

Subd. 9. Architectural Design Standards.

A. Purpose and Scope.

In the City of Waconia, the visual character and historic resources of the City are important attributes of its quality of life. New development can have substantial impacts on this visual and historic character. Many of these impacts are related not to the type of use but to its design, and the way that design responds to the surrounding context of buildings, streets and open space.

The design standards for the City of Waconia have been developed for the following purposes:

- * To shape the physical form of the City as it continues to develop;
- * To implement the community goals of the Comprehensive Plan;
- * To communicate a clear architectural imagery that reinforces the existing traditional small town development pattern of Waconia's central business district;
- * To improve the quality, character and compatibility of new development in Waconia's existing CBD and its developing commercial and medical districts;
- * To encourage the sensitive rehabilitation of historic or potentially historic buildings;
- * To encourage the continuation of the diverse mix of land uses that characterize Waconia.

The standards have two primary functions:

- * To guide developers or business owners wishing to propose expansions, renovations or new construction of buildings or parking within the commercial districts;
- * To assist City officials and the public in reviewing development proposals.

B. Applicability

The standards in this chapter apply to three specific "design districts":

- * The Downtown District includes all lands zoned B-2 and B-3.
- * The Highway District includes all lands that are zoned B-1 and B-4.
- * The Industrial District includes all lands that are zoned I-1 and I-2.

1. Within each district, the standards apply to the following activities, with the exemptions noted under 2:
 - a. All new construction of nonresidential and/or multifamily buildings.
 - b. Any renovation, expansion or exterior changes to existing nonresidential and/or multifamily buildings, including repainting.
 - c. Any development or expansion of parking areas.
 - d. Any other alteration that requires a building permit.

2. Exemptions. The following activities are exempt from design review unless staff determines that the project creates a significant change in the design characteristics of the development:
 - a. Internal alterations to buildings that affect less than 50 percent of the building's gross floor area and do not result in a change to the building height, roofline or footprint.
 - b. The use of non-conforming exterior materials or colors for a building expansion within the Industrial District otherwise permitted by the Code if the gross floor area of the expansion is less than 50 percent of the building's gross floor area prior to expansion.
 - c. Replacement or repair of existing materials.
 - d. Re-striping and other minor changes to parking lots that do not result in changes to landscaping or circulation patterns, and that do not create more than four new parking spaces.

3. It is assumed that the intent of the standards shall be met. It is understood that there may be many ways to achieve the same design objective. The City may permit alternative approaches that, in its determination, meet the objective(s) of the design standard(s) equally well.

4. The standards shall apply only to the building or site elements being developed or altered. That is, a proposal for changes to a building would be required to meet only those standards that pertain to buildings, while changes to a parking area would be required to meet all standards for parking areas, but not for buildings. The City Planner will make the initial determination as to which standards are applicable.

5. The applicant may apply for a variance from any design standards under the requirements of Section 900.12, Subd. 4.

6. Resource Materials. The following materials will be provided to applicants as background information to assist in preparation of site plans and building improvements. These materials are advisory in nature.
 - a. Design Vocabulary: A series of photographs depicting exemplary buildings, building elements and design features from Waconia and other communities.
 - b. Resources on Storefront Restoration: The City Planner will maintain a list of resources and may also have some of these materials available for review.

C. Administration and Review Procedures.

Design review shall be conducted as part of the site plan review process, as specified in Section 900.12, Subd. 10 of this Ordinance.

1. Submittal requirements. In addition to the site plan required under Section 900.12, Subd. 10. B, the following items shall be submitted:
 - a. Elevations. Complete exterior elevations of all proposed buildings and existing buildings if they are joined to new development. Elevations should be drawn at an appropriate scale (usually 1/4" - 1') and should show:
 - 1) All signs to be mounted on the building(s) or erected on the site;
 - 2) Designations of materials and colors to be used on all exterior facades.
 - b. Materials sample. Material samples should be presented, including color and material type of walls and roof.
 - c. Color samples. Samples of all principal and secondary colors to be used.
 - d. Context. Photographs of surrounding buildings on the same block or street, to address issues of context.
2. Review process. Design review will be conducted in the same manner as site plan review, as specified in Section 900.12, Subd. 10. C. If a site plan review is needed, the two processes will be conducted concurrently. If no site changes are involved, review by the Fire Chief and City Engineer may not be necessary, as determined by City staff.

