

# MULTIFAMILY & COMMERCIAL ARCHITECTURAL STANDARDS

## Purpose

The Architectural Standards establish a minimum level of design quality and compatibility for multifamily and commercial buildings and improved open space. Each building and landscape requires an appropriate selection and application of materials. The Standards are intended to respect the historical character of Missoula through proper building massing, siting and material use which reflect important aspects of Montana's traditional architecture.



*A new mixed use storefront building fits into the main street*

The Standards are organized into Permitted Site and Building Materials, and Materials Applications, Configurations and Requirements. The Standards apply to all multifamily and commercial buildings, accessory structures and related site improvements.

### Building and Zoning Code Compliance

In the application of these Architectural Standards, all design and construction shall comply with the State's Building Code and the Missoula City Zoning Ordinance and Subdivision Regulations.

### Design Review Process

The application of these Architectural Standards shall be subject to the approval of the Meadows Architectural Committee (MAC), which shall also review the installation of exposed solar heating,



*A Missoula apartment building*

air conditioning and other mechanical equipment; antennas, satellite dishes, meters and other visible site and non-architectural building components. Exceptions to the Standards may be granted based on context and architectural merit. The MAC reserves the right to alter or amend these Standards.

### Horizontal Design Elements\*

Each building shall have at minimum a distinctive: horizontal base; occupied middle; and eave, cornice and/or parapet line that complement and balance one another. Horizontal articulations can be produced by material changes or applied facade elements.

*\*An eave line is the lower or bottom edge of a sloped roof. A parapet is the top of a wall that extends vertically beyond a flat or shallow pitch roof. A cornice is a horizontal architectural detail that projects beyond the exterior wall surface along or near the roof line.*

### Vertical Design Elements

Each building shall have a clear and harmonious pattern of vertically-oriented façade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in roof heights, applied facade elements, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences.

Vertical elements break up long, monolithic building facades along the street. Major vertical elements should be a maximum of 50 ft. apart measured center-to-center.

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## Building primary entries

The entry should project out from or should be recessed in from the surrounding building façade at least 8 in. to articulate the building's access, and shall contain a visible surrounding frame or trim detail.

## Permitted Site & Building Materials

### Visible Building Foundations, Wall Cladding, Moldings, Brackets and Trim.

- Concrete, cementitious stucco, brick or stone masonry foundations and veneers.
- As a perimeter screen at pier-supported foundations: wood lattice of the same material as the siding material above.
- Solid, laminated or composite wood or cementitious (e.g., Hardiplank) shingles, shakes, and horizontal or vertical siding, panels and soffits.
- Brick or stone masonry, cementitious stucco.
- Revere "Soverign" or equal vinyl siding with solid or composite wood moldings and trim only.
- Solid, laminated, composite or synthetic wood moldings and trim.
- Cedar or other solid, clear wood materials may be used unfinished.

### Exposed Roofing, Awnings, and Related Components

- 25 year minimum architectural composition shingles, concrete, slate or cedar shingles and shakes.
- Galvanized or prefinished metal, copper or terne metal corrugated or narrow-profile standing seam roofing, flashing, and other roofing components.
- Galvanized or prefinished metal, copper or terne metal gutters and downspouts.

### Awnings

- Wood or solid color woven, natural fabric awnings.



*Mixed use storefront building with offices and residences above*

### Exposed Chimney or Flue Enclosures

- Brick, stucco or stone masonry, wood shingles or siding that matches the primary house cladding.
- Exposed black or gray round metal flue pipes.

### Windows, Skylights, Doors and Accessories

- Natural, stained, painted or clad wood, solid vinyl windows and door frames and sashes.
- Sliding glass doors shall not be used where directly visible from any public right-of-way.
- Clear or 'Low E' glazing only shall be used.
- Entry doors shall be glazed storefront-type, wood, metal or fiberglass.
- Overhead doors visible from any public right-of-way shall be solid or composite wood, embossed metal or fiberglass.
- Window shutters shall be wood, fiberglass, or other solid material.
- At the primary street facade, the visible interior window treatment shall be consistent and harmonize with the surrounding exterior facade.

### Storefronts

- Type: Finished metal, wood or composite material framed, clear glazed system.

### Trellises, Decks, Stairs, Stoops, Porches, Railings, Balconies and other Architectural Components.

- Concrete, brick or stone masonry, stucco, wood, fiberglass or polymer columns, posts, arches and other vertical and elevated architectural components.

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- Solid or synthetic wood, concrete, brick or stone masonry decks and other horizontal components.
- All railings, guards and balustrades shall be concrete, brick or stone masonry, stucco, wood, synthetic wood, welded steel or iron.

