

Section 19.06.01: In General

ARTICLE VI: ARCHITECTURAL DESIGN STANDARDS**Section 19.06.01: In General**

- A. Purpose. The purpose of this Section is to regulate the design and materials used for the exterior of buildings and structures within the Village so as to maintain and enhance the attractiveness and values of property in the community. This Article is further intended to support the creation of a pedestrian-oriented urban environment that emphasizes architectural and urban design principles of human scale and visual interest. Additionally, this Article is intended to ensure the development of structures that maintain a long-lasting appearance; withstand the effects of time and exposure to the elements; resist damage in areas with high vehicular and pedestrian traffic and in areas where larger equipment that could cause damage is commonly used; that maintain a consistent character of development based on land use and zoning district particular to each development; and that contribute to the long-term economic and social vitality of the Village of Grafton.
- B. Applicability. Refer to Section 19.06.02 for the applicability of building design standards to single and two family buildings.
1. New Construction. The requirements of this Section shall apply to all structures and buildings within the Village constructed after the effective date of this Section.
 2. Additions.
 - a. All additions shall match or be substantially similar to the design and materials of the existing building.
 - b. Additions to buildings constructed after the effective date of this Section shall comply with the standards of this Section.
 - c. Buildings Constructed Prior to the Effective Date of this Section.
 - i. If additions to an existing building(s) constructed prior to the effective date of this Section are less than or equal to 50 percent of the existing floor area of the building (measured cumulatively from adoption of this Section), the standards contained herein shall not apply but shall be regulated per Subsection 19.06.01 (B)(2)(a) above.
 - ii. If additions to an existing building(s) constructed prior to the effective date of this Section are greater than 50 percent of the existing floor area of the building (measured cumulatively from adoption of this Article), the standards contained herein shall apply.
 3. Alterations. For buildings constructed prior to the effective date of this Section, alterations that do not impact the floor area of the building shall comply with the standards of this Section, or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.
 4. Exceptions and Appeals.

Section 19.06.02: Single and Two Family Uses

- a. Exceptions. Exceptions to the building design standards set forth in this Section may be granted by the Community Development Director, or designee, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section. Decisions rendered by the Community Development Director, or designee, may be appealed to the Plan Commission.
 - b. Appeals. Any person affected by a decision of the Community Development Director, or designee, may petition for a hearing before the Plan Commission.
 - c. Variances. The Plan Commission is authorized to grant variances from the strict application of the building design standards within this Section when it is found that the intent of the standards in this Section have been incorrectly interpreted, do not apply, or their enforcement causes unnecessary hardship.
 - i. The procedure for the granting of variances by the Plan Commission shall be the same as that required for variances, with the exception that the Plan Commission shall serve the role of the Zoning Board of Appeals.
5. Beyond the rules in this Section, additional building design standards may apply to:
- a. Group or Large Developments.
 - b. Conditional Use Permits.
 - c. Planned Unit Developments.
- C. Review and Approval. The Architectural Review Board shall be responsible for and have authority to hear, review, and act upon all proposed exterior architectural plans for all proposed development.
- D. Exterior Building Materials. The 4 classes of building materials referenced in this Section have the following meanings:
- 1. Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront).
 - 2. Class II materials include siding made of wood and wood composite, split face or decorative block, EIFS (accent), and stucco.
 - 3. Class III materials include architectural/ decorative metal panels, EIFS (primary), residential aluminum siding, and siding made of vinyl or fiber cement.
 - 4. Class IV materials include smooth face or non-decorative block; plain concrete panels (tilt-up or precast); asphaltic, fiberglass, metal, or poly-roofing siding; non-decorative metal panels; corrugated metal; and plywood, chipboard, or other non-decorative wood.

Section 19.06.02: Single and Two Family Uses

- A. Purpose. The purpose of this Section is to maintain the basic architectural quality of residences within the community, to minimize architectural and building construction practices that may detract from the character and appearance of the neighborhood as a whole, and to ensure compatible design between existing and new homes.

