

ARTICLE 8. SITE STANDARDS

DIVISION I. DESIGN STANDARDS

~~SUBDIVISION 3. OFFICE, COMMERCIAL AND INDUSTRIAL DISTRICT DESIGN~~ **~~STANDARDS~~ SITE DESIGN STANDARDS**

Sec. 8.110090. Site Design objectives.

A. ~~Office districts.~~ Development in office and commercial districts:

- ~~1. Shall incorporate designs and uses that not only facilitate efficient and attractive working conditions, but also provide places for employees to socialize and enjoy recreation as well. For example, office districts can be designed to facilitate socialization for business and pleasure by including restaurants, health clubs, and other supportive uses that serve both the employees in the district and the community as a whole.~~
- ~~2. Shall incorporate thematic architecture for unity of design in the development of multiple building environments. Architectural theme examples might include, but are not limited to, prairie or mission style buildings. Architectural themes may also be demonstrated by the common use of a particular building material throughout the development such as concrete tile, barrel tile, slate, standing seam metal or similar type roofing materials incorporating the same color. Similar or compatible colors and shapes of brick or textures of stucco wall finishes, cornices, eaves, roof lines and pitch, columns, and arcades between buildings, can lend to the theme within the development.~~
- ~~3.1. Are encouraged to locate multi-family residences, businesses, and personal services within the district to improve business efficiency and competitiveness as well as personal well-being among employees; and in a manner that provides for a high degree of walkability between office buildings and these services.~~
2. Are encouraged to design the development as a "district" rather than a "strip", so that the groupings of buildings can be approached from more places around the perimeter, resulting in less congestion and more accessibility, especially for pedestrians and bicyclists.
3. When located along public streets, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped. Wherever possible, pedestrian walks shall be provided to connect building entrances to public sidewalks.
4. Building entrances and entrances to business services are encouraged to face onto an existing street or a landscaped open space.
5. Solar energy devices, if provided, shall be integral to overall site and building design.

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4. ~~Are encouraged to include multi-family residences in office districts to meet the demand for people who want to be able to walk to work or to the social and recreation facilities provided in the district. Residences within office districts also can utilize parking spaces that are not used at night.~~

~~B. Commercial districts. Development in commercial districts:~~

1. ~~Are encouraged to provide a variety of uses that will enable the districts to function as centers of community life. For example, retail districts can include housing "above the store." Civic uses such as libraries and community recreation centers can be located in retail districts. An outdoor gathering place or town square can provide for concerts, art fairs, school rallies, and for crossing paths with neighbors on a daily basis. Elementary schools can be located adjacent to a retail district so that picking up children and shopping can become one trip; or so that families can attend an event at school and walk across the street to a restaurant afterward.~~
2. ~~Are encouraged to design storefront windows, signs and lighting to facilitate pedestrian circulation among shops. Opportunities exist to position small local stores in front of big box stores to create a continuous shopping environment.~~
3. ~~Shall incorporate thematic architecture in the development of multiple building environments.~~
4. ~~Are encouraged to design the commercial development as a "district" rather than a "strip," so that the groupings of businesses can be approached from more places around the perimeter, resulting in less congestion and more accessibility, especially for pedestrians and bicyclists.~~

B. Public gathering places in office and commercial districts.

1. A minimum of five percent (5%) of the development site shall be designated as open space usable for public gatherings. Open space remaining after the maximum impervious coverage is reached may be used to meet this requirement, provided other requirements of this Article are met.
2. The open space shall be directly accessible on foot from the entrance to offices and services.

~~C. Industrial districts. Development in the industrial districts:~~

1. ~~Are encouraged to include the kinds of amenities and services for employees that office districts provide. Distances to common facilities may be greater due to the horizontal expansiveness of most industrial uses. This warrants close attention to the location of common facilities in site planning to minimize these distances.~~
2. ~~Shall utilize building materials, orientation, and landscaping that are visually attractive thereby affecting the value and reputation of the City as a whole.~~
3. ~~Shall minimize the awareness of operations from the surrounding community.~~

C. If a development abuts or contains an existing or proposed limited access highway or arterial street, the Commission and/or Council may require frontage roads or parallel streets to separate through and local traffic and to provide for visually safe and attractive roadways.

D. Downtown core area. Development in the commercial and transition districts in the downtown core area is subject to the design standards in Subdivision 8 of this division.

Sec. 8.1200. Building form and use. Sidewalk Location Standards.

Sidewalks shall be a minimum width of five feet (5'). A landscaping strip with a minimum width of five feet (5') shall be located between the sidewalk and the curb. The sidewalk shall be placed one foot (1') from the property line. Exceptions to this standard may be approved by the City Engineer if topographic or other constraints are encountered during construction. Meandering sidewalks may be used provided that where a sidewalk encroaches

onto private property, outside the public right-of-way, an access and maintenance easement shall be provided to the City.