D. Design Standards, Downtown District:

1. Building Context and Character
Objective: Any new development should relate to the original design of surrounding storefront buildings in scale and character. This can be achieved by maintaining similar setbacks, building height and proportions, cornice lines, horizontal lines of windows and openings, and compatible building materials and colors. Many of these topics are discussed in detail later in this section.
2. Architectural Style
 - a. *Objective:* To encourage creativity and diversity within a defined framework.
 - b. *Standard:* No single architectural style or styles are required. The Design Vocabulary is intended to guide in the selection of an overall style or stylistic elements. The contemporary adaptation of elements of historic commercial architectural styles found in downtown Waconia, including Italianate, Neoclassical and Early Twentieth Century Commercial, is encouraged (see Figures 1 and 2). Where used, such elements should be based upon, and consistent with, an architectural inventory of the existing downtown district. Stylistic details characteristic of other regions of the United States are discouraged. Combining of elements from disparate architectural styles or periods in a single building is discouraged.
3. Build-To Line

- a. *Objective:* To maintain a consistent street edge, in keeping with traditional downtown character.
 - b. *Standard:* Buildings shall meet the established building façade line on the block where they are located for at least 65 percent of the length of their front façade. On most downtown blocks, this is the edge of the sidewalk. For corner buildings, this requirement applies to each façade that fronts a public street. The remaining 35 percent of the façade may be set back up to 12 feet to emphasize entries or create outdoor seating and gathering areas (see Figure 3).
4. Building Width and Façade Articulation
- a. *Objective:* To avoid long building facades with a monolithic or monotonous appearance. To divide longer buildings into modules which reflect proportions similar to traditional buildings (see Figures 4 and 5).
 - b. *Standard:* A building width of 40 feet or less is encouraged. Buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet) through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the objective:
 - 1) Façade modulation -- stepping back or extending forward a portion of the façade
 - 2) Vertical divisions using different textures or materials (although materials should be drawn from a common palette)
 - 3) Division into storefronts, with separate display windows and entrances
 - 4) Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval
 - 5) Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval
 - 6) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.
5. Ground Level Expression
- a. *Objective:* To employ building proportions consistent with those of traditional storefronts and to emphasize the importance of the ground floor as the primary retail or service area.
 - b. *Standard:* The ground level of any multi-story structure must be visually distinct from the upper stories, except as stated in subpart c below. This can be achieved through the use of one or more of the following techniques, and others that may meet the objective (see Figure 6).
 - 1) An intermediate cornice line
 - 2) A sign band
 - 3) An awning, arcade or portico
 - 4) A change in building materials, texture or detailing
 - 5) A change in window shape or treatment.
 - c. *Exception:* The standard stated in subpart b above does not apply to multiple family dwellings.

6. Building Height
 - a. *Objective:* To encourage two- and three-story buildings within the downtown district. Taller buildings help to define the street edge and provide a sense of enclosure for pedestrians.
 - b. *Standard:* New buildings larger than a single storefront (or a building footprint of 5,000 square feet) shall be at least two stores in height. This requirement does not apply to existing buildings.

7. Roof Design
 - a. *Objective:* To encourage a variety of roof lines that respond to the existing built environment. To ensure adequate screening of rooftop equipment.
 - b. *Standard:* Flat or pitched roofs, or combinations of these, may be used. Pitched roofs should have a minimum roof pitch of 1 foot of rise to 4 feet of run. Flat roofs should be defined with an ornamental parapet or cornice. Average parapet height shall not exceed 15 percent of the height of the supporting wall and maximum parapet height at any point shall not exceed one-third the height of the supporting wall (see Figure 7).
 - c. *Rooftop Equipment:* All rooftop equipment shall be screened from view from adjacent streets, public rights-of-way and adjacent properties. Preferably, rooftop equipment should be screened by the building parapet, provided that the parapet does not exceed building height limits. Rooftop equipment may also be screened by a smaller accent roof or enclosure. This structure shall be set back a distance of 1-1/2 times its height from any primary façade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

8. Ground-Floor Windows
 - a. *Objective:* To provide continuity with older existing "main street" retail shop windows and to enhance security by providing views into and out of buildings.
 - b. *Standard:* Windows and doors must comprise at least 50 percent of the length and at least 30 percent of the area of any ground floor façade facing a public street, except as stated in subpart c below. Windows and doors must comprise at least 10 percent of the ground level side or rear façade facing a public right-of-way, parking area or open space. Qualifying windows or doors shall be transparent, allowing views into and out of the interior, or may include display windows set into the wall. Reflective glass is not permitted (see Figure 8).

