

7-14-215. ROOF TREATMENTS.

All roofs on commercial buildings shall meet at least 2 of the following requirements:

- (1) Decorative parapets along primary and secondary façades that are at least 3' in height above the finished roof or that are high enough to block the view of any mechanical equipment.
- (2) A three-dimensional cornice treatment along all façades, a minimum of 12 inches high, having a variety of thickness in relief.
- (3) Roof overhangs on at least the primary façade that extend at least 3' beyond the supporting walls.
- (4) A sloping roof, such as a gable, hip or mansard, that does not exceed the average height of the supporting walls, with an average pitch of 4:12 or greater.
- (5) For sloping roofs, two or more roof planes on the primary façade.
- (6) Roof projections such as cupolas, clock towers or bell towers.
- (7) For conditional uses, any other treatment that is approved by the Planning Commission, if the Planning Commission determines that it meets the intent of this section.