Building Design Standards](#) for illustrative examples)
- J. **Garages.** Attached street-facing garages shall meet the following standards.
 1. Not more than three garage stalls shall face the street; or

Figure 156.D.004-1
Illustrative Application of Building Design Standards

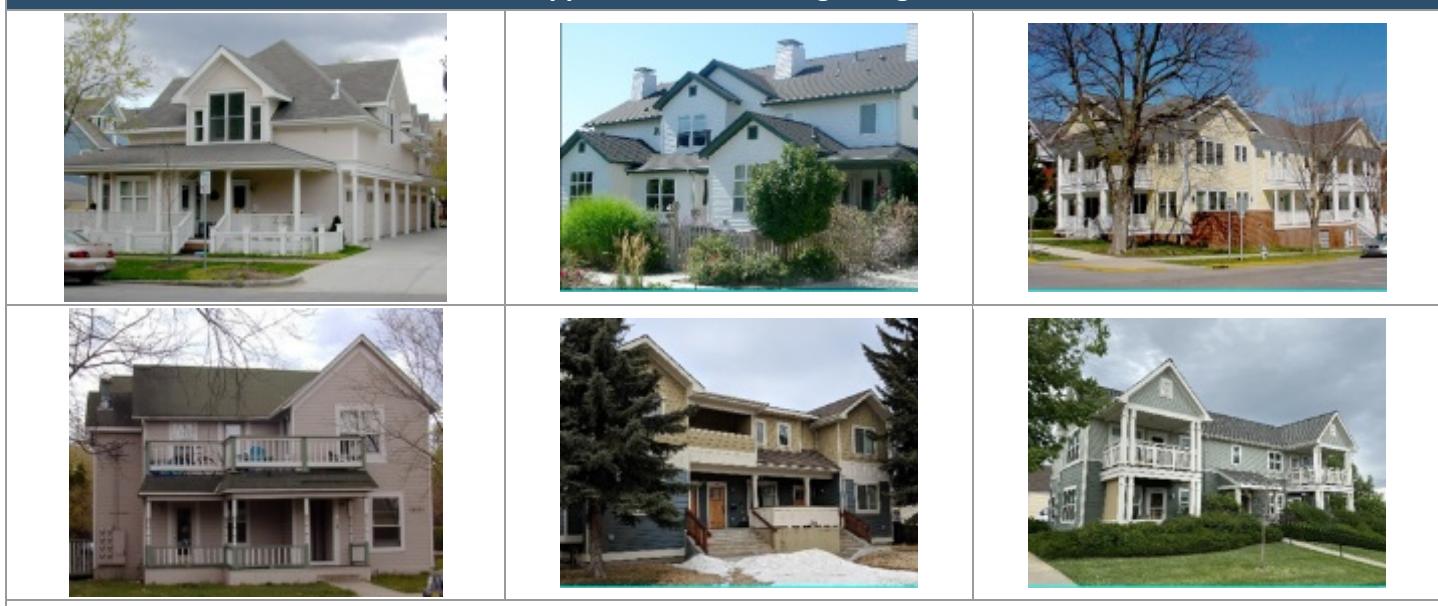


Figure Note: The sample images above are shown only for illustrative purposes and are not meant to prescribe that these forms must be used.

Section 156.D.005, Townhouse

A. **Generally.** These standards apply to multiplexes developments within the district(s) where they are permitted as set out in [Section 156.B.003, Use Table](#).

