

18. Architectural.

- e. *Exterior Material Selection.* The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments. The minimum requirements shall be as follows:
- i) In R-3 and R-4 districts, primarily residential construction materials such as, brick, stone, wood, lap siding, and architectural shingles, shall be utilized in the design.
 - ii) Attached dwelling structures shall incorporate at a minimum, twenty percent (20%) brick, stone, or similar substantial material in the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.
 - iii) Multiple family structures shall incorporate at a minimum, fifty percent (50%) brick, stone, or similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area devoid of glazed surfaces.
 - iv) In C-1 and C-2 districts, pre-cast tilt-up concrete panels are an acceptable exterior material provided that additional architectural detailing is provided along the public faces of the building.
 - v) In C-3, C-4, and C-6 districts, the architectural material selection shall be dominated with permanency and strength of materials in proportion to the aesthetic characteristics of the building's bulk and shape. Structures in these districts shall incorporate at a minimum, sixty percent (60%) brick, stone, or other similar substantial material into the overall building design. The percentage requirement shall be calculated on the total exterior surface area exclusive of glazed surfaces.
 - vi) The use of metal panels or sheet metal will not be considered an acceptable exterior building or accessory building material in any residential or commercial district. Metal panels may be used on the non-public faces of building in M-1 and M-2 districts.
- f. *Exterior Color Selection.* The building's exterior color scheme shall utilize primarily muted, neutral, or earth tone type colors. The primary use of bright, intense, or extreme colors not consistent with the adjoining developments shall not be permitted in any zoning district. This regulation is not intended to prohibit the use of these colors for specifically approved architectural detailing.