

Village of Grayslake

Building Facade Architectural Design Standards

(February 12, 2008)

For New Construction and Remodeling/Upgrade Construction

The following standards are intended to provide supplemental detail to established Village comprehensive plan, architectural guidelines, zoning ordinances and building codes relative to facade renovation and new building facade architectural standards and harmony/compatibility requirements. These standards are adopted, by ordinances, as a supplement to those existing.

Standards are subdivided into nine parts designed to address major elements of building facades:

- A. General Facade Design Concepts
- B. Exterior Building Materials
- C. Exterior Material Colors
- D. Building Features and Details
- E. Attached Structures and Appentices
- F. Fenestration- Windows and Glazing
- G. Sign Compatibility
- H. Building Lighting
- I. Building System Screening

The following standards are appropriate for all office, commercial, industrial and multi-family developments, as well as related upper story residential and office development. Standards apply to new development, additions, remodeling, infill, and upgrade type construction. Standards are intended to assist in creating viable and attractive properties, establishing a baseline or architectural design appropriateness and establishing architecturally harmonious environments. Design goals include improving:

1. Pedestrian-and vehicular streetscapes.
2. Visibility of business activities.
3. Harmonious design of major municipal nodes, corridors, commercial and industrial developments throughout the Village.

Standards are to be used in conjunction with Review Outline for Minimum Compliance, which establishes a minimum threshold by rating each component of a proposed development and then totals the ratings in the form of a pass/fail grading requirement.

A. GENERAL FACADE DESIGN CONCEPTS

1. The incorporation of accurate, **traditional architecture** is encouraged.
2. **Traditional architecture, for the purposes of this ordinance, is architecture whose styles and components predate the international modern movement beginning from 1860 to 1920, but may include modern styles influenced by traditional architecture and traditional styles influenced by regional (Midwest) and, most importantly, local (Grayslake) variation. Modern, post modern and contemporary international architecture not based on or influenced by traditional architecture is discouraged.**
3. **Traditional architecture chosen shall be consistent with the highest quality traditional styles of architecture found through out the Village.**
4. Architectural features and treatments shall be consistent with the architectural style chosen.
5. **The level or intensity of architectural features, treatments, and details provided shall be consistent with the traditional style chosen.**
6. **Continuity of architectural features and treatments** (i.e., bay windows, window proportions, detailing) throughout building facades and throughout a development shall be required.
7. **Continuity of horizontal architectural elements**, between components of a building and between adjacent structures, **shall be required.**
8. Building bay spacing shall be consistent throughout a development and compatible with adjacent buildings.
9. Building presence, from the street, shall be given priority as an important component of facade design.
10. Street-level retail/office is encouraged over alternative uses in major commercial and corridor zones.
11. **Maintenance of distinction between the upper and lower floor facades shall be required.**
12. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
13. For commercial/office development, the first floor shall retain a largely transparent character, while the upper story(s) shall have a more solid quality to facade fenestration.
14. **Maintenance of consistency in building widths**, in an architectural block of buildings, or development, **shall be required.**
15. For new buildings placed on a number of lots, **or large stand-alone buildings** the established horizontal rhythm shall be maintained through division of the structure into smaller bays, consistent throughout the development and adjacent developments.
16. Individual building units shall be clearly defined through use of such elements as pillars, piers, material changes, separation of glass, and/or awnings.
17. The scale, proportions, massing, articulation and design features of the front facade shall enhance the pedestrian and vehicular experience, emphasizing the human scale.
18. Facade improvements that incorporate such **traditional design elements** as cornices, transoms, friezes, bulkheads, window bases, and window head moldings **are appropriate and required.**
19. Architectural features and applied moldings help to break up the monotony resulting from uninterrupted walls. This type of treatment on plain walls shall be required on all facades.