B. **Standards of Design.**

1. **Materials.** Any primary or standard building materials may be used in any proportions. The allowable types and proportions of building materials are set out in [Section 156.D.002, General Requirements](#).
2. **Street Elevation(s).**
 - a. Street-facing building facades must use vertical modulation, such as recesses and projections, and horizontal modulation, together with material and color changes, and fenestration to break up wall planes and to clearly distinguish individual dwelling units. The building facades, materials, and colors must substantially vary so no three units are the same. (See illustrative examples in [Figure 156.D.005-1, Illustrative Application of Building Design Standards](#))
 - b. A townhouse community with three or more buildings must substantially vary the buildings in heights, dispositions, scales (number of units), materials, and colors.
3. **Bulk.** Townhouse dwellings may include up to but not exceed eight units.
4. **Transitions.**
 - a. When directly abutting or across a street from a single-family detached dwelling in an RM or RH districts, the building height must be equal to or no greater than eight feet higher than the abutting dwelling. When separating single- and multi-family dwellings or nonresidential development, a townhouse dwelling may not exceed the adjacent single-family detached dwelling by more than one story. See [Figure 156.D.003-3, Scale Transitions](#). Building height may not exceed two stories when adjacent to an RL district.
 - b. Bufferyards are required per [Section 156.F.004, Buffering](#).

C. **Building Elements.** All townhouse buildings shall include a minimum of three of the following building elements:

1. Outdoor gathering areas;
2. Sculptures, monuments, and other public art installations;
3. Porches;

4. Functional shutters;
5. Bay windows;
6. Balconies; or
7. Columns, eaves, rakes, cornice lines, or frieze boards.

D. **Awnings.** Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited.

F. **Balconies and Railings.** Balcony and railing materials may be different than the materials used on exterior walls.

G. **Roof Massing.** Roof forms and rooflines must be broken into a series of smaller building components when viewed from the street. Long, linear unbroken rooflines exceeding 50 feet are prohibited. Such treatments may include elements such as dormers, towers, or chimneys. (See Figure 156.D.005-1, *Illustrative Application of Building Design Standards* for illustrative examples)

H. **Stairs.** Stairs that provide primary access to units on upper floors shall be covered.

I. **Garage Design.** Attached street-facing garages shall meet one of the following standards.

1. The garage doors shall not comprise more than 40% of the total length of the building's facade; or
2. Garages shall be arranged in sets of two single-bay doors that are offset by at least five feet from the front plane of an adjacent garage door.

Figure 156.D.005-1
Illustrative Application of Building Design Standards



Figure Note: The sample images above are shown only for illustrative purposes and are not meant to prescribe that these forms must be used.

Section 156.D.006, Apartment

A. **Generally.** These standards apply to apartment developments within the district(s) where they are permitted as set out in:

1. [Section 156.B.004, Residential District Development Standards](#); and
2. [Section 156.B.005, Nonresidential and Mixed-Use District Development Standards](#).

B. **Building Massing and Scale.**

1. Apartment buildings shall be designed such that the primary entrance and windows of all first-row buildings face a public street.
2. Any portion of a building that is closer than 50 feet from a common property line that abuts a residential district or use shall be no higher than 12 feet above the highest point of the closest residential structures. This does not apply if the residential structure is located across the street from the development. An apartment building

containing more than four dwelling units shall be designed to break up a rectangular floor plan and avoid a box-like or monolithic appearance.

3. The following or similar techniques shall be used to avoid the appearance of a box-like or monolithic building:
 - a. Primary entrance treatments that are recessed or project from the main façade such as canopies and porte cochères. Support columns and roofs of canopies and porte cochères shall match or be consistent with the architectural design of the building.
 - b. The use of dormers, bay windows, or other windows that create dimensions that break up the facade;
 - c. Changes in wall planes of at least five feet at intervals of not more than 30 feet;
 - d. Balconies that are used irregularly, some projecting, some recessed; and
 - e. Varying roof lines;
4. Elements such as eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

C. Internalized Design.

1. Ingress to and egress from all dwelling units in a apartment development shall be made through the interior of the building rather than from direct outside entrances to each unit.
2. Uncovered exterior stairways are prohibited.

D. Awnings. Awnings, where installed, shall be constructed with fabric or metal coverings. Plastic coverings are prohibited.