A minimum of 12 percent of upper story facades shall consist of two or more regularly spaced and symmetrical window openings that are consistent or compatible with those of nearby buildings (see Figure 9).
 - c. *Exception:* The standard stated in subpart b above does not apply to multiple family dwellings.

9. Entries
- a. *Objective:* To establish the visual importance of the primary street entrance, and to ensure that entries contribute to the visual attractiveness of the building and are readily visible to the customer.
 - b. *Standard:* The main entrance should always face the primary street, with the secondary entrances to the side or rear. In the case of a corner building or a building abutting more than one street, the Planning Commission will determine which street should be considered "primary" based on visibility and access patterns. The main entrance should be placed at sidewalk grade. Entries shall be designed with one or more of the following:
 - 1) Canopy, portico, overhang, arcade or arch above the entrance
 - 2) Recesses or projections in the building façade surrounding the entrance
 - 3) Peaked roof or raised parapet over the door
 - 4) Display windows surrounding the entrance
 - 5) Architectural detailing such as tile work or ornamental moldings
 - 6) Permanent planters or window boxes for landscaping(see Figures 10 and 11).
10. Architectural Details
- a. *Objective:* To encourage the use and restoration of traditional architectural details.
 - b. *Standard:* Traditional buildings in downtown Waconia feature architectural details such as cornices, arched windows, decorative brickwork (banding, cornice) transom and display windows, porticos, and awnings over entries. The adaptation of such details to new infill buildings, and their restoration in existing buildings, is encouraged but not required.
11. Restoration of Traditional Storefronts and Other Downtown Buildings
- a. *Objective:* Encourage sensitive and appropriate restoration of storefronts and other traditional downtown buildings.
 - b. *Standard:* It is understood that appropriate restoration of traditional storefronts and other historically significant or important commercial buildings involves many issues, including costs and choice of materials. A list of sources is provided as an appendix to this ordinance to guide property owners in the restoration of such buildings. (Figure 12 identifies components of a typical traditional storefront.)
12. Building Materials
- a. *Objective:* To ensure that high-quality, authentic materials typical of traditional downtown buildings are used within the downtown.
 - b. *Standards:* Buildings should be constructed of high-quality materials, including the following:
 - 1) Brick
 - 2) Natural stone
 - 3) Wood, consisting of horizontal lap siding with an exposure no greater than 5 inches or wood shakes; surfaces must be painted

- 4) Precast concrete units and concrete block, provided that surfaces are molded, serrated or treated with a textured material in order to give the wall surface a three-dimensional character
 - 5) Stucco
 - 6) Jumbo brick may be used on up to 25 percent of any façade, provided that it is used only on the lower third of the building wall.
- c. *Prohibited Materials:*
- 1) Unadorned plain or painted concrete block
 - 2) Tilt-up concrete panels
 - 3) Pre-fabricated steel or sheet metal panels
 - 4) Reflective glass
 - 5) Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
 - 6) Pole buildings
 - 7) EIFS (exterior insulating finish system) may be used as an accent but not a primary material
- d. *Accent Materials:* Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission.
- e. *Roofs:* Pitched roofs on new buildings with a footprint of more than 10,000 square feet should be constructed of standing seam metal, slate or wood shingles, but not asphalt shingles.
- f. *Other Materials:* The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines are compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Downtown District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.
13. Side and Rear Elevations
- a. *Objective:* To ensure continuity of materials and façade treatments on all visible facades.
 - b. *Standard:* All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front façade.
14. Building Colors
- a. *Objective:* To ensure that building colors are aesthetically pleasing and compatible with surrounding buildings.
 - b. *Standard:* Building colors shall consist of subtle, neutral, or muted colors, with low reflectance. Recommended colors include browns, grays, tans (including the typical "Chaska brick" used in Waconia), beiges, and dark or muted greens, blues and reds. No more than two principal colors may be used on a façade. Bright, white or primary colors should be used only as accents, occupying a maximum of 10 percent of building facades. This standard does not apply to murals or other approved public art.