20. Consider the directional expression of adjacent buildings. Building design may give a predominantly vertical, horizontal or non-directional expression to a building facade. The directional expression of buildings shall complement that of adjacent buildings.
21. Building heights shall vary within each adjacent structure. This feature adds character and visual interest to corridors and developments.
22. Development building heights shall be to the nearest half-story of adjacent buildings, unless architectural style or function dictates otherwise.
23. Long, uninterrupted wall or roof planes shall be avoided.
24. **Offsets, within the form of buildings, are required** as features that minimize the bulky look of a block-shaped building.
25. Transparent facade design (50% minimum - commercial) is required to increase visibility of business activity from the sidewalk and street (see F. fenestration for more detail).
26. Create continuity in roof types, for new buildings and upgraded building with multiple roof elements.
27. Building windows shall be relatively consistent in height and design and consistent with front facade doors to create a cohesive appearance for each building. Building window base heights shall be consistent with adjacent facades within, and adjacent to, a development.
28. Horizontal building detailing including, but not limited to, sills, headers, transoms, cornices, signage bands, shall be consistent in design, coordinated and compatible with one another.
29. Sign bands, such as a horizontal band at the top of each building's first floor, shall serve as the appropriate location for business signage and help unify a commercial development. Signage shall be consistent in type, size and color theme.
30. Large frieze elements can be incorporated as sign bands.
31. Articulated roof-edges, clearly defined with significant detail and with reinforced horizontal lines are a required facade element for commercial and office type buildings.
32. Facades and roofing that can be seen by the public shall be of long life, easily maintained, natural materials.
33. Overpowering architectural features, such as mansard roofs, should only be used when they reflect the appropriate and accurate architectural style of the project. This type of feature, **if inappropriate for or out of scale for the style, will not be allowed.**
34. Roof Form: Design buildings with hipped, gable, gambrel or other appropriate roof components. Flat roofed structures are encouraged only if appropriate for the architectural style, or on large industrial structures.
35. Monotony should be avoided in design. The roofline at the top of a structure shall incorporate offsets jogs, architectural features and components for enhanced interest.
36. Standing seam and batten seam metal roof systems, as principal roof/wall elements, are not allowed.
37. Primary entrances shall be located at the front of the building, unless off-street parking dictates otherwise. **Primary entries shall be prominent architectural features.**
38. Locate the major facade and/or major entrance of a building on the side facing the primary pedestrian or vehicular access, unless dictated by off-street

- parking. **Entryways shall be prominent, or accentuated by appropriate architectural detail/features, and easily found by pedestrians and/or patrons.**
39. Recessed entryways are appropriate and encouraged for unprotected entrances. **Recessed entryways shall be made prominent by including appropriate detail.**
 40. One principle entry for each building component is encouraged. If location of parking creates the need, multiple entries may be included.
 41. Doors, especially principal entryways, shall be emphasized using awnings, canopies, pediments, or other appropriate design feature.
 42. Floor levels of new buildings shall relate to and be consistent and coordinated with the floor levels of existing adjacent structures.

B. EXTERIOR BUILDING MATERIALS

1. Facade Materials: Exterior walls shall include a finish of natural materials, i.e., natural wood, brick, concrete, stone, or a combination of these materials.
2. **The use of natural materials, such as** wood, brick, stone, or concrete, as the primary finish material, **is required.** Synthetic materials shall be avoided.
3. **Traditional, time-tested, weather-resistant building facade materials shall be required.**
4. Face brick, terra cotta, limestone, brownstone, lannon stone, marble, granite, ashlar masonry are recommended masonry finish materials. **These may be required depending on architectural style chosen.**
5. Wood Walls: Clapboard, board & batten, shiplap, shingle style or other traditional wood siding shall be used with horizontal placement, or placement typical to the traditional installation methodology.
6. The use of concrete as a primary facade material shall only be allowed if designed to include significant architectural feature, color and texture.
7. Warm, small-scale and durable materials shall be used on pedestrian accessible surfaces, including walls, features and walking surfaces. The use of brick pavers, **or stone**, as a sidewalk component **are examples.**
8. The choice of materials shall relate in character with and be compatible with adjacent buildings.
9. Facade design, materials, and execution should be of high quality for all facades. Secondary facades (side or rear) should compliment the primary facade treatments and adhere to standard principles and architectural style.
10. Exterior building materials shall be consistent and compatible on all sides and levels of a building.
11. Roof Coverings: Shadow line or profile asphalt shingle, cedar shake, slate, or concrete tile roofing shall be considered on all pitched roofs. Corrugated tin or aluminum or preformed metal and other tile roofs shall not be considered appropriate for primary or dominant roof elements.
12. Exposed framing of attached structures, unless integral to the design, or designed as an exposed element (i.e., heavy timber or finished metal), shall not be allowed.
13. Materials and finished used in attached structures shall be consistent with and complimentary to the architectural style of the principal structure.
14. Suggested building accent materials include copper, aluminum, wood, tern metal, accent stone, accent stucco, and terracotta. Material selection and finish should be durable, long life and maintenance friendly.
15. The use of EIFS as an accent material substitute for stucco shall be allowed if designed to include significant architectural feature, color and texture.