E. Balconies and Railings. Balcony and railing materials may be different than the materials used on exterior walls.

F. Pedestrian Access. All fences and gates shall have appropriate connections to neighboring non-residential properties through the use of fence or gate door unless it can be shown that is not possible due to site constraints to promote walkability and connectivity.

G. Parking Location. Wrap-around design of multifamily buildings around a core parking structure is strongly encouraged to ensure the garage appearance is enhanced by additional architectural or landscape features.

H. Attached Garages. Attached street-facing garages shall meet one of the following standards.

1. The garage doors shall not comprise more than 40 percent of the total length of the building's facade; or
2. Every set of two single-bay garage doors or every double garage door shall be offset by at least five feet from the front plane of an adjacent garage door.

I. Detached Garages. The building design and roof type of garage units shall be consistent with those of the principal building(s). Detached garage buildings that are adjacent to street rights-of-way shall include a Type B Bufferyard (see [Section 156.F.004, Buffering](#)) between the garage building(s) and street.

J. Building Elements. All buildings in a multiple-family development shall include a minimum of three of the following building elements.

1. *Visual Interest.* Elements such as outdoor gathering areas, porches, shutters, bay windows, or balconies shall be used to contribute to the visual interest of the building.
2. *Architectural Features.* Columns, eaves, rakes, cornice lines, or frieze boards shall be used to contribute to the visual interest of the building.

K. Building Variation and Articulation. An apartment community with three or more buildings must substantially vary the buildings in heights, dispositions, scales (number of units), materials, and colors.

L. Carports. Carports are permitted within the vehicular use areas of apartment developments, provided they do not encroach into any required yards or building setbacks or into any easements, and subject to the following standards:

1. *Openness.* Carports shall be no less than 50 percent open on all sides, except for a side or sides that abut a wall of a principal building.
2. *No Other Storage.* Carports shall not be used for storage of any items except motor vehicles.
3. *Height.* Carports shall not exceed 10 feet in height.

4. *Drainage.* Drainage from carports shall be captured and conveyed on site and shall not impact adjacent properties.
5. *Construction.* Carports and their support posts shall be firmly anchored to the ground and shall meet applicable building codes.
6. *Design.* Carports shall be constructed so that all structural components, including support posts and roof forms, match or are consistent with the design elements incorporated into the principal building(s).

M. Roofing Systems.

1. *Covering.* Sloped roofs shall be covered with quality materials, comparable to slate, concrete tile, dimensional shingles, metal shingles, or architectural metal seam roofing.
2. *Integrated Solar Arrays.* Building-integrated solar arrays (solar panels that double as roofing) may be used on flat or pitched roofs.
3. *Projections.* Roofs shall contain at least one projection for every 50 linear feet of building frontage. Roof projections may include cupolas, dormers, balustrade walks, chimneys, or gables.

Figure 156.D.006-1
Illustrative Application of Building Design Standards for Apartment Buildings



FIGURE NOTES:

A = Breaking up building form | B = Breaking up roof form to avoid it appearing monolithic | C = Vertical articulation, such as a wall offset | D = Horizontal articulation, such as an expression line | E = Stairs shall be covered

Section 156.D.007, Urban Core and Mixed-Use

- A. **Generally.** These standards apply to any exterior wall of a nonresidential or mixed-use building in the UC, Urban Core or MU, Mixed Use zoning districts visible from a public or private street, a residential property, or public open space.
- B. **Building Form.**
 1. *Scale and Orientation.* Commercial and mixed-use buildings shall provide for pedestrians in both scale and structure orientation.
 2. *Build-to Line.* Structures shall be built to within five feet of the property line to provide for an urban edge and maintain continuity in the improved street frontages.
 3. *Public Entrance.* Each structure shall have a prominent identifiable public entrance from the primary street.
 4. *Secondary Entrances.*
 - a. Secondary and service entrances are allowable from secondary streets and off-street parking areas.

