

Summary of Non-Residential Architectural Standards

A summary of what the UDO requires in the GC General Commercial zoning district is stated below (GC General Commercial being the most common commercial zoning district in College Station). There are variations to a few of the standards and additional mass and design standards specific to SC Suburban Commercial, MU Mixed Use, and WC Wellborn Commercial zoning districts to help provide an aesthetic and scale more appropriate for the respective areas.

Summary of Standards

- 1. Horizontal Façade Articulation** (wall plane projections or recessions)
Façade articulation of at least 4 feet in depth is required on the first 2 stories of primary facades over 200 feet in length, with not more than 33% of any primary façade on the same plane.
- 2. Building Entry Design**
All public entrances on a building are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or the like.
- 3. Architectural Relief** (Canopies, awnings, wall plane projections, columns, pilasters, cornices, recessed entries, balconies, etc.)
The first 2 stories of a façade facing a public street have to have at least 1 architectural relief element for every 25 feet. There have to be at least 2 different types of relief on the façade, with no element consisting of more than 50% of the required elements. Design elements can be grouped, but there should not be more than 75 feet of façade without a relief element.
- 4. Roof and Roofline Design**
On buildings 3 stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade and along any façade facing a minor arterial thoroughfare (or higher classified street), shall vary up or down by at least 2 feet so that no more than 66% of the roofline is on the same elevation. When required to articulate, the parapet roof line shall feature a well-defined cornice or other element to visually cap the building along the roofline.
- 5. Building Materials**
After the 86th Texas Legislature passed H.B. 2439 in 2019, the City may no longer regulate building materials allowed by the International Building Code. Materials that are presented as part of an alternative compliance process may be considered.

Wolf Pen Creek: Standards follow the same NRA standards as other developments in town, but a set of building design guidelines are included for non-residential, residential, and mixed-use structures that encourage sensitivity to the creek and public pathways and variation in building detail, form, and siting.

Northgate: Building design standards exist for non-residential, residential, and mixed-use structures in Northgate. Buildings reflected as medium or high priority in the Northgate Historic Resources Survey may use the ordinance's guidelines that promote the preservation of historic features and character. Other buildings are subject to building orientation and access standards meant to ensure that buildings along certain streets (such as Church Street and College Main) are welcoming from those streets. A minimum floor-to-area ratio and 2-story height requirement encourages density. Colors are required to be harmonious to the district, and roof types not commonly associated with dense urban environments (e.g., shed roofs) are prohibited. Architectural relief and building materials are regulated up to 28 feet from the ground (2 stories) and commercial building transparency (windows) is regulated up to 8 feet from the ground to ensure architectural interest of buildings at the pedestrian scale. With the exception of roof types, building design is not regulated beyond a building's second story.