16. Wood selections shall be those that hold up to the Midwest climate, i.e., cedar or redwood of a high grade and with appropriate finish.
17. Preferred roofing materials shall also apply to equipment screens. Rooftop mechanical equipment is strongly discouraged **unless fully screened**. However, if it must be used, it shall be screened, with material complimentary and consistent with building architecture and roof design/finish.
18. Use of plain or decorative concrete block, applied synthetic brick, vinyl, or aluminum siding, shall not be allowed as a primary or accent facade material.
19. The use of neon shall not be allowed as a decorative exterior element of the façade or structure, or as an interior element shining through facade glazing.
20. The use of plywood panels, i.e., T-111 or stucco panels, as a primary or accent exterior finish material, shall not be allowed.
21. The use of batten or standing seam metal roofs, as a dominant primary or accent roof or siding element, shall not be allowed.
22. The use of EIFS, as a primary facade material, shall not be allowed.

C. EXTERIOR MATERIAL COLORS

1. **Reflect a color palette of well-established local traditions, in all building facade color selections.**
2. New buildings shall utilize the predominant and appropriate colors and textures of surrounding buildings, and be compatible with those building materials.
3. **Use of discordant, or harsh, non-harmonious color is not allowed.**
4. **Maximized color harmony within a development and between neighboring buildings shall be required.**
5. Exterior colors shall be compatible with existing adjacent buildings.
6. Exterior color schemes shall be used consistently throughout a property, and all of its structures, including both the upper and lower portions of buildings, all sides of buildings, and on attached structures, elements and details.
7. Color combination schemes shall be limited to no more than three different colors for an individual building or five colors for all structures in a development, **unless the architectural style dictates a wider range**.
8. The limit of exterior colors should also be applied to attached structures, features, details and signs.
9. No one-color range dominates the Village corridors and commercial zones. Earth tones, including, but not limited to, browns, reds, beiges and grays are appropriate for all proposed projects. **Non earth tones are appropriate if dictated by the selected architectural style.**
10. Colors used for the building accents should be earthy and neutral **unless otherwise dictated by architectural style**. Bright colors, used for accents or for commercial logos, shall be used sparingly, if at all, and will be subject to Village review and approval.
11. When used in door and window frames, reflective materials, such as aluminum shall be softened through the use of earth tone colors. Mullion colors shall match the window frame colors.
12. Muted, natural tones shall be applied to all painted elements such as windows, trim and cornices. Natural tones used shall complement the main building facade colors.
13. Awning, canopy and attached structure colors shall blend with and be compatible with building facade colors. **Bright** primary colors are not allowed,

- however, attached structure trim accentuated with contrasting colors shall be allowed if compatible with principal colors and used on a limited basis.
14. **Bright** primary colors are not allowed for main facade finishes. However, trim on the main facade, accentuated with contrasting colors shall be allowed, on a limited basis.
 15. For signs, a maximum of three colors shall be used. Background colors that match the building color, or neutral colors, are acceptable. A high level of contrast between the sign message and background works well for legibility.
 16. Roof Coverings Color: **Bright or** overly colorful roofing materials shall not be allowed.
 17. Color of trim, attached structures, details, and signs shall be compatible with that of neighboring building's main facade, attached structures, details and signs.
 18. Windows and window frames/trim shall have an appropriate finish and color to the architectural style, and be consistent with the overall color scheme of the structure.
 19. The color of the elements buffering mechanical ventilation, building utility services, trash dumpsters, etc., shall be subdued muted and natural and shall harmonize with the principal building color or colors.
 20. Secondary facade colors shall be coordinated and compatible with color schemes of primary facades.
 21. Facade colors shall be consistent and compatible on all sides and levels of a building or a development of buildings.