- b. Secondary entrances located on public alleyways shall be at-grade to prevent tripping hazards and prevent encroachments into the pedestrian traveled way.
5. *Height.* See Section [156.B.005, Nonresidential and Mixed-Use District Development Standards](#), for building height requirements in the UC and MU zoning districts.
6. *Building Proportions.* In the UC District buildings shall be proportioned to be prominent at the primary street façade.

C. Placement.

1. *Principal Structures.* Principal structures shall be placed within the minimum and maximum setbacks established in Section [156.B.005, Nonresidential and Mixed-Use District Development Standards](#), to create an urban edge and to define the pedestrian realm.
2. *Parking.* Parking should be provided on the street as much as possible with parking lots or garages placed on the interior of the block with access from the side or the rear of the buildings or alleyways.
3. *Garages.* All attached or detached garages shall be placed towards the rear of a building except on a corner, where a side entrance may also be allowed. These may be accessed via privately controlled lanes and alleyways.
4. *Accessory Structures.* Accessory structures shall not be placed in such a manner that they extend in front of the rear building line of the primary structure.

D. Massing and Scale.

1. *Façades.* Building façades shall be architecturally differentiated with at least three of the following elements:
 - a. Buildings shall utilize elements such as massing, windows, canopies, and articulated roof forms to create a visually distinct building base, middle, and top (see Figure [156.D.007-1, Horizontal Articulation](#));
 - b. Variations in building heights;
 - c. Building insets or projections of at least two feet that extend the full height of the building;
 - d. Material changes for different building planes or elements;
 - e. Accents through the use of moldings, sills, cornices, canopies, or spandrels; or
 - f. Other façade features, such as an arcade, balcony, gallery, oriel or bay windows, pavilion, pergola, porches, porticos, terrace, tower, or vestibules.
2. *One-Story Buildings.*
 - a. *UC District.* One-story buildings shall be prohibited in the UC district.
 - b. *MU District.* In the MU district, one-story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.

Figure 156.D.007-1
Horizontal Articulation



E. Building Design.

5. *Awnings and Canopies.*
 - a. Awnings and canopies shall not extend more than five feet from the façade of the building.
 - b. Awnings and canopies shall be attached to the building façade and shall not extend vertical support structures into the ground plane.
 - c. Awnings and canopies shall maintain a minimum of eight feet of vertical clearance from the ground plane.
6. *Entryways.*
 - a. Each building shall have a clearly visible entrance with either an overhang, canopy or portico, recess or projection, arcade, raised corniced parapet over the door, peaked roof form, arch, patio, display windows, architectural detailing, or another design element approved by the Plan and Zoning Commission.
 - b. Doorways adjacent to a public right-of-way shall be set back so that doors do not swing into a right-of-way.
7. *Required Offsets.*
 - a. *Fenestration and Articulation.* Buildings shall be vertically articulated with a width equal to 20 percent of the building height. Vertical articulation may include projections, recesses, arcades, porticos, or other features that provide for different wall planes
 - b. *Transparency.*
 - i. The front façade and side street façade of any new nonresidential building shall be comprised of at least 50 percent windows and doors at the ground level. Highly reflective glass, dark-tinted glass, or other types of glass that are intended to obscure the transparency shall be prohibited.
 - ii. Accessory structures shall be comprised of at least 25 percent windows and doors at the ground level. Accessory structures that are not open for business to the public are exempt from the transparency requirements of Paragraph i, above, provided they are placed between the rear of the primary building and rear yard setback and are not visible from the public street.
8. *Materials.* The allowable types and proportions of building materials on public-facing and non-public-facing elevations are set out in [Section 156.D.002, General Requirements](#), in addition to the following standards:
 - a. The visible sides of buildings, from the street, shall be consistent in design and use of materials.