Section 19.06.02: Single and Two Family Uses

These standards apply to all single and two family structures within the Village of Grafton, with the exception of Mobile Homes.

B. Design Separation.

1. No two single-family dwellings or two-family dwellings of similar front elevation or facade shall be repeated on any abutting lots or within five (5) lots on either side of the street on which the dwellings front, including lots which are directly across the street from one another.
2. Front elevations or facades shall be deemed to be similar when there is no substantial difference in roof lines; and no substantial change in windows of either size, location or type; and either no change in the color of materials used (rather than a change in shade), or no substantial change in the kind of materials except where such buildings are part of a unified development and similar building designs are approved by a unanimous vote of the Architectural Review Board.
3. The following differences in the roof lines of single-family dwellings or two family dwellings as seen from the front of the dwelling shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:
 - a. Changing gable roofs to hip roofs.
 - b. Providing an intersecting gable roof on the main gable roof, if the height of the intersecting roof is at least fifty (50) percent of the height of the main roof.
 - c. Providing an intersecting hip roof on the main hip roof, if the height of the intersecting hip roof is at least fifty (50) percent of the height of the main roof.
 - d. Subject to review by the Building Inspector, a shed roof when used as a front porch roof for a minimum of fifty (50) percent of the entire width of the house, excluding area of the garage.
 - e. Subject to review by the Building Inspector, a substantial difference in roof line shall be deemed to exist if the front soffit is increased significantly and is combined with columns at least six (6) inches in width or other architectural features of a similar magnitude which reach the roof line of the highest story.
 - f. Rotating gable roofs ninety (90) degrees on the building.
 - g. On a tri-level residence or other building type that has three (3) independent major roof areas, the changing of two (2) out of three (3) roof lines shall be acceptable as a substantial change. Acknowledging certain design elements may prevent the changing of all three (3) roof lines, it is desired that the roofs with the greatest impact in the streetscape be changed.
4. Windows.
 - a. The following differences in the size, location or type of windows shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar:
 - b. Changing from single windows to a multiple window arrangement (ganged units).
 - c. Changing from multiple window arrangement to single windows.

Section 19.06.02: Single and Two Family Uses

- d. Changing the type of windows (e.g., a casement to double hung).
 - e. Providing a bay or bow window in the area of the predominant window.
 - f. The following change shall not be deemed sufficient to constitute a substantial change in windows: The addition or subtraction of muntin bars (dividing lights).
 - g. Where, because of its size, location or design, one window is the predominant window on the front elevation or face, if the size, location or type of that window is changed to render the dwelling dissimilar, then no other window need be changed.
5. Construction Material or Color. The following differences in construction material between adjacent single family dwellings or two-family dwellings as seen from the front of the dwellings shall be deemed sufficient to render buildings containing such changes and built on adjacent lots to be dissimilar.
- a. Four (4) inch exposure horizontal siding.
 - b. Eight (8) inch exposure horizontal siding.
 - c. Brick facing.
 - d. Stone facing.
 - e. Stucco/stucco to board and trim.
 - f. When materials are changed, the change must occur throughout the front facade or elevation for a minimum of one (1) story in height.
 - g. Color change shall be made by significant changes in adjacent colors. The change must be one of color rather than merely of the shade.
- C. Exterior Materials.
1. New single family and two family dwelling units shall be clad in Class I, Class II, or Class III materials.
 2. Class IV materials are prohibited.
- D. There shall be a minimum of 3½ inch wide trim around all windows and doors on all facades, except where window shutters are used.
- E. Standing seam metal roofs in residential districts shall meet the following conditions along with any additional conditions as deemed appropriate by the Community Development Director or designee. No standing seam metal roofs will be permitted on contributing structures in historic districts, unless such structures historically had comparable standing seam metal roofs.
1. The standing seam metal roofing material shall have a low-reflectance finish so as to minimize the amount of light reflected into the sky and windows of adjacent properties. The maximum permitted Light Reflectance Value (LRV) is 35% for metal roofs. Standing seam roofing shall be painted. Galvanized roofs shall not be permitted.
 2. Any paint applied to the metal roof panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping though normal wear and tear of a residential roof. Field applied painting of standing seam metal roofs is prohibited. The roof shall not have exposed unfinished metal edges. Standing seam roofs shall be