A. ~~Office districts.~~

1. ~~Building height shall be a maximum of five stories or 75 feet. For an area developed as a higher density "mixed-use" development that includes both commercial and residential uses, the maximum height limit shall be 12 stories or 180 feet.~~
2. ~~Buildings shall incorporate four-sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same, compatible or complimentary materials on all building facades.~~
3. ~~Lodging facilities are permitted within office buildings or in freestanding locations subject to the same design standards. Lodging facilities shall be pedestrian accessible to restaurants and other services utilized by guests.~~
4. ~~Awnings, canopies, and arcades may extend into the front yard setback to provide shelter for pedestrians from sun, rain, and snow.~~
5. ~~The color of service and delivery doors that are visible to the public shall be similar to the adjoining wall color unless specifically approved by the Commission as a color contrast.~~
6. ~~Solar energy devices, if provided, must be integral to overall building design.~~

B. ~~Commercial districts.~~

1. ~~Buildings shall incorporate four-sided architecture. Horizontal and vertical elements shall extend completely around the building and utilize the same or similar materials on all building facades.~~
2. ~~Residences, lodging, or offices are permitted above the commercial businesses.~~
3. ~~Building height shall be a maximum of 50 feet to the façade cornice line. Roof peaks may extend an additional ten feet above the cornice line. For example, four stories may be built consisting of offices or residential uses above one floor of commercial businesses.~~
4. ~~Residential dwellings are permitted in freestanding locations within the development. They are subject to RP-3 District regulations.~~
5. ~~Freestanding lodging facilities shall be directly accessible on foot to restaurants and other services utilized by guests. Designs are subject to Office District Design Standards.~~
6. ~~The color of service and delivery doors that are visible to the public shall be similar to the adjoining wall color or as specifically approved by the Commission as a color contrast.~~
7. ~~Individuality of businesses shall be expressed in building façade designs through the following:~~
 - a. ~~Varied parapet wall heights and shapes;~~
 - b. ~~Varied roof lines;~~
 - c. ~~Variations in building orientation;~~
 - d. ~~Undulation insets and projections of the front facade;~~
 - e. ~~Expression of vertical structure; and~~
 - f. ~~Expressions of reveals or breaks between businesses.~~
8. ~~Commercial businesses located along public streets shall be subject to the following design standards:~~

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- ~~a. Wherever possible, parking areas and pedestrian walks shall connect internally to parking areas and pedestrian walks of existing adjoining businesses. Provisions shall be made for future connections to adjoining property not yet developed or redeveloped. Wherever possible, pedestrian walks shall be provided to connect building entrances to public sidewalks.~~

~~C. Industrial districts.~~

- ~~1. Industrial buildings shall be designed with four-sided architecture as in Subsection B.8.a. above.~~
- ~~2. Mechanical units shall be screened as in Subsection B.8.b., above.~~
- ~~3. Awnings, canopies, and arcades are permitted to extend into the front yard setback to provide shelter for pedestrians from wind, rain, and snow.~~
- ~~4. The color of service and delivery doors that are visible to the public shall be similar to the adjoining wall color or as specifically approved by the Commission as a color contrast.~~
- ~~5. Solar energy devices, if provided, shall be integral to overall building design.~~

Sec. 8.110. Screening Standards.

- A. Application. The following screening standards shall apply to all sites excluding single-family dwellings, two-family dwellings, and townhouse/row dwellings.
- B. Building Mounted Equipment (Roof-Top and Exterior Building-Mounted Mechanical Equipment).
1. All exterior building-mounted and roof-top building equipment, including but not limited to HVAC and mechanical equipment, vents, piping, roof access ladder, and utility meters, shall be located out of view or otherwise screened from view by all adjacent public or private streets and any residentially zoned or developed properties. Appropriate screening methods may include the use of architectural features and/or landscape planting that provide immediate and opaque visual buffering.
 2. For roof-top equipment not adequately screened by the building parapet, a supplementary screen around all sides of the equipment shall be provided, composed of materials including prefinished architectural metal panels, stucco panels, masonry walls, or similar building materials that are consistent with the overall architectural design and finish materials of the proposed building. The height of any supplementary screens shall be no lower than the height of the equipment it is intended to screen. Site/building cross-section diagrams may be required to prove compliance with this screening requirement. The above provisions shall not apply to roof-mounted solar energy panels.
- C. Trash and Recycling Container and Ground-Mounted Equipment.
1. Trash and Recycling Enclosure Design. All outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates and/or doors for access. The enclosure shall be constructed of permanent materials such as textured block, split faced concrete block, brick, or stone. The colors, materials, and design shall match or otherwise be compatible with the dominant architectural materials and design of buildings on site.
 2. Ground-Mounted Equipment. All ground-mounted building equipment, including but not limited to HVAC and mechanical equipment, power transformers, back-up power generators, shall be fully screened from view from adjacent public streets and residential properties with landscaping, masonry screen walls, decorative fencing, or a combination thereof.
 3. Placement and Location. Trash and recycling enclosures and ground-mounted equipment shall be located behind major buildings and out of public view.

~~Sec. 8.130. Public gathering places in office and commercial districts.~~

- A. ~~— A minimum of five percent of the development site shall be designated as open space usable for public gathering. Open space remaining after the maximum impervious coverage is reached may be used to meet this requirement, provided other requirements of this section are met.~~
- B. ~~— The open space shall be directly accessible on foot from the entrance to offices and services.~~

~~Sec. 8.140. Building relationships to street network in office, commercial and industrial districts.~~

- A. ~~— Building entrances and entrances to business services are encouraged to face onto an existing street or a landscaped open space.~~
- B. ~~— Office and commercial buildings are strongly encouraged to have windows along the street facing façade. (Highly reflective, in excess of 40 percent reflectivity, or mirror glass is not acceptable.) Industrial buildings are strongly encouraged to present their building fronts with windows and provide employee and general public entrances on an existing street or major internal drive.~~

~~Sec. 8.150. Development relationship to limited access highways or arterial streets.~~

~~If a development abuts or contains an existing or proposed limited access highway or arterial street, the Commission and/or Council may require frontage roads or parallel streets to separate through and local traffic and to provide for visually safe and attractive roadways.~~