D. BUILDING FEATURES AND DETAILS

1. **Ornate building silhouette, or top of wall features, or profiles, are required to be consistent with the architectural style chosen.**
2. **Offsets in building walls are required to break up large surfaces.**
3. **Masonry detailing such as rowlocks, soldiers, headers, plants, copings, arches and ornate coursing details are required to a level of intensity consistent with the style chosen.**
4. Major or common architectural elements to be incorporated in building facades include window bases, pilasters columns, friezes, cornices, wall break details and window treatments/surrounds.
5. **Accurate representation of traditional architectural elements, details, and styles shall be required.**
6. Kickplates, and decorative panels, as a base to the facade windows, are preferred over window panels down to the floor, **unless chosen style dictates otherwise.**
7. Pilasters, columns and other architectural features shall be appropriate to the proposed architectural style and consistent throughout a development.
8. Maintenance and coordination of appropriate cornice lines, with respect to adjacent buildings, shall be required. Cornice lines shall be compatible in detail, size, color, shape and elevation.
9. Cornice style shall match proposed architectural style of building or building developments.
10. The "frieze" or "sign band" is the horizontal segment of the building located above the display window and below the second floor windows, facade trim, or building cornice. Friezes shall be consistent throughout a development of buildings and appropriate for the proposed architectural style.

11. Window shutters are an appropriate element of certain architectural styles, but should appear to be capable of properly covering the windows, and shall be appropriate for the architectural style selected.
12. See exterior material colors, Part C, for additional information regarding architectural features.
13. Following is a list of generally accepted, traditional building features and details that, when combined with traditional exterior finish materials and architectural styles, will assist in forming the basis for architecturally harmonious environments for Village corridors, commercial zones and office components of industrial zones. Incorporated features shall be located in pattern, number, size and detail to be compatible with proposed architectural styles, for facade design, facade enhancement and new non-residential developments.
 - a. Ancone, decorative brackets that support a cornice.
 - b. Appentices, minor roof structures and canopies built against main facades.
 - c. Apse, semi polygonal projections.
 - d. Arches, various forms of an opening head.
 - e. Arcading, series of arches/blind arcade. No opening.
 - f. Architrave, base of entablature.
 - g. Abacus, decorative column cap.
 - h. Awning blind, awning type shutter.
 - i. Barge board, ornamental gable board.
 - j. Battered wall, sluped wall.
 - k. Bay, window bay.
 - l. Belvidere, rooftop pavilion/railing.
 - m. Balustrade, decorative railing system.
 - n. Bulkhead, decorative entrance frame.
 - o. Campanile, tower structure (i.e.: bell-type).
 - p. Cavetto, crown molding.
 - q. Clerestory, upper windows.
 - r. Cornice, upper section of entablature.
 - s. Corbelling, masonry projection.
 - t. Coping. Decorative wall or parapet cap.
 - u. Corbiestep, stepped gable end wall.
 - v. Crest tile, decorative roof ridge tiling.
 - w. Cupola, decorative roof structure.
 - x. Dentiles, cornice's decoration.
 - y. Dormers, recessed dormers.
 - z. Diagonal bracing, column decoration.
 - aa. Fenestration, window treatment arrangement.
 - bb. Final, decorative roof ornament.
 - cc. Frieze, middle part of an entablature.
 - dd. Flying buttress.
 - ee. Flanking windows, side lights.
 - ff. Gambrel, roof shape.
 - gg. Gable, roof shape.
 - hh. Hips, roof shape.
 - ii. Hood, decorative closure/cover over a window.
 - jj. Inlay, surface ornamentation.
 - kk. Keystone, top of an arch.

- ll. Loggia, column porch/gallery.
 - mm. Link dormer, connecting dormer.
 - nn. Lintel, decorative opening head.
 - oo. Louver, decorative grillage.
 - pp. Niche, recess in a solid wall.
 - qq. Oriel window, corbelled window projection.
 - rr. Parapet, wall extension above a rude live.
 - ss. Plinth, decorative per base.
 - tt. Pier, column.
 - uu. Pediment, decorative door head.
 - vv. Portico, porch/gallery.
 - ww. Skirt roof.
 - xx. Scalloping, decorative curve shaped moldings.
14. Building feature/detail material, color, and texture shall be consistent with the finish materials and architectural style of the building.
 15. Building elements, such as awnings, signs, doors, windows, and lighting fixtures, shall complement each other and main building facade finishes.
 16. Building features/details shall be consistent on all sides and levels of a building or development of buildings. ***The level of intensity of detail shall be appropriate for the architectural style selected.***