Section 19.06.03: Multi-Family Uses.

complimentary to the house color and limited in color to greys, browns, dark green or a pale green simulating a copper patina color. Any ice and snow block or shield must match the color of the roof on which it is installed or be complimentary to the color of the roof.

3. The standing seam metal roofing shall have a minimum thickness of 24-gauge so as to minimize the potential for wind and hail damage.
4. Seam profiles in standing seam roofs for residential properties shall be no greater than 1" for roofs with pitches higher than 4:12, no greater than 1.5" for roofs with pitches between 2:12 and 4:12, and no greater than 3" for pitches less than 2:12.
5. Standing seam metal roofing shall be installed per approved manufacturer's details and instructions.
6. Standing seam metal roofing shall include at least the minimum underlayment required per the manufacturer's specifications or a minimum of 7/16" OSS underlayment if no minimum is specified by the manufacturer.
7. Exposed fasteners or standing seam roof designs that employ exposed metal fasteners are prohibited. Ice and snow blocks or shields must also employ concealed fasteners.
8. Standing seam metal roofing shall meet all applicable building codes.
9. Standing seam metal roofs installed on existing residential construction shall not be constructed over existing roofing materials. Tear offs shall be complete to the roof sheathing.
10. Tin roofs and corrugated metal roofs are prohibited.
11. Standing seam metal roofing shall be maintained in a rust-free state for the duration of the roof's lifespan.

Section 19.06.03: Multi-Family Uses.

- A. Purpose. The purpose of this Section is to maintain the architectural quality of multi-family uses within the community, to minimize architectural and building construction practices that may detract from the character and appearance of the neighborhood as a whole, and to ensure compatible design between existing and new development. These standards apply to all multi-family buildings and structures constructed after the effective date of this Section. These standards also apply to Apartments with Limited Commercial land uses.
- B. Building Scale and Mass. The size and mass of buildings and structures in relation to open spaces, window and door openings, porches, balconies, etc. shall be visually compatible with the buildings, public ways, and places to which they are visually related. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- C. Building Facade and Appurtenance Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the

Section 19.06.03: Multi-Family Uses.

area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

- D. Building Height, Rooflines, and Roof Shapes. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings and do not exceed the zoning district height requirements for both principal and accessory structures. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.
- E. Building Design Proportions. The following shall be used as guidelines for evaluating building design proportions:
1. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
 2. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 3. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 4. Rhythm of Spacing and Buildings on Streets. The relationship of building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
 5. Rhythm of Entrance, Porch, and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- F. Directional Expression and Emphasis of Building Elevations. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
- G. Materials.
1. Multi-family buildings shall be predominately clad in Class I and Class II materials. Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Class IV materials are prohibited.
 2. Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Architectural Review Board, or designee.
- H. Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing area or neighborhood buildings.
- I. Wall or Roof-Mounted Lighting.

Section 19.06.03: Multi-Family Uses.