15. Signs

- a. *Objective:* Signs should be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs should be an integral part of the building and site design (see Figure 13).
- b. *Regulations:* Regulations for signs in the Downtown District shall be as set forth in Section 900.10 of this Code.
- c. *Design standards:*
 - 1) Signs should be positioned so they are an integral design feature of the building, and to complement and enhance the building's architectural features. Signs should not obscure or destroy architectural details such as stone arches, glass transom panels, or decorative brickwork. Signs may be placed:
 - a) In the horizontal lintel above the storefront windows;
 - b) Within window glass, provided that no more than 25 percent of the window is obscured;
 - c) Projecting from the building;
 - d) As part of an awning;
 - e) In areas where signs were historically attached.
 - 2) Shape. Wall signs should generally be rectangular. In most cases, the edges of signs shall include a raised border that sets the sign apart from the building. Individual raised letters set onto the sign area surface are also preferred.
 - 3) Colors. Sign colors shall be compatible with the building façade to which the sign is attached. No more than three colors should be used per sign, unless part of an illustration. To ensure the legibility of the sign, a high degree of contrast between the background and letters is preferred. A combination of soft/neutral shades and dark/rich shades (see Building Colors standard) are encouraged.
 - 4) Materials. Sign materials should be consistent or compatible with the original construction materials and architectural style of the building façade on which they are to be displayed. Natural materials such as wood and metal are more appropriate than plastic. Neon signs may be appropriate for windows.
 - 5) Illumination. External illumination of signs is permitted by incandescent, metal halide or fluorescent light that emits a continuous white light. Light shall not shine directly onto the ground or adjacent buildings. Neon signs are permitted. Internally lit box signs and awnings are not permitted, with the exception of theater marquees. Variable electronic message signs are not permitted, with the exception of existing time/temperature signs.

16. Placement and Screening of Equipment and Loading Areas

- a. *Objective:* Ensure that equipment and loading docks are not visible from public streets or pedestrian ways.

- b. *Standard:* If an outdoor storage, service or loading area faces adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least 6 feet in height. Fences and walls shall be architecturally compatible with the primary structure. Loading docks or doors should be located on a side or rear elevation.

17. Parking

- a. *Objective:* Ensure that buildings, rather than parking lots, dominate the appearance of the downtown streetscape.
- b. *Standard:* When off-street parking is provided, it shall be located to the side or rear of the primary building, not between the building and the street (see Figure 14). Sites with more than 10 off-street surface parking spaces shall meet the Highway District requirements for parking lot screening and landscaping.

18. Lighting

- a. *Objective:* To ensure that lighting levels are not excessively bright and that light standards are compatible with overall site design.
- b. *Standard:* Exterior lighting should be the minimum necessary for safety and security. Lighting should be designed to coordinate with building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Overall lighting levels should be consistent with the character and intensity of the surrounding area. All light fixtures shall be shielded or other directed to ensure that light is not directed onto adjacent properties.

19. Streetscape Elements

Any streetscape elements included within a development site, including lighting, seating, planters, trees or shrubs, trash receptacles and similar elements, shall be compatible with the City's streetscape improvements to the downtown district. City staff can provide guidance on public streetscape elements.

20. Site Design, Large Sites

Sites with substantial off-street parking or more than one principal building shall meet the Highway District requirements for parking lot landscaping, pedestrian and bicycle circulation, lighting, and other site design features.

E. Design Standards, Highway District

1. Building Character

Objective: It is understood that the City's Highway Commercial District and Health Care Business District generally lack traditional buildings that provide a "context" or frame of reference for new buildings. The intent of this section is to encourage buildings with a human scale, which evoke traditional buildings without imitating them, and to create a pedestrian-friendly internal site layout and streetscape.

2. Architectural Style

- a. *Objective:* To encourage creativity and diversity within a defined framework.

To encourage the adaptation of historic commercial styles in a restrained and appropriate manner.

- b. *Standard:* No single architectural style or styles are required. The Design Vocabulary is intended to guide in the selection of an overall style or stylistic elements. The contemporary adaptation of elements of historic commercial architectural styles found in downtown Waconia, including Italianate, Neoclassical and Early Twentieth Century Commercial, is encouraged. If a particular style is used, it should be used consistently. The combination of elements of a variety of styles in one building is discouraged.