- b. All sides of buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing façade that is compatible with surrounding buildings and cohesive as a development block. Building design shall include at least two materials as identified in Section 156.D.002.
- c. The front façade, or any façade that directly abuts a public right-of-way including a street-side yard of any building shall be at least 50 percent brick or masonry stone.
- d. Accessory structures shall be constructed of similar and/or complementary materials as the primary structure.
- e. No wood, masonite, visible asphaltic exterior wall or roofing material, metal siding, non-architectural sheet metal, concrete block or other similar materials shall constitute a portion of any building, except as trim material, unless the Zoning Administrator determines that the said material, when used as a primary element, enhances the physical appearance or provides continuity to unite all structures within the property together into one project concept.
- f. All material fasteners shall be concealed.
- g. All structures shall be constructed on permanent foundations and may not be placed in a temporary manner.

9. *Nonresidential and Mixed-Use Buildings.* Residential units in a mixed-use building shall not be on the ground/first level of any building also containing a commercial use listed in Section [156.C.003, Use Table](#), except that a maximum of 40 percent of the ground floor area may be residential provided it is not adjacent to a front or street side yard.

10. *Rooftop Mechanicals.*

- a. All rooftop mechanical equipment shall be screened from view using materials consistent and compatible with the primary building materials.

F. Pedestrian Amenities.

- 1. *Street Furniture.* Public seating, trash receptacles, and directional kiosks shall be of uniform design and provided throughout district, approved by the Plan and Zoning Commission. Street trees, landscaping, weather protection, public art, street furniture, and other pedestrian amenities in public rights-of-way and plazas shall provide a minimum passable sidewalk width of five feet.
- 2. *Sidewalks.* Sidewalks shall connect to existing perimeter sidewalks and to all building entrances; parking courts, garages, or structures; civic spaces; and any other pedestrian destinations.

G. Open Space.

- 1. *Amount Required.* See [Section 156.B.005, Nonresidential and Mixed-Use District Development Standards](#) for the minimum required open space by building type and zoning district.
- 2. *Types of Open Space.* See Table [156.B.007-1, Public Civic and Open Space Standards](#), for minimum standards for open space types within the UC and MU zoning districts.

H. Signage.

- 1. The location and size of signs shall be integrated into the design of the overall development and shall meet regulations outlined in [Article G, Signs](#).
- 2. Signage is considered as part of the architectural theme of the building and district and shall be reviewed in the site plan.
- 3. Roof signs shall be prohibited.
- 4. Directional signs limited to two per premise shall be permitted and shall be limited to 6 square feet each with a maximum height of four feet.
- 5. Freestanding signs shall be limited to monument signs only with a permitted size that shall be no more than 48 square feet in area and 10 feet in height.

I. Service Areas.

- 1. *Lighting.*

- a. Lighting of outdoor service, loading, and storage areas shall be the minimum necessary for security purposes and shall be designed and directed so as not to create glare or lighting impacts at the street or on surrounding properties.
- b. Lighting of entryways is encouraged and to the extent practical should be attached to the building.
- c. Lighting shall be provided at secondary entryways located in pedestrian alleyways.

2. **Service Area Screening.** Service areas, garbage receptacles, utility meters, and mechanical and electrical equipment shall be screened from public view and located for convenient access by service vehicles. Screening of these areas shall be integrated into the overall building and landscape design.
3. **Loading and Unloading.** On-site space for stacking vehicles that are waiting to load or unload may be provided as necessary. Otherwise, accommodation shall be provided on-street.