1. Full cutoff light fixtures are required. No portion of the light element may be visible on or off the site.
 2. Colored accent lighting shall only be permitted in the SMU South Commercial Mixed Use District.
 3. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 4. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.
- J. Design Repetition. A building design may not be repeated within four lots of an existing building. This shall apply to all buildings, whether or not they are constructed by the same builder except where such buildings are part of a unified development and similar building designs are approved by a unanimous vote of the Architectural Review Board.
- K. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
- L. Elevations of Buildings Facing the Public Streets on a Corner Lot. Buildings on corner lots shall continue the major front elevation design elements around the corner elevation.
- M. Building Elevations Clad with a Singular Exterior Surface Material. Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), gable end wall treatments, siding design and accent panels, or other architectural design treatments consistent with the principal building design.
- N. Foundations Below Overhanging Bays. Buildings shall be designed with foundations below all bays that overhang the building foundation. The Architectural Review Board will allow the construction of bay windows, projections of floors above the first floor, if they are a minimum of twelve (12) inches above grade.
- O. Mechanical and Exterior Building Systems.
1. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 2. Air intakes and exhaust vents shall be enclosed in a chase constructed of materials similar to those materials used on the building elevations; metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable.
 3. Building-mounted Equipment.
 - a. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - i. When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-

Section 19.06.03: Multi-Family Uses.

- mounted so as not to project beyond the main plane of the façade more than necessary.
- b. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - iii. Consistent with the color of the structure to which the equipment is attached.
 4. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Consistent with the color of the structure to which the equipment is attached.
 - c. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
- P. Patios, Decks, and Balconies.
1. Ground-level patios and decks facing the street shall be bordered with landscape treatments. Covered porches are exempt from this requirement.
 2. Exterior stairs leading to a deck or balcony are not permitted on the front or street side of a building. On corner lots, exterior stairs shall be permitted on the interior side façade.
 3. Exterior corridors shall be covered by the building roof, shall be located within the footprint of the building foundation, and shall not be visible from the street.
 4. Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above.
- Q. Garages and Loading Docks. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way. All loading docks shall be completely screened from view from public rights-of-way.
- R. Standing seam metal roofs in residential districts shall meet the following conditions along with any additional conditions as deemed appropriate by the Community Development Director or designee. No standing seam metal roofs will be permitted on contributing structures in historic districts, unless such structures historically had comparable standing seam metal roofs.
1. The standing seam metal roofing material shall have a low-reflectance finish so as to minimize the amount of light reflected into the sky and windows of adjacent properties. The maximum permitted Light Reflectance Value (LRV) is 35% for

Section 19.06.03: Multi-Family Uses.

- metal roofs. Standing seam roofing shall be painted. Galvanized roofs shall not be permitted.
2. Any paint applied to the metal roof panels must be applied to such panels at the factory using materials and a baking or other process that prevents the paint from cracking or chipping though normal wear and tear of a residential roof. Field applied painting of standing seam metal roofs is prohibited. The roof shall not have exposed unfinished metal edges. Standing seam roofs shall be complimentary to the house color and limited in color to greys, browns, dark green or a pale green simulating a copper patina color. Any ice and snow block or shield must match the color of the roof on which it is installed or be complimentary to the color of the roof.
 3. The standing seam metal roofing shall have a minimum thickness of 24 gauge so as to minimize the potential for wind and hail damage.
 4. Seam profiles in standing seam roofs for residential properties shall be no greater than 1" for roofs with pitches higher than 4:12, no greater than 1.5" for roofs with pitches between 2:12 and 4:12, and no greater than 3" for pitches less than 2:12.
 5. Standing seam metal roofing shall be installed per approved manufacturer's details and instructions.
 6. Standing seam metal roofing shall include at least the minimum underlayment required per the manufacturer's specifications or a minimum of 7/ 16" OSS underlayment if no minimum is specified by the manufacturer.
 7. Exposed fasteners or standing seam roof designs that employ exposed metal fasteners are prohibited. Ice and snow blocks or shields must also employ concealed fasteners.
 8. Standing seam metal roofing shall meet all applicable building codes.
 9. Standing seam metal roofs installed on existing residential construction shall not be constructed over existing roofing materials. Tear offs shall be complete to the roof sheathing.
 10. Tin roofs and corrugated metal roofs are prohibited.
 11. Standing seam metal roofing shall be maintained in a rust-free state for the duration of the roof's lifespan.
- S. Design Standards in Comprehensive Plan. The Architectural Review Board shall refer to the Village's Comprehensive Plan or components thereof for building design recommendations for specific neighborhoods, districts, or building types. No building or remodeling of a building which is located in the area subject to the Grafton Downtown Master Plan, as adopted by the Village of Grafton Plan Commission on February 23, 1999, shall be permitted unless said building or proposed remodeling complies with the design guidelines included within that master plan. This provision shall also apply to the location, installation, relocation, reconstruction, extension, enlargement, conversion, or structural alteration of exterior signage in the area subject to said Master Plan.