3. Building Placement

- a. *Objectives:* To encourage pedestrian circulation by maintaining a moderate distance among buildings on the site, and between buildings and abutting streets. To encourage shared parking among uses.
- b. *Standards:* Buildings should be located to facilitate pedestrian circulation. Distances between principal buildings, or between the most distant entrances of a single building, should not exceed 300 feet. This standard can be achieved through the arrangement of freestanding buildings in compact groups, the design of single buildings in an "L" or "T" shape, or similar strategies.
- c. *Entrances:* Building entrances should be located as close to abutting streets as possible, and no further than 85 feet from the street right-of-way. This standard may be achieved through the creation of one or more public or private internal streets within a large site. (See Figures 15 and 16; see also Parking and Pedestrian Circulation standards.)

4. Building Width and Façade Articulation

- a. *Objectives:*
 - 1) To articulate long or massive building facades in order to reduce their perceived bulk and provide visual interest as viewed from the street or sidewalk.
 - 2) To ensure that all facades visible to the public shall be visually attractive and compatible with adjacent land uses.
- b. *Standard:* Buildings of more than 40 feet in width shall be divided into smaller increments through articulation of the façade. This can be achieved through combinations of the following techniques, and others that may meet the objective.
 - 1) Façade modulation -- stepping back or extending forward a portion of the façade
 - 2) Vertical divisions using different textures or materials (although materials should be drawn from a common palette)
 - 3) Division into storefronts, with separate display windows and entrances
 - 4) Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval
 - 5) Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval

- 6) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval

5. Scale, Proportion and Placement

- a. *Objective:* To encourage building elements that are proportionately scaled to one another.
- b. *Standard:* In general building elements such as windows, doors, arcades, towers, etc. should be arranged symmetrically across the façade, in a regular and logical manner. Window and door openings should be proportional to façade length and height. Large elements (i.e. clock tower) may be appropriate, but there should be an emphasis on maintaining a human scale at the ground level (see Figure 17).

6. Building Height and Roof Design

- a. *Objective:* To encourage multi-story buildings and varied rooflines in order to add visual interest, emphasize entries, and reduce the perceived length of large buildings.
- b. *Standards:* Buildings over 100 feet in length shall be at least 1-1/2 stories in height for at least 30% of their length.
- c. *Roofs:* Roofs shall be designed with one or more of the following:
 - 1) Sloping roofs with a minimum roof pitch of at least 1 foot of rise to 4 feet of run.
 - 2) Flat roofs with a decorative parapet concealing rooftop equipment. Average parapet height shall not exceed 15 percent of the height of the supporting wall and maximum parapet height at any point shall not exceed one-third the height of the supporting wall.
 - 3) Overhanging eaves, extending no less than 18 inches past the surrounding walls (see Figure 17).

7. Ground-Floor Windows

- a. *Objective:* To allow views into and out of buildings in order to increase a sense of security and allow opportunities for display of merchandise.
- b. *Standards:* The primary street level façade of large retail or office establishments (over 25,000 square feet) that faces a public street or walkway shall be transparent between the height of 3 and 8 feet above sidewalk grade for at least 40 percent of the horizontal length of the building façade.

The primary street level façade of smaller retail or office establishments (25,000 square feet or less) shall be transparent for at least 50 percent of the horizontal length of the building façade, between the height of 3 and 8 feet above sidewalk grade, at minimum.

8. Entries

- a. *Objective:* To ensure that entries contribute to the visual attractiveness of the building and are readily visible to the customer.
- b. *Standards:* Entries to principal buildings shall feature at least two of the following features:
 - 1. Canopy, portico, overhang, arcade or arch above the entrance
 - 2. Recesses or projections in the building façade surrounding the entrance
 - 3. Peaked roof or raised parapet over the door
 - 4. Display windows surrounding the entrance
 - 5. Architectural detailing such as tile work or ornamental moldings
 - 6. Permanent planters or window boxes for landscaping

Primary building entrances shall face the primary abutting public street, not a side or rear parking area.

9. Number of Entrances

- a. *Objective:* To provide multiple entrances for large retail buildings in order to reduce walking distance from parking areas, adjoining streets and adjacent buildings, and to avoid the appearance of unbroken walls.
- b. *Standards:* A retail building accessible by more than one public street shall provide customer entrances on at least two of the street frontages. The entrance facing the secondary street shall be clearly distinguished using the methods listed above under "Entries".
- c. *Additional Store Entrances.* Each additional retail store within a principal building shall provide at least one exterior customer entrance clearly distinguished using the methods listed above.

