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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 150 square feet around the door entrance for single occupancy buildings and a minimum of 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 public 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.

(3) Accent Materials: Accent materials shall be wrapped around walls visible from public view. Painting shall not be substituted for visual relief, accenting, or

95 a required element. Walls shall be articulated such that no wall exceeds 100 feet  
96 in length without visual relief. Visual relief may be defined as the incorporation  
97 of design features such as windows, horizontal and vertical patterns, contrasting  
98 material colors, or varying wall depths. Use of fiber cement trim, soffit and fascia  
99 shall be allowed as accent materials.

100  
101 (4) Additional Office Park Building Design requirements

- 102  
103 a. A minimum of thirty percent (30%) of the ground level façade  
104 shall be transparent.
- 105 b. Visual continuity shall be created by designing buildings to exhibit  
106 complementary height and massing to adjacent buildings.
- 107 c. Buildings shall be designed in an architectural style and  
108 constructed of materials that are compatible, and complementary to  
109 surrounding buildings in the Office Park District.

110  
111 (5) Restricted Exterior Materials: Unadorned pre-stressed concrete panels,  
112 whether smooth or raked, non-decorative concrete block, sheet metal, corrugated  
113 metal or unfinished metal shall not be used as exterior materials. This restriction  
114 shall apply to all principal structures and to all accessory buildings except those  
115 accessory buildings not visible from any property line. No more than twenty-five  
116 percent (25%) of any exterior wall on a building shall be fiber cement siding,  
117 wood or metal accent material.

118  
119 (6) Roofs: Roofs which are exposed or an integral part of the building  
120 aesthetics shall be constructed only of commercial grade asphalt shingles, wood  
121 shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are  
122 generally parallel with the first floor elevation, are not subject to these material  
123 limitations.

124  
125 (7) Building Mechanical Equipment: All roof vents, pipes and/or other roof  
126 penetrations (except chimneys), shall be fully screened, located on the rear  
127 elevations, or be otherwise configured to the maximum extent practicable to have  
128 a minimal visual impact as seen from a public street. Wood fencing or chain link  
129 fencing with slats shall not be used for screening. A cross-sectional drawing  
130 shall be provided that illustrates the sight lines from the ground level view.

131  
132 a. Exceptions: Rooftop screening standards  
133 shall not apply to E-1 and E-2 zoned properties.

134  
135 b. Acceptable Roof-based Mechanical  
136 Equipment Screening:

- 137 1. Parapet walls or other techniques  
138 included as an integral part of the



139 building design shall be used to totally screen any roof-based  
140 mechanical equipment from public rights-of-way or adjacent lands.

141  
142 2. The parapet wall finish materials shall match the major exterior  
143 materials provided on an exterior wall.

144  
145 3. The parapet walls shall be provided along all perimeter walls.

146  
147 4. Parapet walls may vary in height but shall not exceed the  
148 building height of the respective district.

149  
150 5. The back of the parapet wall and/or its supports shall be  
151 screened from view from adjoining properties and public streets.

152  
153 6. In cases where roof-based mechanical equipment are too tall to  
154 be screened by a parapet wall, or if changes in the surrounding  
155 grade make rooftops with parapets visible from public rights-of-  
156 way or adjacent lands, a rooftop screening system shall be used for  
157 screening.

158  
159 (8) Ground Mechanical Equipment: Ground  
160 mechanical equipment shall be 100% screened from  
161 contiguous properties and adjacent streets by opaque  
162 landscaping, or a screen wall shall be provided to be  
163 compatible with the architectural treatment of the  
164 principal structure.



165  
166 (9) Trash Enclosure Service Structure: All trash,  
167 recyclable materials, and trash and recyclable materials  
168 handling equipment and compactors shall be stored  
169 inside the building or totally screened from public view.  
170 All trash enclosure service structures shall be  
171 constructed of the same materials as the principle  
172 building.



173  
174 (10) Lighting: All lighting proposed on a site in an Employment District shall  
175 comply with the following standards:

176  
177 a. Lighting used to illuminate an off-street parking area, sign or  
178 structure, shall be arranged to deflect light away from an adjoining  
179 residential district or public street. Bulbs emitting in excess of  
180 3,000 lumens (150 watts) shall be so directed that the bulb is not  
181 visible from off of the property where such light source is located.

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