E. ATTACHED STRUCTURES AND APPENTICES

1. **Use of awnings, canopies or other design features is required to enhance front facades if dictated by the architectural style selected. The level of intensity shall be consistent with the architectural style chosen.**
2. Awnings, canopies and other design features shall be designed to add depth to the building surface and accentuate entrances. They shall be of appropriate color, and shall provide maximum weather protection to building facades.
3. Awnings and canopies on a multiple-storefront building or building development shall be consistent in character, scale, color, location and architectural style.
4. Awning and canopy locations shall respect the facade framework.
5. Awning and canopy size, color and placement shall complement the architectural character of the building.
6. Soft, weather-treated canvas or vinyl materials, which allow for flexible or fixed installation, shall be used for awnings.
7. Awnings and canopies provide a secondary location for signage. The Village sign ordinance shall be adhered to.
8. Awning and canopy signs shall be painted on or attached flat against the surface of the structure as an integral element as opposed to an add-on feature.
9. Awning and canopy shapes shall relate to the facade's other architectural elements.
10. Awnings and canopies shall be integrated into and relate to the scale of the building facade.
11. **Canopies, surrounds and structures creating monumental entrances are required if dictated by the architectural style chosen.**

12. Appropriate canopy, appentice or structure materials include those that are compatible and consistent with building architectural style. (See Section B, Exterior Building Materials)
13. **Canopies, porticos, pediments and loggias are *required* to cover and protect entrance *if dictated by the architectural style chosen*. Zoning ordinance setbacks, however, shall be adhered to.**
14. The use of attached structures shall be consistent on all sides and levels of a building.
15. Use of second floor balconies/porches, and decks for coverage of sidewalks or as an attached element shall not be allowed.

F. FENESTRATION, GLAZING AND WINDOWS

1. **Substantial amounts of glass create transparent street-level facades and are *required* at all corridors and commercial developments.**
2. Architecturally correct and original window characteristics and styles shall be incorporated.
3. In general a minimum of 50% of the first floor street-side commercial facades shall be transparent.
4. First floor commercial retail establishments shall contain, at a minimum, a 60% or min.: 400sf display window percentage based on an overall primary facade dimension.
5. "Transparent" facades are not as necessary for some businesses, such as professional offices, or office components of industrial buildings. **Fenestration should still be significant, minimum 40% of facade areas, shall be required.**
6. Building windows shall not be obscured, clear is preferred over *appropriately* tinted.
7. Clear glass is preferred for merchandizing windows.
8. Clear glass for windows and doors is suggested, though slightly tinted glass for energy efficiency purposes may be used. Colors shall be grays, blues, and bronze, non-reflective and non-mirrored. Non-standard colors shall be avoided.
9. The use of window mullions to section large display windows *shall be consistent with the architectural style selected*.
10. As a design feature, transom windows are an important element in the proportion of taller facades. **Transom windows are *required to be consistent with the architectural style selected*.**
11. Windows shall be proportionate to the facade scale and in keeping with architectural style of proposed buildings. All glass facades shall not be allowed.
12. Aluminum, steel, or vinyl cased wood windows, in appropriate style and color, may be used for maintenance freedom.
13. **Windows on all levels, if a multiple story building, are *required*.** They shall be properly spaced and proportioned in reference to the entire building.
14. Non-transparent material, such as a glass block, is not appropriate as fenestration, but may be used as an architectural element if appropriate to the proposed style. They shall not, however, be a dominant feature.
15. Plexiglas or other glass substitute materials shall not be allowed as fenestration.
16. The use of small-paned windows, unless characteristic of the building's architectural style or original design is not appropriate.

17. Fenestration shall be required on all facades facing roads and public ways, including industrial zones.
18. *The level of intensity of windows, frames and frame detailing shall be consistent with the architectural style chosen.*