Section 19.06.04: Commercial Uses and Mixed Uses

- T. Design Standards for Retail and Commercial Service Buildings Over 20,000 Gross Square Feet in Area. All commercial service buildings over twenty thousand (20,000) gross square feet in area shall meet the additional design requirements set forth in Section 19.04.11.

Section 19.06.04: Commercial Uses and Mixed Uses

- A. Applicability. These standards apply to all commercial and structures constructed after the effective date of this Section. These standards also apply to Mixed Use Building and Live/Work Unit land uses.
- A. Building Scale and Mass. The size and mass of buildings and structures in relation to open spaces, window and door openings, porches, balconies, etc. shall be visually compatible with the buildings, public ways, and places to which they are visually related. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- B. Building Facade and Appurtenance Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- C. Building Height, Rooflines, and Roof Shapes. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings and do not exceed the zoning district height requirements for both principal and accessory structures. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.
- D. Building Design Proportions. The following shall be used as guidelines for evaluating building design proportions:
1. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
 2. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 3. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 4. Rhythm of Spacing and Buildings on Streets. The relationship of building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

Section 19.06.04: Commercial Uses and Mixed Uses

5. Rhythm of Entrance, Porch, and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- E. Directional Expression and Emphasis of Building Elevations. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
- F. Materials.
 1. Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Rear building elevations not facing a public street or public parking lot shall be exempt from this requirement. Class IV materials are prohibited.
 2. Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Architectural Review Board, or designee.
- G. Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing area or neighborhood buildings.
- H. Wall or Roof-Mounted Lighting.
 1. Full cutoff light fixtures are required. No portion of the light element may be visible on or off the site.
 2. Colored accent lighting shall only be permitted in the SMU South Commercial Mixed Use District.
 3. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 4. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.
- I. Design Repetition. A building design may not be repeated within four lots of an existing building. This shall apply to all buildings, whether or not they are constructed by the same builder except where such buildings are part of a unified development and similar building designs are approved by a unanimous vote of the Architectural Review Board.
- J. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
- K. Elevations of Buildings Facing the Public Streets on a Corner Lot. Buildings on corner lots shall continue the major front elevation design elements around the corner elevation.

Section 19.06.04: Commercial Uses and Mixed Uses

- L. Building Elevations Clad with a Singular Exterior Surface Material. Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), gable end wall treatments, siding design and accent panels, or other architectural design treatments consistent with the principal building design.
- M. Foundations Below Overhanging Bays. Buildings shall be designed with foundations below all bays that overhang the building foundation. The Architectural Review Board will allow the construction of bay windows, projections of floors above the first floor, if they are a minimum of twelve (12) inches above grade.
- N. Mechanical and Exterior Building Systems.
1. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 2. Air intakes and exhaust vents shall be enclosed in a chase constructed of materials similar to those materials used on the building elevations; metal housings designed by the vent manufacturer to enclose the chimney vents are acceptable.
 3. Building-mounted Equipment.
 - a. Window-mounted air conditioning units shall not be permitted in any window that faces a public street.
 - i. When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade.
 - b. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised with screening that is:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Incorporated as part of the building wall and/ or flush-mounted so as not to project beyond the main plane of the facade.
 - iii. Consistent with the color of the structure to which the equipment is attached.
 4. Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls.
 - a. Screening shall be architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Equipment shall be consistent with the color of the structure to which the equipment is attached.

