

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

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4 (A) Building Materials and Design: To ensure attractive industrial development the
5 City has a set of design requirements applicable to all industrial development.
6 This is applicable to the E-1, E-2 and Office Park Districts.
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- 8 1. Building Materials: All exterior wall finishes on any building in a
9 Business District shall be:
10 a. Face brick;
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12 b. Stucco;
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14 c. Glass;
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16 d. Natural Stone;
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18 e. Fiber cement vertical panel siding provided that seam lines are
19 architecturally integrated into the building design so that they are not
20 visible. Seam lines can be filled, covered by other accent material or other
21 method thereby making the seam lines invisible.
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23 f. Architectural concrete and precast panels shall be acceptable as the
24 major exterior wall surface when they are incorporated into an overall
25 design of the building.
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27 g. Architectural metal may be considered with matt finish and with
28 neutral or earth tone colors;
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30 h. Color impregnated decorative block shall also be allowed as a
31 major exterior wall material, and shall be required to be sealed;
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33 i. All materials shall be color impregnated with the exception of
34 allowing architectural concrete precast panel systems and fiber cement
35 siding to be painted. Painting shall not be allowed on color impregnated,
36 major exterior materials.
37
38 k. Other material as may be approved by the city.

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40 2. Design Elements: The building design must include architectural interest
41 through the use of a minimum of three (3) of the following elements:
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- 43 a. Accent materials;
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45 b. A visually pleasing front entry that, in addition to doors, shall be
46 accented a minimum of one hundred fifty (150) square feet around the

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

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

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54 d. Contrasting, yet complementary material colors;

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56 e. A combination of horizontal and vertical design features;

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58 f. Irregular building shapes; or

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60 g. Other architectural features in the overall architectural concept.

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

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71 5. Additional Office Park Building Design requirements

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

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

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

80
81 6. Restricted Exterior Materials: Unadorned pre-stressed concrete panels,
82 whether smooth or raked, nondecorative concrete block, sheet metal, corrugated
83 metal or unfinished metal shall not be used as exterior materials. This restriction
84 shall apply to all principal structures and to all accessory buildings except those
85 accessory buildings not visible from any property line. No more than twenty five
86 percent (25%) of any exterior wall on a building shall be fiber cement siding,
87 wood or metal accent material.

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

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

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

101
102 a. Exceptions: Rooftop screening standards shall not apply to E-1 and E-2
103 zoned properties.

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105 b. Acceptable Roof-based Mechanical Equipment Screening:

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

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

115
116 9. Ground Mechanical Equipment: Ground mechanical equipment shall be
117 one hundred percent (100%) screened from contiguous properties and adjacent
118 streets by opaque landscaping, or a screen wall shall be provided to be compatible
119 with the architectural treatment of the principal structure.

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

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

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130 a. Lighting used to illuminate an off-street parking area, sign or
131 structure, shall be arranged to deflect light away from an adjoining
132 residential district or public street. Blubs emitting in excess of
133 3,000 lumens (150 watts) shall be so directed that the bulb is not
134 visible from off of the property where such light source is located.

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

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