## Landscape/Retaining Walls and Fences

- Brick, concrete and stone masonry
- Architecturally finished exposed concrete
- Cementitious stucco veneer over masonry
- Wood pickets, lattice and solid boards
- Painted or coated welded steel or iron

## Private Driveways, Curbs and Walks

- Private driveways that terminate in a public street, and private walks visible from a public right-of-way shall be concrete, finished to match adjoining public sidewalks, or embossed (stamped) concrete, brick, stone or concrete unit masonry.
- The finish materials, colors and patterns for private driveways and walks visible from a public right-of-way shall be approved by the MAC, and shall be finished prior to building occupancy.

## Building and Site Material Colors

- Exterior color finishes shall be approved by MAC.

## Materials Applications, Configurations and Requirements

### Building Foundations and Walls

- A single cladding material shall be used for at least 60% for all exterior walls visible from the public right-of-way.
- Vertical material separations shall extend at least 18" around corners and returns (Figures 1a and 1b).
- A minimum 4" wide wall corner (except at mitered corner siding), water table, cornice, roof rake and eave trim (except at exposed rafter tails) shall run the full height and breadth of each facade,

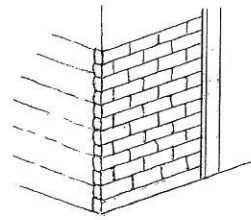


Figure 1a: Thin veneer with no side return is not allowed

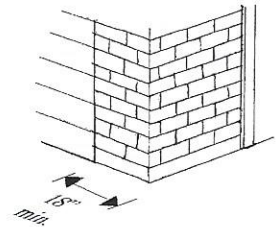


Figure 1b: Allowed

and shall be flush or protrude out beyond the surrounding cladding.

- Maximum horizontal cladding exposure shall be 6", vertical cladding exposure shall be 8".
- Heavier appearing materials shall be used only below lighter appearing materials (Figures 2a and 2b).

### Roofs, Gutters and Roofing Accessories

- Main roof slopes shall be 5:12 minimum to 14:12

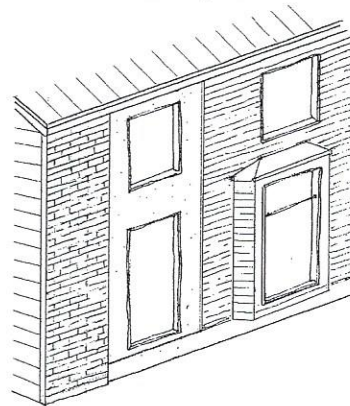


Figure 2a: Heavy material above or along lighter not allowed

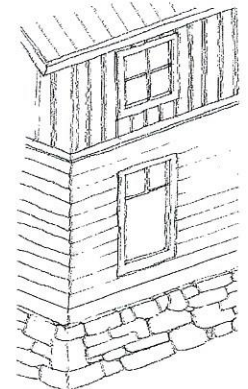


Figure 2b: Allowed

maximum with symmetrical gable, gambrel or hip configuration.

- Special architectural structures such as towers, elevated decks and cupolas may exceed the maximum height limit provided a cornice or other horizontal architectural detail is articulated at the height limit line and the structure's total horizontal area does not exceed 350 SF.
- Eave lines shall be continuous except at sheds and dormers (see page 24).

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- Rafters may be exposed or soffit (see page 24).
- Soffits shall follow eave and rake lines except at fully articulated eave/soffit returns (see page 24).
- At least one roof gable or dormer (shed, hip or gable) is required on the dominant roof plane facing the primary public street..
- Porch and dormer shed roofs shall be minimum 3:12 slope, and shall be attached to the main roof.
- Flat roof surfaces shall be concealed from the public right-of-way by sloped roofs or parapets that are at minimum 18" above the surrounding roof.
- Gutters shall be round or ogee profile (Figure 3a).
- All roof-mounted equipment, except for vents, flues and other building code-required components, shall not be visible from any public street.
- Eaves and rakes shall overhang at least 12 inches from the wall face (Figures 3b and 3c), except at traditional "Salt Box"-style building eaves and rakes.
- Horizontal eave soffits shall only be used with extended horizontal returns at the gable ends (see page 24).

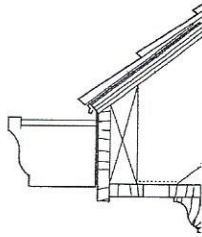


Figure 3a:  
ogee gutter

## Awnings

- Awnings and fixed canopies shall be attached to the building façade a minimum of 8 ft. above the sidewalk, and may encroach a maximum of 10 ft. into the public sidewalk right-of-way.

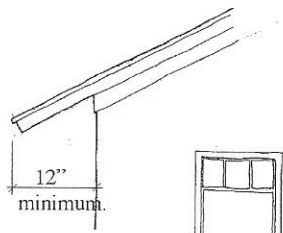


Figure 3b

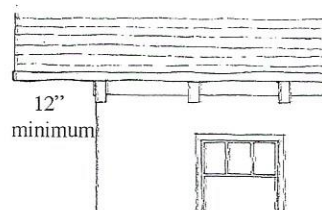


Figure 3c

## Windows, Glazing, Entrances and Accessories

- Windows shall be primarily square or vertical shaped with 15% maximum circular, hexagonal, octagonal or other special window configurations.
- Horizontal window openings exceeding 1.5:1 width by height and single windows exceeding 1:4 width by height shall be prohibited.
- Bay window enclosures shall, at minimum, extend down to the adjacent floor level with visible external support or shall be supported by a foundation.
- On each street facade, total wall area glazing, including muntins and stops, shall not comprise more than 55% or less than 18%.
- Profiles of window muntins shall extend out beyond the exterior glass surface.