J. Utilities. All utilities shall be placed underground, where feasible.

K. Stormwater. All stormwater collected from the roofs of the buildings shall be diverted underground, where feasible.

2. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same zoning lot as the building in accordance with the requirements of [Article E, Parking, Loading, and Stacking](#). Uses that predominately occur during different times may share parking if it can be demonstrated that collectively the minimum number of parking spaces is provided at all times.
3. Parking lots shall be located in the rear of all commercial uses or on the side. Parking located on the side is allowable in accordance with the following:
 - d. The parking shall not extend into the required front yard setback.
 - e. Landscaping shall be placed between the parking spaces and the front property line in accordance with [Section 156.F.003, Development Landscaping](#).
 - f. A single parking aisle with parking on one side, which is adjacent to the building, and meets the minimum dimension of established in [Section 156.E.003, Parking Design](#), shall be permitted where appropriate.
4. Parking areas shall be designed to minimize headlights shining into residential properties.
5. Parking areas shall be set back five feet from the property line and shall be landscaped with vegetation and/or turf. This requirement can be waived where parking lots adjoin and have cross-access agreements/easements.
6. Off-street parking requirements shall be contained entirely outside of the public right-of-way.
7. The maximum amount of surface parking shall not exceed the specified minimum by more than 25 percent. If additional parking is desired, it shall be placed underground, within an enclosed building, or in a tuck-under garage. The exception is shared parking when a zoning lot is developed/redeveloped with shared uses in mind.

M. Vehicular Access.

1. Driveway locations shall be spaced such that they are at least five feet from any adjacent driveway.
2. Shared driveways are allowed.
3. Driveway location shall comply with the requirements of the visibility triangle as set forth in Subsection [156.B.008.a, Measurements](#).
4. Two driveway approaches may be permitted on each street frontage, of each premise, excluding Single-Family Attached, Single-Family Dethatched and Duplex properties. At locations where driveways are not shared with an adjoining property, each driveway shall be placed in such a way as to not impede the visual clearance to access the public street.
5. Access to attached and detached garages shall be from the rear of a building only, except if the property is located on a corner lot and the side street may be used for access.

Section 156.D.008, Urban Core Historic District Overlay

A. Generally. The following standards shall apply within the *UC-HD, Urban Core Historic District Overlay* in the *UC, Urban Core* zoning district and are intended to implement the Marshalltown Downtown Master Plan. The standards of the

underlying *UC, Urban Core* zoning district shall apply in the case of a conflict between the standards forth in Section **156.B.005, Nonresidential and Mixed-Use District Development Standards**, and the standards of this section.

B. Applicability. The standards of this section shall apply within the UC-HD Overlay district when new construction or more than 10 percent of an existing building's front or street-facing side exterior is the subject of review.

C. Features and Treatment Methods.

1. **Masonry.** Retain and repair original masonry and mortar. When replacement of failed masonry is required, new masonry units shall match the existing in dimension, composition, color, texture, and profile.
- D. Building Façade Elements.** The following building façade element treatments shall apply to the expansion of existing buildings:

1. *Parapet.*
 - a. Retain and repair existing parapets.
 - b. Avoid complete removal of a parapet except in cases where it is in danger of collapse or deterioration beyond repair. A rebuilt parapet should match the original as closely as possible in height and material. A rebuilt parapet removed by a prior owner, should align with the scale and material but not create a false sense of history.
2. *Cornice.* Retain and repair existing cornices.
3. *Roof.*
 - a. If full replacement or major repair is necessary, utilize a compatible substitute material that will not change the character of the building.
 - b. Decorative features such as cupolas, cresting, dormers, chimneys, visible shingle patterning, integral gutters, and original vents shall remain.
 - c. New elements such as dormers, skylights, antennas, solar panels, and mechanical equipment shall be placed in a manner that they are screened from public view.
4. *Windows.*
 - a. Retain and repair existing windows. Replacement windows shall be of the same exterior dimension as the original window opening.
 - b. New window openings in façades that are visible from a public street or in any location that would impact a character-defining façade is not allowed.
5. *Storefronts, Bulkheads, Display Windows.*
 - a. Preserve and restore original storefronts, bulkheads, and display windows when they remain in place. These building elements are usually considered to be "character-defining" and effort should be made to retain the original whenever possible.
 - b. Remove cover-up siding and infill framing as part of storefront rehabilitation.
 - c. Repair the original materials or, if absolutely necessary, replace with material that closely aligns with the original in appearance and durability. Deteriorated wood elements can often be replaced with matching milled pieces. Cast iron elements should be evaluated for structural stability.
 - d. Maintain or restore the original size, configuration, divisions and shape of storefronts.
6. *Doors and Entries.*
 - a. Retain original recessed entries.
 - b. Repair and restore architectural details.
7. *Decorative Details.*
 - a. Retain original wood accents and details where they remain.
 - b. Remove modern materials that cover historic exterior materials.
 - c. Retain original cast iron and pressed metal where it remains.
 - d. Apply paint only to historically painted materials.