G. SIGN COMPATABILITY

1. **All signage shall meet the requirements of related Village Ordinances.**
2. Wall, hanging, or awning signage increases business recognition and minimizes streetscape clutter, and are encouraged over street/monument signs.
3. Signs shall be concentrated near the pedestrian level, unless building size/use dictates otherwise. (I.E., large mass one-story buildings may have signs positioned up to $\frac{3}{4}$ the facade height.)
4. Sign materials shall be consistent with, and complement, the principal construction materials and architectural style of the building facade.
5. Sign colors shall be chosen to complement, not clash, with the facade color of the building.
6. Signs shall not contain more than three colors. Examples of preferred background colors are burgundy, red, forest green, chocolate brown, black, charcoal, and navy blue.
7. Preferred lettering colors are ivory, white, or gold. "Day glow" colors shall be prohibited.
8. Signs shall be placed in clear, architecturally defined areas on windows, awnings, or suitable wall spaces such as within the sign band, frieze, or building transom.
9. The size of the sign shall be restricted to 75% of the area of the sign band.
10. The height of the letters shall not exceed 75% of the height of the sign band.
11. Oversized signs or inappropriately placed awnings that cover, obscure, or extend beyond the frieze/sign band area shall not be allowed.
12. All business related signs shall be readable and clear.
13. All signs shall be integrated with architectural features and character of proposed facades.
14. Consistency in sign location between businesses will influence visibility of signs. **Sign compatibility between buildings/businesses is required.**
15. Neon and zenon type sign lighting shall not be allowed, interior through windows, or exterior.
16. Sign lighting shall be consistent with building lighting.
17. Indirect sign lighting is preferred over direct.
18. Conflict between signs, on joining and adjacent buildings, shall not be allowed.
19. Obstruction of architectural features by building signs shall not be allowed.
20. Signs shall not be located on any portion of the upper stories of building facades.
21. Backlit box type signs with translucent sign faces shall not be allowed.
22. All illuminated wall type signs shall have a sign face design with only individual letters internally or back illuminated, space shall be provided between letter components and letters. (Letters shall not appear as one mass.)
23. In multi-tenant buildings, all sign lettering shall be of equal size, relative to tenant space size, lettering style shall be consistent throughout, lettering colors shall be compatible throughout and limited to a color scheme of three colors maximum, and back lighting of individual letters shall be consistent throughout.

24. Letters on monument signs shall be of one color and style, *unless the sign is addressing multiple tenants, in which case color and style are subject to Village approval.*

H. BUILDING LIGHTING

1. **All lighting shall meet the requirements of Village Lighting, and other related ordinances.**
2. Site lighting, display window lights, architectural lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street.
3. Exterior lighting shall highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself.
4. Exterior lighting shall be appropriate to the building's architectural style. The scale and style of the light fixture shall be in keeping with the facade design.
5. Exterior building lights shall coordinate with architectural details of the building.
6. Exterior building lighting shall be coordinated and compatible with lights of adjacent structures.
7. To minimize glare, lights shall be aimed up or down, not out. The light source shall be minimized.
8. Indirect lighting shall be provided, whenever possible, for display and architectural type lighting.
9. Building lighting shall provide an even illumination level. The use of flashing, pulsating, or similar dynamic lighting is not allowed.
10. Lighting shall be provided at rear and emergency exits of businesses to assist customers in locating the rear exits and for safety.
11. **All lighting that must be on during night hours of operation shall be coordinated with Municipal Requirements.**
12. Sconce type lighting shall be allowed if the light source is completely obscured, and the fixture is in keeping with the proposed architectural style.
13. Walkway lighting (Bollard or decorative pole type) is encouraged, if the light source is obscured and the fixture is in keeping with the proposed architectural style.
14. Ground-mounted building lighting shall be allowed if the light source is completely obscured, and the fixtures are screened by landscaping.
15. Neon and zenon type fixtures or light sources are not allowed.
16. See sign compatibility, Part G, for addition lighting guidelines.

I. BUILDING SYSTEMS

1. **A building's mechanical, electrical and plumbing system shall be completely concealed from view from all locations and ground level vistas.**
2. Rooftop equipment shall be hidden by a screening device or roof structures so as not to be visible from the street, sidewalk adjacent properties or public ways.
3. Roof top screening shall be consistent with the shape and profile of the principal roof structure. Screening that appears "box"-shaped shall not be allowed.
4. Rooftop screens shall be of architectural features and materials coordinated and compatible with building architecture and color.

5. Batten seam, standing seam and corrugated metal roof systems shall be allowed as screens only if they are not a dominant architectural feature and they are complimentary to building architectural style and detail.
6. Ground equipment screens shall be of architectural features and materials coordinated and compatible with building architecture and color.
7. Solid evergreen landscape screening shall be an acceptable method of ground equipment screening.