10. Building Materials

- a. *Objective:* To ensure that high-quality, authentic materials that evoke traditional downtown settings are used in new commercial development.
- b. *Standard:* Buildings should be constructed of high-quality materials such as brick, stone or textured, cast stone or tinted masonry units, or architectural metal panels. The following materials are prohibited:
 - 1) Unadorned plain or painted concrete block
 - 2) Tilt-up concrete panels
 - 3) Pre-fabricated steel or sheet metal panels
 - 4) Reflective glass
 - 5) Aluminum, vinyl, fiberglass, asphalt or fiberboard siding
 - 6) Wood siding
- c. *Accent Materials.* Accent materials may be used on up to 15% of the building's façade. These may include metal, glass block, spandrel glass or similar materials as approved by the Planning Commission (see Figure 18).

- d. *Other Materials.* The Planning Commission may also approve other materials that the Planning Commission, in its discretion, determines are compatible with any permitted materials if it finds that: 1) the quality and appearance of the proposed materials is consistent with the standard that has been set within the Highway District; and 2) the use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.
11. Side and Rear Treatments
- a. *Objective:* To ensure continuity of materials and façade treatments on all visible facades.
 - b. *Standard:* All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front façade.
12. Building Colors
- a. *Objective:* To ensure that building colors are aesthetically pleasing and compatible with surrounding buildings.
 - b. *Standard:* Building colors shall consist of subtle, neutral or muted colors, with low reflectance. Recommended colors include browns, grays, tans (including the typical "Chaska brick" used in Waconia), beiges, and dark or muted greens, blues and reds. No more than two principal colors may be used on a façade. Bright, white or primary colors should be used only as accents, occupying a maximum of 10 percent of building facades.
13. Signs
- Regulations for signs in the Highway Districts shall be as set forth in Section 900.10 of this code.
14. Parking
- a. *Objective:* To improve the appearance and convenience of parking lot circulation for vehicles and pedestrians by breaking the parking area up into smaller units. Parking areas should be distributed around large buildings in order to shorten the distance to other buildings and reduce the overall scale of the paved surface.
 - b. *Standard:* No more than 50 percent of the off-street parking area for the entire site shall be located between the front façade of the principal building and the primary abutting street.

Alternatively, one or more internal accessways that are similar to streets may be used to divide the site into parking areas no greater than 55,000 square feet.

- 1) Internal accessways must have at least one auto travel lane, curbs, and sidewalks on both sides at least six (6) feet wide. Accessways must be landscaped along their entire length with trees, shrubs and planting beds.
- 2) On-street parking (angled or parallel) must be provided along both sides of the accessway, except within 75 feet of street intersections. Curb extensions that are at least the full depth of the parking stall shall be provided at all internal and external street intersections, as shown.

15. Parking Lot Landscaping

- a. *Objective:* To soften the appearance of parking lots when viewed from an abutting street or sidewalk.
- b. *Standard:* All parking and loading areas (including drive-through facilities, pump island service areas and stacking spaces) fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
 - 1) A landscaped yard at least 5 feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required yard shall be increased to 8 feet in width.
 - 2) Screening consisting of either a masonry wall, fence, berm or hedge or combination that forms a screen a minimum of 3 feet in height, a maximum of 4-1/2 feet in height, and not less than 50 percent opaque.
 - 3) One tree shall be provided for each 25 linear feet of parking lot frontage on a public street or accessway (see Figure 19).

16. Interior Parking Lot Landscaping.

- a. *General.* The corners of parking lots and all other areas not used for parking or vehicular circulation shall be landscaped with turf grass, native grasses or other perennial flowering plants, vines, shrubs and trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
- b. *Large Lots.* In parking lots containing more than 100 spaces, an additional landscaped area of at least 300 square feet shall be provided for each 12 spaces or fraction thereof, containing one deciduous shade tree. The remainder shall be covered with turf grass, native grasses, perennial flowering plants, vines or shrubs.

17. Placement and Screening of Service, Loading and Storage Areas

- a. *Objective:* To mitigate the impacts of views of service and loading areas from surrounding streets and properties.
- b. *Standards:* Any outdoor storage, service or loading area that faces adjacent residential uses or a public street or walkway shall be screened by a decorative fence, wall or screen of plant material at least 6 feet in height, or a planting screen shall be provided parallel to the property line, street or walkway.