Section 19.06.05: Industrial Uses

- c. Screening shall be designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
- O. Garages and Loading Docks. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way. All loading docks shall be completely screened from view from public rights-of-way.
- P. Design Standards in Comprehensive Plan. The Architectural Review Board shall refer to the Village's Comprehensive Plan or components thereof for building design recommendations for specific neighborhoods, districts, or building types. No building or remodeling of a building which is located in the area subject to the Grafton Downtown Master Plan, as adopted by the Village of Grafton Plan Commission on February 23, 1999, shall be permitted unless said building or proposed remodeling complies with the design guidelines included within that master plan. This provision shall also apply to the location, installation, relocation, reconstruction, extension, enlargement, conversion, or structural alteration of exterior signage in the area subject to said Master Plan.
- Q. Design Standards for Retail and Commercial Service Buildings Over 20,000 Gross Square Feet in Area. All commercial service buildings over twenty thousand (20,000) gross square feet in area shall meet the additional design requirements set forth in Section 19.04.11.

Section 19.06.05: Industrial Uses

- A. Applicability. These standards apply to all industrial structures constructed after the effective date of this Section.
- B. Building Scale and Mass. The size and mass of buildings and structures in relation to open spaces, windows and door openings, porches, balconies, etc. shall be visually compatible with the buildings, public ways, and places to which they are visually related. The relative proportion of a building to its neighboring existing buildings, to pedestrians or observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- C. Building Facade and Appurtenance Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
- D. Building Height, Rooflines, and Roof Shapes. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings and do not exceed the zoning district height requirements for both principal and accessory structures. The visual continuity of roofs and their contributing elements (parapet walls, coping, cornices, etc.) shall be maintained in building development or redevelopment.

Section 19.06.05: Industrial Uses

-
- E. Building Design Proportions. The following shall be used as guidelines for evaluating building design proportions:
1. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
 2. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
 3. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
 4. Rhythm of Spacing and Buildings on Streets. The relationship of building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
 5. Rhythm of Entrance, Porch, and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
- F. Directional Expression and Emphasis of Building Elevations. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.
- G. Materials.
1. Industrial buildings shall be clad in Class I, II or III materials. Certain Class IV materials are permitted as described below.
 2. Concrete panels (tilt-up/precast) may be used if they are part of a palette of permitted materials or if they incorporate horizontal and vertical articulation including, but not limited to, changes in color or texture.
 3. Non-decorative metal panels may be used if enhanced on all elevations with Class I or II materials in combination with decorative fascia, overhangs, trim, lintels, sills, headers, belt courses, reveals, pilasters, windows, chimney, or other architectural features as deemed appropriate by the Community Development Director or designee. In such cases, Class I or II materials amount to more than 15 percent of each façade.
 4. Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Architectural Review Board, or designee.
- H. Colors. Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, color shall be selected in general harmony with the existing area or neighborhood buildings.
- I. Wall or Roof-Mounted Lighting.

Section 19.06.05: Industrial Uses

1. Full cutoff light fixtures are required. No portion of the light element may be visible on or off the site.
 2. Colored accent lighting shall only be permitted in the SMU South Commercial Mixed Use District.
 3. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent throughout the entire site, unless the building is divided into individual components; in such case, all on-building light fixtures shall be consistent within each individual component.
 4. All entrances shall be lit after sunset. The minimum illumination at each entrance shall be 1.0 foot-candles.
- J. Design Repetition. A building design may not be repeated within four lots of an existing building. This shall apply to all buildings, whether or not they are constructed by the same builder except where such buildings are part of a unified development and similar building designs are approved by a unanimous vote of the Architectural Review Board.
- K. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
- L. Elevations of Buildings Facing the Public Streets on a Corner Lot. Buildings on corner lots shall continue the major front elevation design elements around the corner elevation.
- M. Building Elevations Clad with a Singular Exterior Surface Material. Building elevations clad with a singular exterior surface material shall provide some additional architectural design element(s) to break up the plane of the wall. This may be done by the addition of window(s), gable end wall treatments, siding design and accent panels, or other architectural design treatments consistent with the principal building design.
- N. Foundations Below Overhanging Bays. Buildings shall be designed with foundations below all bays that overhang the building foundation. The Architectural Review Board will allow the construction of bay windows, projections of floors above the first floor, if they are a minimum of twelve (12) inches above grade.
- O. Mechanical and Exterior Building Systems.
1. Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 2. Building-mounted Equipment.
 - a. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district must be disguised or screened in one of the following ways:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.

