

CITY OF WAUKEE

ARCHITECTURAL DESIGN EXAMPLE BOOK

a supplement to the SITE & BUILDING DEVELOPMENT STANDARDS ORDINANCE



DATE ADOPTED: 12/17/2012

ORDINANCE:

MAYOR: William F. Peard

CITY COUNCIL:

- ▶ Shane Blanchard
- ▶ Dan Dutcher
- ▶ Casey Harvey
- ▶ Shelly Hughes
- ▶ Mike Watts

PLANNING AND ZONING COMMISSION:

- ▶ Frank Hoifeldt
- ▶ Wayne Johnson
- ▶ Brian Mook
- ▶ Mike Nigro
- ▶ Joe Schmidt
- ▶ Luke Streit

INTENT

The intent of this document is to provide examples of architectural design indicative of the prescribed characteristics articulated in the City of Waukeez's Site and Building Development Standards Ordinance [Section 304]. The imagery in this book is not intended to identify the only architectural design acceptable in the City of Waukeez. Rather, this document provides a basis for discussion and decision making related to new construction, additions, alterations, or other improvements related to buildings within the City of Waukeez required to comply with the Site and Building Development Standards Ordinance. The specific provisions outlined by the Site and Building Development Standards Ordinance and all other provisions found in related Ordinances of the Waukeez Municipal Code shall prevail in any case where a discrepancy may occur between the imagery provided in this book and the provisions of such City Ordinances.

TABLE OF CONTENTS

RESIDENTIAL USES:

- ▶ Small Lot Single Family [Townhomes & Duplexes] PAGE 3
- ▶ Medium Density Townhomes & Rowhomes PAGE 4 & 5
- ▶ Medium Density Apartments & Condominiums PAGE 6
- ▶ High Density Apartments & Condominiums PAGE 7

COMMERCIAL USES:

- ▶ Neighborhood Commercial PAGE 8
- ▶ General Retail PAGE 9
- ▶ Big Box & Anchor Retail PAGE 10
- ▶ Hotel & Conference Center PAGE 11
- ▶ General Office PAGE 12
- ▶ Corporate Office PAGE 13

MIXED USES: PAGE 14

FLEX USES: [Commercial/Industrial/Research & Development] PAGE 15

INDUSTRIAL USES:

- ▶ Light Industrial PAGE 16
- ▶ Warehousing, Distribution, Manufacturing PAGE 17

SMALL LOT SINGLE FAMILY | TOWNHOMES & DUPLEXES



MEDIUM DENSITY TOWNHOMES & ROWHOMES



MEDIUM DENSITY TOWNHOMES & ROWHOMES



MEDIUM DENSITY APARTMENT / CONDOMINIUM



HIGH DENSITY APARTMENT / CONDOMINIUM



NEIGHBORHOOD COMMERCIAL



COMMERCIAL | GENERAL RETAIL



COMMERCIAL | BIG BOX & ANCHOR RETAIL



COMMERCIAL | HOTEL & CONFERENCE CENTER



COMMERCIAL | GENERAL OFFICE



COMMERCIAL | CORPORATE OFFICE



MIXED USE | RETAIL/OFFICE & RETAIL/RESIDENTIAL



COMMERCIAL / INDUSTRIAL | RESEARCH & DEVELOPMENT [FLEX USE]



INDUSTRIAL | LIGHT INDUSTRIAL



INDUSTRIAL | WAREHOUSING, DISTRIBUTION & MANUFACTURING