8. *Signs and Awnings.*
 - a. Avoid painting over historic painted signage.
 - b. Signs shall not obscure historic architectural features or disrupt the façade pattern.
 - c. Storefront window signs shall not obscure the view through the storefront. Signs shall be less than 25 percent of the total window glass.
 - d. Awnings shall be triangular in section.
 - e. Awnings shall be designed to fit the storefront openings without obscuring architectural details.
 - f. Awnings shall be supported structurally by the building and shall not have posts supporting them from the ground.

Section 156.D.009, Nonresidential

- A. **Generally.** Any exterior wall of a nonresidential building visible from a public or private street, a residential property, or public open space shall meet the requirements of this Section.
- B. **Exterior Wall Materials.**
 1. *Primary Materials.* A minimum of 80 percent of the primary exterior wall and 60 percent of the ancillary exterior walls shall be finished with the materials listed in [Section 156.D.002.D, Primary Materials](#).
 2. *Secondary Materials.* The remaining percentages of the primary and ancillary exterior walls may be finished with the materials listed in [Section 156.D.002.E, Secondary Materials](#).
- C. **Building Form.**
 1. *Neighborhood-Scale.* Buildings that cover up to 30,000 sq. ft. of gross floor area shall have moderate changes in height or roof lines, which can be accomplished by one or more of the following techniques:
 - a. Modules shall be offset from each other by a horizontal recess or projection of the building façade that measures 10 percent or more of the building height;
 - b. Dormers with ridge lines that are three feet or more below the ridge line of the roof;
 - c. A compound roof shape, in which the highest ridge line and the lowest ridge line have a height difference of two to five feet;
 - d. Parapet walls that vary in height from two to four feet and which are designed of equal or greater height to screen from public view all rooftop mechanical equipment; or
 - e. Towers that have a height that is four to six feet above the highest peak or ridge of the roof or highest point of the parapet for a minimum of 10 percent of the façade on which the tower is located.
 2. *Community-Scale.* Buildings that cover between 30,001 sq. ft. and 60,000 sq. ft. of gross floor area shall have major changes in height per every 50 lineal feet of roofline, so which can be accomplished by one or more of the following techniques:
 - a. A compound roof shape, in which the highest ridge line and the lowest ridge line have a height difference of five or more feet;
 - b. Parapet walls that vary in height by more than four feet, are proportional to the building, and which are designed of equal or greater height to screen from public view all rooftop mechanical equipment;
 - c. Towers that have a height that is more than six feet above the highest peak or ridge of the roof or highest point of the parapet. The mass of such towers shall be proportional to the building, so that the towers appear as substantial, but not overwhelming, architectural elements;
 - d. Ground-level arcades and second floor galleries/balconies;
 - e. Functional or faux chimneys; or
 - f. Other features that reduce the apparent mass of the building.

3. *Regional-Scale*. Buildings that cover more than 60,001 square feet of gross floor area shall have major changes in height per every 50 lineal feet of roofline, which shall, in addition to the requirements for community-scale buildings, must include:
 - a. Significant architectural features to identify principal entrances; and
 - b. Elements such as towers or significant projections from the building to break up the building mass.
- D. **Multi-Story Buildings**. Buildings with three or more stories shall be designed with a clearly differentiated base, middle, and top.
 1. *Building Base*. A recognizable base shall include, but shall not be limited to:
 - a. Thicker walls, ledges, or sills; or
 - b. Raised planters, which are integral to the building façade.
 2. *Building Top*. A recognizable top shall include, but shall not be limited to:
 - a. Cornice treatments, other than just colored stripes or bands; or
 - b. Sloping roofs with eaves and brackets.