Section 19.06.06: Energy Uses

- ii. Incorporated as part of the building wall and/ or flush-mounted so as not to project beyond the main plane of the façade.
 - iii. Consistent with the color of the structure to which the equipment is attached.
- 3. Roof-mounted Equipment. Roof-mounted equipment visible from an adjacent public right-of-way or residential district shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - i. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - ii. Consistent with the color of the structure to which the equipment is attached.
 - iii. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
- P. Garages and Loading Docks. Garages and loading docks shall be designed as integral elements to the building and site, and shall not be the dominant visual element from public rights-of-way. All loading docks shall be completely screened from view from public rights-of-way.
- Q. Design Standards in Comprehensive Plan. The Architectural Review Board shall refer to the Village's Comprehensive Plan or components thereof for building design recommendations for specific neighborhoods, districts, or building types. No building or remodeling of a building which is located in the area subject to the Grafton Downtown Master Plan, as adopted by the Village of Grafton Plan Commission on February 23, 1999, shall be permitted unless said building or proposed remodeling complies with the design guidelines included within that master plan. This provision shall also apply to the location, installation, relocation, reconstruction, extension, enlargement, conversion, or structural alteration of exterior signage in the area subject to said Master Plan.
- R. Design Standards for Retail and Commercial Service Buildings Over 20,000 Gross Square Feet in Area. All commercial service buildings over twenty thousand (20,000) gross square feet in area shall meet the additional design requirements set forth in Section 19.04.11.

Section 19.06.06: Energy Uses

- A. Small Solar Energy System (Rooftop and Building-Mounted).
 - 1. Purpose. This Section is intended to regulate rooftop and building-mounted solar panels to preserve the character of Grafton's neighborhoods.
 - 2. Applicability. The regulations of this Section shall apply to all new rooftop and building-mounted solar panels.
 - 3. Review and Approval. Applicant shall submit drawings, schematics, specifications, electrical permit application, and any other materials requested by the Community Development Director or the Building Inspector. The Community

Sections 19.06.07-19.06.10: Reserved for future use

Development Director or the Building Inspector shall review and approve rooftop and building-mounted solar panels that meet the requirements of this section.

4. Standards.
 - a. Solar panels may be located on the roof and on the building façade including the front elevation. Free standing solar panels will require site plan review by the Plan Commission.
 - b. The color of solar panels, framing, and other necessary equipment shall be similar to the adjacent building materials (i.e., roofing or siding).
 - c. Solar panels shall be installed with same slope as the roof or building they are attached to.

B. Small Solar Energy System (Freestanding)

1. Purpose. This Section is intended to regulate freestanding solar panels to preserve the character of Grafton's neighborhoods and protect adjacent properties.
2. Applicability. The regulations of this Section shall apply to all new freestanding solar panels.
3. Review and Approval. The Plan Commission shall review and approve all new freestanding solar panels and may request additional input from the Architectural Review Board.

C. Large Wind Energy System and Large Solar Energy System

1. Purpose. This Section is intended to regulate large energy production land uses to preserve community character and protect adjacent properties.
2. Applicability. The regulations of this Section shall apply to all new large energy production land uses.
3. Review and Approval. The Plan Commission shall review and approve all new large energy production land uses and may request additional input from the Architectural Review Board.

Sections 19.06.07-19.06.10: Reserved for future use

Page intentionally left blank