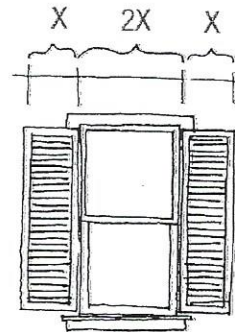


Figure 4a: Allowed

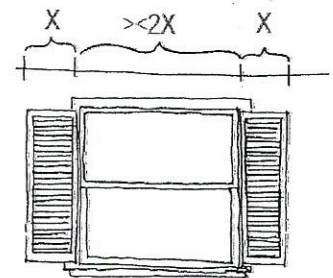


Figure 4b: Not Allowed

- Door and window shutters shall be sized to cover the complete opening (Figures 4a and 4b).
- No single lite or pane of glass visible from a public street shall be greater than 24 square feet in area.
- Adjoining windows may be grouped along the same horizontal plane provided each is separated from the adjoining unit by 3-1/2" minimum width vertical trim.
- Windows and doors shall be surrounded with a minimum 2-1/2" minimum width trim applied flush or projected out beyond the finished wall surface.

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## Storefronts

- Height: Minimum 8 ft., maximum 14 ft. measured from the adjacent interior floor to finished ceiling.
- Bay widths: Visible first floor vertical elements between storefront glazing, such as columns, shall be spaced center-to-center a minimum of 8 ft. and maximum of 25 ft. apart.

## Trellises, Decks, Stairs, Stoops, Porches and Balconies

- All structures projecting over 16" from the connecting wall facade, whether cantilevered or direct bearing, shall be visibly supported by proportionately sized vertical, inclined and/or horizontal elements such as brackets, columns, beams (Figures 5a, 5b and 5c).
- Exterior posts and columns, solid or encased, shall be minimum 5-1/2" in cross section
- The open underside of first floor porches and decks shall be screened with a material compatible with the building's walls. (Figure 5c).
- Where exposed to the public street: balustrades at stair, landing and deck railings and guards shall be vertically configured (Figures 5a, 5b, and 5c); for landings and decks 30" or greater above adjoining grade(s), balustrades, railings and guards shall be required.

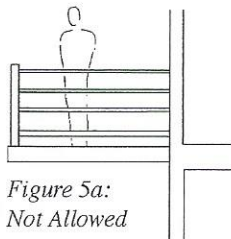


Figure 5a:  
Not Allowed

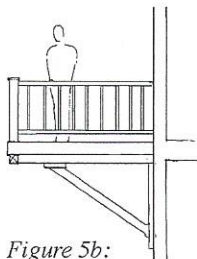


Figure 5b:  
Allowed

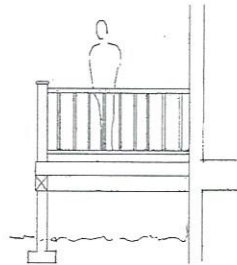


Figure 5c: Allowed

## Landscape/Retaining Walls and Fences

- Maximum height of walls and fencing shall meet the regulatory agency requirements.
- Freestanding landscape and retaining walls shall be minimum 8" nominal thickness with a finished top course, cap or other visible termination.
- Landscape and retaining walls shall generally match or provide compatibility with the adjoining house materials.
- Fencing shall be configured in predominately vertical elements.
- Fencing materials shall consist of solid wood, welded or soldered metal, or iron.



*Small corner cafe fits into residential neighborhood*

## Private Driveways and Walkways

- All driveways, curbs and sidewalks shall be finished prior to building occupancy.

## Exterior Lighting, Exposed to the Public Realm

- Site and building-mounted exterior lighting and component finishes shall be selected from the MAC list of approved luminaires. Unlisted lighting selections shall be submitted to MAC for approval.
- All lamps shall consist of incandescent, halogen or metal halide. Sodium or mercury vapor lamps shall be prohibited.
- Exterior lighting shall be selected, installed and controlled to prevent intrusive illumination on

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adjacent buildings, lots and/or public rights-of-way.

- Lighting that exceeds 1.5 footcandle illumination on adjoining private property beyond the source lot or building shall be time controlled.

### Multifamily Garages, Carports and Storage Sheds

- Garage or carport design and finish shall be compatible with and complement its adjoining building.
- Where visible from a public street, garage doors shall be limited to a maximum 9 feet wide by 9 feet high.



*A church graces a residential street*