E. Building Articulation.

1. *Major Building Articulation*. Buildings shall be articulated using one or more of the following major articulation design techniques uniformly over the entire building façade:
 - a. A step back of upper floors to create human-scale and to reduce building scale and mass;
 - b. Increased setbacks for up to 30 percent of a street elevation to create public space; (public space may include outdoor seating/dining areas, pocket parks, fountains and/or water features, children's play areas, or similar space open to the public);
 - c. Variations in building heights for a minimum of 30 percent of the building façade;
 - d. Building insets or projections of at least two feet that extend the full height of the building for a minimum of 30 percent of the building façade;
 - e. Material changes for different building planes or elements;
2. *Minor Building Articulation*. Buildings shall be articulated using two or more of the following minor articulation design techniques uniformly over the entire building façade:
 - a. Windows or faux window openings;
 - b. Doors or faux door openings;
 - c. Recessed or projecting building entries;
 - d. Projecting bay windows;
 - e. Window moldings;
 - f. Arcades;
 - g. Recessed or projecting porches;
 - h. Recessed or projecting balconies;
 - i. Functional or decorative canopies and awnings;
 - j. Cornices;
 - k. String courses;
 - l. Columns;
 - m. Wall sconces;
 - n. Brick patterning, including soldier courses, or other building material or color variations;
 - o. Score lines; or
 - p. Accents through the use of moldings, sills, cornices, canopies, or spandrels.

F. Building Entrances. Each building shall have clearly-defined customer entrances that include at least two of the following features:

1. Canopies, porticos, arcades, or overhangs;
2. Recesses or projections;
3. Over the door or peaked roof forms;
4. Arches;
5. Outdoor patios or plazas;
6. Display windows;
7. Obviously differentiating architectural details such as moldings that are integrated into the building structure and design; and/or
8. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

G. Roofing.

1. **Styles.** Flat roof and pitched roof systems are allowed, subject to the following standards:
 - a. Mansard roofs are not allowed.
 - b. Any material that is permitted by building code is allowed on flat roof systems.
 - c. Flat roof systems shall be hidden by parapet walls that are of equal or greater height to screen from public view all rooftop mechanical equipment.
2. **Approved Materials.** Roofing materials used on pitched roof systems shall be proven, high-quality, durable materials, including:
 - a. Architectural shingles;
 - b. Concrete tile;
 - c. Slate;
 - d. Architectural standing seam metal;
 - e. Building-integrated photovoltaics (solar panels that double as roofing material);
 - f. Green roof systems (encouraged); or
 - g. Others approved by the Zoning Administrator and the Commission.
3. **Prohibited Materials.**
 - a. Corrugated metal and other roofing materials that are not listed in (2) above are prohibited.
 - b. Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

H. Elevations.

1. **Front Elevation.** In addition to the above articulation features, the front elevation of a building shall have:
 - a. Architectural features that animate the façade along its entire length, spaced at intervals of not more than 30 feet in horizontal distance. These features may include wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.
 - b. Awnings, arcades, or overhangs that project at least six feet along not less than 50 percent of the façade.
2. **Side and Rear Elevations.** Side and rear elevations shall have architectural features that animate no less than 50 percent of the façade, which shall include:
 - a. Awnings, arcades, or overhangs that project at least six feet and connect to awnings, arcades, or overhangs on the front elevation;
 - b. No blank wall surfaces that extend for more than 15 or 30 feet in vertical or horizontal distance, respectively; and
 - c. Wall sconces, display windows, faux windows, material patterning, entry areas, towers, pilasters, and columns, or other elements that create a pattern of light and shadow on the building wall.