

## 10-13B-15: DESIGN CRITERIA:

All commercial development must meet the following criteria:

A. Pedestrian, Bike Paths: For developments over five (5) acres, provide direct pedestrian and bike paths on site to match those approved or built in adjacent developments.

B. Convenient Parking Spaces: Accessible parking spaces should be convenient to building entries.

C. Crosswalks, Sidewalks: Use of crosswalks and sidewalks shall be incorporated within the project to provide pedestrian connections to the building. Crosswalks shall be so configured to be a design feature of the development, i.e., heavy painted lines, pavers, edges and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Sidewalks should be used when appropriate to connect parking lots with building entries.

D. Outdoor Areas Within Commercial Developments: For commercial development over ten (10) acres, design pedestrian amenities that allow for use and enjoyment of outdoor areas as a developmental focal point or centralized amenity. These should include a mix of pedestrian scaled lighting, three (3) rail white fences, tables, drinking fountains, benches, seating walls, shade trees, raised landscape planters, beams, windmills, water features, specimen trees, potted plants, information kiosks, botanical exhibits or art features.

E. Access Within Commercial Shopping Centers: Within commercial shopping centers over ten (10) acres, provide convenient pedestrian access to transit stops and outlying parking areas.

F. Transit Stops, Bus Pullouts: Provide transit stops with bus pullouts on public streets.

G. Bicycle Facilities: Provide convenient bicycle parking in locations that do not interfere with pedestrian circulation. Disperse bicycle parking facilities throughout larger site and locate them in convenient and visible areas.

H. Continuation Of Pedestrian Access: Provide for a continuation of pedestrian access when commercial developments are located adjacent to existing or planned trails, parks or open space.

I. Location Of Support Uses: Orient support uses, such as trash enclosures, compactors, truck loading areas and outdoor storage away from residential uses to the extent practical.

J. Protection Of Residential Developments: Locate drive-through lanes away from adjoining single-family and multi-family developments. Locate speakers and menu boards so that noise is not directed toward residential uses and incorporate a screen wall and landscaping to mitigate noise.

K. Electrical System Panels: Recess service electrical system (SES) panels into the building elevation and screen the doors, screen with landscaping or a solid wall (with landscaping) built of similar building materials and colors of the main development and equal to or exceeding the height of the SES panel; or place in back of building if not exposed to adjoining properties.

L. Outdoor Display And Sales Areas: On final site plans, identify the location of all proposed outdoor display and sales areas, including, but not limited to, propane sales, vending machines, amusements and seasonal sales. Their location should not displace required parking and pedestrian or landscaping areas.

~~M. Facades: All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, should be architecturally treated and relate to, but not overwhelm, the neighborhood. All elevations generally visible from public view should reflect the overall design, colors and textures used on the front facade.~~

~~N~~ M. Mechanical Equipment Screened: Fully screen roof or ground mounted mechanical equipment.

N. Utility boxes and pedestals: appropriate vegetative buffers shall be placed to screen and buffer all utility boxes and pedestals.

O. Wall Elevations: Wall elevations should terminate at a logical point such as a column or tower element.

P. Repeated Elements: For all buildings, at least two (2) of these elements should repeat horizontally. Buildings with facades greater than one hundred feet (100') in length should include several of the elements listed below, repeated at appropriate intervals, either horizontally or vertically:

1. Color change. ~~Recognizable, but not strongly contrasting.~~ Minimum of three (3) colors per elevation shall be required.

2. Texture change.

3. Material change.

4. Architectural variety and interest through a change in plane, such as offsets.

5. Reveals, archways or projecting ribs.

6. Wall plan projections of recesses.

Q. Parapets Concealing Flat Roofs: Parapets for concealing flat roofs shall be designed to match the existing architecture.

R. ~~Wainscoting On Facades~~Building Exteriors: All facades, including back and side elevations of a building generally visible from public view or adjacent to residential areas, shall have two feet (2') of stone wainscoting. Shall be constructed with a minimum of 35 percent brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative block or concrete, simulated stone panels and/or no more than 20 percent stucco.

S. Freestanding Accessory Structures: Freestanding accessory structures, such as enclosed service/refuse areas and covered parking, should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures generally visible to the public.

T. Maintenance, Repair Of Landscaping: The owner shall be responsible for the maintenance and repair of all landscaping on the owner's lot or parcel. This includes the area between the street curb and the park strip behind the curb. Weeds may not be permitted to exceed six inches (6") in height, with the exception of common area parcels that are planted in native vegetation.

U. Holiday Lighting, Decorations: Holiday lighting and decorations shall not become a nuisance to neighbors. Holiday lighting and decorations may be displayed for a period of forty five (45) days prior to and thirty (30) days after the holiday it is intended for. (Ord. 07-25, 5-3-2007)

V. National tenant/national franchise architecture; franchise architecture (building designs that are prototypical or identifiable with a particular chain or corporation) shall be revised if the proposed building design does not conform with the architectural design standards. The applicant, at the request of the Planning Commission, shall provide color pictures of other national tenant buildings (non prototype examples) that have been built in other cities and states.

## ARTICLE A. C-1 COMMERCIAL ZONE

### 10-13A-14: DESIGN CRITERIA

Compliance Required: All commercial development within the C-1 zone must comply with the design criteria as required in section [10-13B-15](#) of this title and the commercial design guidelines.

## Chapter 14

## M-1 MANUFACTURING ZONE

### 10-14-9: DESIGN CRITERIA:

Compliance Required: All retail development within the manufacturing zone must comply with the design criteria as required in section [10-13B-15](#) of this title.