Loading docks, truck parking, HVAC equipment, trash collection and other service functions shall be incorporated into the design of the building so that the visual and noise impacts of these functions are fully contained and not visible/audible from adjacent properties and public streets.

Areas for the outdoor storage and sale of merchandise, where permitted, shall be permanently defined and screened with walls or fences, with materials compatible with and of similar quality to primary building materials.

18. Lighting

- a. *Objective:* To ensure that lighting levels are not excessively bright and that light standards are compatible with the overall site design.
- b. *Standard:* Exterior lighting should be the minimum necessary for safety and security. Lighting should be designed to coordinate with building architecture and landscaping. Building-mounted fixtures should be compatible with the building facades. Overall lighting levels should be consistent with the character and intensity of the surrounding area. All light fixtures shall be shielded or other directed to ensure that light is not directed onto adjacent properties.

19. Pedestrian and Bicycle Access

- a. *Objective:* To ensure that pedestrians and bicyclists have safe and convenient access to all retail establishments.
- b. *Standards:*
 - 1) Sidewalks may be required along some or all public streets that abut the proposed development in order to provide pedestrian connections from all adjacent neighborhoods and activity centers.
 - 2) A well-defined pedestrian path shall be provided from the sidewalk to each principal customer entrance of a building. Walkways shall be located so that the distance between street and entrance is minimized. Walkways shall be at least 5 feet in width, and shall be distinguished through pavement material from the surrounding parking lot. Walkways shall be landscaped for at least 50 percent of their length with trees, shrubs, and planting beds.
 - 3) Sidewalks of at least 8 feet in width shall be provided along all front building facades that abut public parking areas.
 - 4) Walkways and sidewalks should be defined by design features such as towers, arcades, porticoes, pedestrian-scale light fixtures, planters, and other architectural elements.
 - 5) Bicycle parking shall be provided in a convenient and visible location no farther from the principal entrance than the closest automobile parking space, at a ratio of 1 space per 25 automobile parking spaces. Bicycle parking shall consist of a bike rack designed so that the bicycle frame can be locked to the rack, subject to the review of the City Engineer.

20. Community Amenities

- a. *Objective:* To provide community and public spaces that can be enjoyed on a seasonal basis by customers and the general public and that will contribute to the attractiveness of the development.
- b. *Standard:* Each retail development of over 75,000 square feet in floor area shall provide a patio or outdoor seating area, which may also provide outdoor cafes or dining areas, with the stipulation that at least 50 percent of the area shall be reserved for public use. The outdoor area shall include seating and a water feature, clock tower or other central focal point.

F. Design Standards, Industrial District.

1. Architectural Style. The exterior architectural appearance of the proposed structure shall not be so at variance with the exterior architectural appearance of existing structures within the immediate area, or with the intended character of the applicable zoning districts, taking into consideration building materials, size, shape and heights, so as to cause an adverse impact upon property values in the immediate area, or the City as a whole, or adversely affect the public health, safety and general welfare of the portion of the City in which the property is located or the City as a whole. Mechanical equipment, such as furnaces, air conditioners, elevators, transformers, and utility equipment, shall be screened, whether on the roof or mounted on the ground, with a screening material similar to or compatible with material used on the main structure. All additions or remodeling shall be compatible in scale, material and massing.
2. Permitted Materials. Structural systems of all buildings shall be as required by Uniform Building Code. All buildings shall be of masonry construction, an equivalent, or better. No building exterior shall be constructed of sheet aluminum, asbestos, iron, steel, or corrugated metal. No building shall be constructed with a wooden frame. Exterior building materials shall not be so at variance with the exterior materials of existing structures within the immediate area or the City as a whole as to adversely impact the property values in the affected area or the City as a whole, or adversely affect the public health, safety and general welfare.
3. Exterior Materials. Exterior wall surfaces of all buildings shall be faced with brick, natural stone, architectural concrete cast in place or precast concrete panels, glass curtain wall panels or an equivalent or better. Up to 15% of any wall surface may be wood or metal used as an architectural trim, as approved by the Planning Commission. The Planning Commission may also approve other materials that the Commission, in its discretion, determines are compatible with these materials if it finds that: 1) The quality and appearance of the proposed materials is consistent with the standard that has been set within the District; and 2) The use of these materials will not have a detrimental effect upon adjacent property values or property values within the City.