

**Sec. 117-116 A. Special Requirements and Performance Standards in All Employment and Office Park Districts.**

(A) Building Materials and Design: To ensure attractive industrial development the City has a set of design requirements applicable to all industrial development. This is applicable to the E-1, E-2 and Office Park Districts.

1. Building Materials: All exterior wall finishes on any building in a Business District shall be:
  - a. Face brick;
  - b. Stucco;
  - c. Glass;
  - d. Natural Stone;
  - e. Fiber cement vertical panel siding provided that seam lines are architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible.
  - f. Architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.
  - g. Architectural metal may be considered with matt finish and with neutral or earth tone colors;
  - h. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed;
  - i. All materials shall be color impregnated with the exception of allowing architectural concrete precast panel systems and fiber cement siding to be painted. Painting shall not be allowed on color impregnated, major exterior materials.
  - k. Other material as may be approved by the city.
2. Design Elements: The building design must include architectural interest through the use of a minimum of three (3) of the following elements:
  - a. Accent materials;
  - b. A visually pleasing front entry that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the

door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element);

c. Twenty five percent (25%) window coverage on each front that faces a street;

d. Contrasting, yet complementary material colors;

e. A combination of horizontal and vertical design features;

f. Irregular building shapes; or

g. Other architectural features in the overall architectural concept.

4. Accent Materials: Accent materials shall be wrapped around walls visible from public view. Painting shall not be substituted for visual relief, accenting, or a required element. Walls shall be articulated thus no wall shall exceed one hundred feet (100') in length without visual relief. Visual relief may be defined as the incorporation of design features such as windows, horizontal and vertical patterns, contrasting material colors, or varying wall depths. Use of fiber cement trim, soffit and fascia shall be allowed as accent materials.

5. Additional Office Park Building Design requirements

(a) A minimum of 30 percent of the ground level façade shall be transparent.

(b) Visual continuity shall be created by designing buildings to exhibit complementary height and massing to adjacent buildings.

(c) Buildings shall be designed in an architectural style and constructed of materials that are compatible, and complementary to surrounding buildings in the Office Park District.

6. Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, nondecorative concrete block, sheet metal, corrugated metal or unfinished metal shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.

7. Roofs: Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood

shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

7. Building Mechanical Equipment: All roof vents, pipes and/or other roof penetrations (except chimneys), shall be fully screened, located on the rear elevations, or be otherwise configured to the maximum extent practicable to have a minimal visual impact as seen from a public street. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.

a. Exceptions: Rooftop screening standards shall not apply to E-1 and E-2 zoned properties.

b. Acceptable Roof-based Mechanical Equipment Screening:

i.. Parapet walls or other techniques included as an integral part of the building design shall be used to totally screen any roof-based mechanical equipment from public rights-of-way or adjacent lands.

ii. In cases where roof-based mechanical equipment are too tall to be screened by a parapet wall, or if changes in the surrounding grade make rooftops with parapets visible from public rights-of-way or adjacent lands, a rooftop screening system shall be used for screening (add pictures of acceptable screening).

9. Ground Mechanical Equipment: Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or a screen wall shall be provided to be compatible with the architectural treatment of the principal structure.

10. Trash Enclosure Service Structure: All trash, recyclable materials, and trash and recyclable materials handling equipment and compactors shall be stored inside the building or totally screened from public view. All trash enclosure service structures shall be constructed of the same materials as the principle building.

11. Lighting: All lighting proposed on a site in a Business District shall comply with the following standards:

a. Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from an adjoining residential district or public street. Blubs emitting in excess of 3,000 lumens (150 watts) shall be so directed that the bulb is not visible from off of the property where such light source is located.

b. Decorative style lighting a maximum of 14 feet in height shall be used to illuminate all site areas with the exception of parking areas.

- b. Shoe-box style lighting shall only be permitted in parking areas.
- c. Lighting fixtures shall be compatible with the architecture of the building.
- d. Wall-mounted lighting shall be used on building fronts to illuminate entry points and highlight architectural features.

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