

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DESIGN STANDARDS ORDINANCE DRAFT

Purpose

The purpose of this chapter is to establish minimum design standards for new commercial, industrial, and institutional construction that will:

- A. Encourage high quality development as a strategy for investing in South Salt Lake City's future;
- B. Maintain and enhance the quality of life for the City's citizens;
- C. Shape the City's appearance, aesthetic quality, and spatial form;
- D. Protect and enhance property Values;
- E. Cultivate desirable commercial and industrial nodes and corridors in the City;
- F. Reduce adverse impacts where commercial and residential uses are adjacent;
- G. Facilitate innovation in building design and energy efficiency standards; and
- H. Promote clarity, transparency, and flexibility in design review and development approval processes.

Applicability – New Construction

The standards of this ordinance shall apply to all exterior construction or site development when:

- A. New construction of one or more habitable structures occurs on undeveloped, vacant, or cleared property.
- B. A building permit is issued for any addition, expansion, or intensification of any property that increases the floor area of a building.
 - 1. Building permits for minor additions to existing commercial structures shall be eligible for a modification to the commercial design standards, as outlined in Section XX.XX.XX
 - 2. Building permits for major additions to existing commercial structures shall meet the standards of this ordinance. Noncomplying design elements of the existing commercial structure shall be brought into compliance with the design standards as part of a permit for a major addition, except where full compliance with the requirements of this chapter is impossible due to existing site or building conditions.
- C. A change of use to a more intensive use of a building through the addition of gross floor area.

Applicability – Existing Structures

The following standards of this ordinance shall apply for existing non-residential buildings and yard areas:

- A. Buildings shall be repainted or resurfaced in compliance with the requirements for building colors and material requirements for primary and secondary facades established in this chapter.
- B. Alteration of a building façade shall comply with the general requirements for primary and secondary facades established in this chapter, unless a licensed engineer certifies that the addition of required doors and windows would render the building structurally unsound.
- C. Outdoor storage requirements for yard areas established in this chapter.

Exemptions

The following forms of development are exempted from the requirements of this section:

- A. Historically contributory structures as designated by the South Salt Lake Planning Commission;
- B. Structures intended to house public utilities;
- C. Agricultural uses and stables; and
- D. Uses without habitable structures such as surface parking lots, golf courses, driving ranges, parks, athletic fields, and similar uses.

Modifications

- A. At the discretion of the Land Use Authority, the frontage, orientation, primary façade, materials, build-to zones and setback requirements, location requirements for off-street parking, or open space requirements may be modified in order to ensure that new buildings are compatible within existing neighborhoods; to support and enhance walkable neighborhoods in the City; to cultivate desirable developments and neighborhoods; to encourage long-term investment; and to facilitate innovation in building design and energy efficiency standards.
- B. An applicant may submit a design review application to the Land Use Authority, proposing an innovative design proposal that varies from specific requirements but that achieves the purpose of this chapter.
- C. Requests to modify heights within 20 percent of the maximum heights established in this chapter shall require design review approval by the Planning Commission.
- D. **Minor Additions or Façade Alterations:** Building permits for minor additions to existing commercial structures that increase floor area and for façade alterations are subject to the following modified commercial design standards:

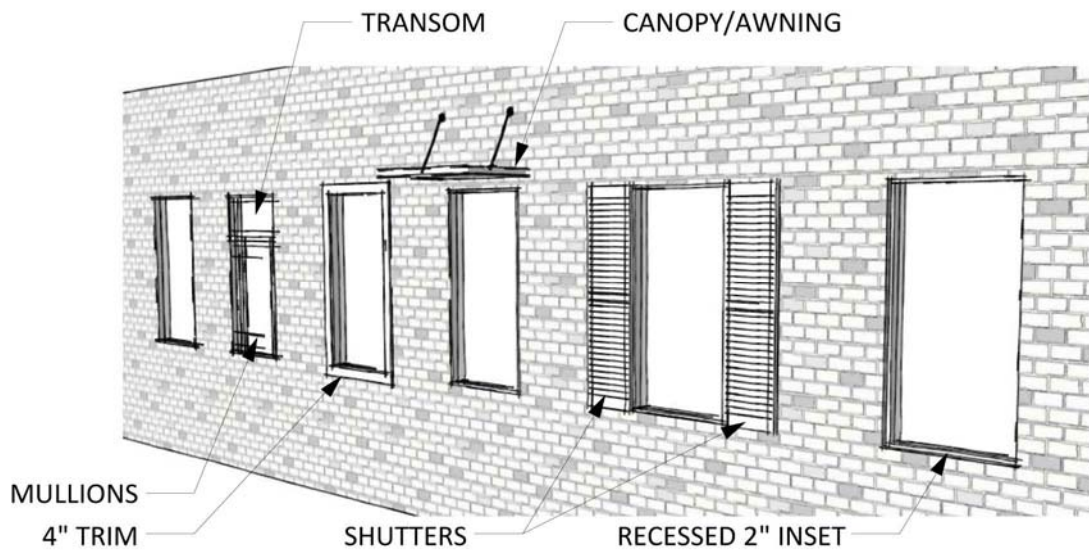
1. For additions where the primary façade of the existing structure is to be maintained, the frontage, orientation, primary façade, roof pitch, materials, build-to zones, and setbacks for minor additions shall be compatible with the existing structure and with other residential and commercial structures in the neighborhood.
 2. For additions where the primary façade of the existing structure is to be altered, the changes shall comply with the frontage, orientation, primary façade, roof materials, build-to zones and setback requirements established in this chapter.
 3. Additions and modifications are subject to the height requirements established in this chapter.
 4. Expansion of a noncomplying structure is subject to the standards established in Chapter 17.23 of this code.
- E. The Land Use Authority may modify the requirements of this chapter where full compliance is impossible due to existing site or building conditions.
- F. The Land Use Authority may not modify the requirements of this chapter on the basis of an applicant’s financial hardship.

General Design Standards

- A. Frontage.** The primary façade of all buildings shall front onto a street or common open space area except as specified otherwise in the chapter.
- B. Orientation.** Development shall be parallel to the street it fronts to the maximum extent possible. Development that is perpendicular to the street it fronts shall have street-facing facades that meet the primary façade requirements described in this chapter.
- C. Primary Façade.** At least one primary façade shall be provided on the façade facing the primary street the structure fronts. The primary façade shall contain at least one public pedestrian entrance. For the purposes of this section, the primary street shall be the street from which a structure derives its street address. Buildings on corner lots shall locate the Primary Façade on the building corner closest to the adjacent street intersections. The primary façade must have at least two materials. Glass for use in windows and doors shall not be considered one of the required materials on a primary façade.
- D. Secondary Facades.** Side and rear facades of buildings that are visible from drive approaches, parking lot areas, and streets shall incorporate similar architectural treatment and materials as utilized on the primary façade.
- E. Building Massing.** Building massing shall be in proper proportion to the site, adjacent streets, open spaces, and surrounding development.

F. Windows. All buildings shall contain windows along the facades that are visible from the nearest public right-of-way. Windows at the street level shall be at least 60 percent transparent, as measured between two feet and eight feet above grade. Upper story windows shall be at least 25 percent transparent.

1. Unless otherwise specified in this chapter, all windows along building facades shall be set to the inside of the building face wall by at least two inches. In addition, windows shall incorporate at least one of the following standards:
 - a. mullions and/or transoms
 - b. Trim or molding at least four inches (4") in width
 - c. Canopies, shutters, or awnings, proportional to window size.



G. Materials.

1. Permitted Primary Materials: Permitted materials consist of decorative glass, integral color CMU, metal panel, tile, cementitious fiber board or materials of similar quality and durability.
2. Allowable Secondary materials. EIFS or similar stucco applications are permissible secondary materials on primary facades, up to 40 percent of non-glass areas.
3. Prohibited Primary Materials. No building shall incorporate metal siding or stucco on a primary façade.

4. Primary façade materials shall not change at the outside of building corners, and shall continue along any side façade visible from a street or pedestrian right-of-way. Primary façade materials used on buildings on corner lots shall be extended the full length of the sides visible from a street or pedestrian right-of-way.
 5. Exterior building materials shall be continued to the finished grade on any elevation.
 6. Primary materials shall utilize low-reflectance, subtle, neutral, or earth tone colors. Secondary materials may feature brighter colors.
- H. Roofs.** Pitched shall be clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials. Flat roofs shall incorporate a parapet.
- I. Primary Pedestrian Entrance.** Each principal building shall include a primary entrance along the building’s primary façade. Building forms with multiple tenants shall feature multiple primary entrances. All primary facades shall incorporate a building canopy, awning, or similar weather protection along the building’s principal public entrances, projecting at least four feet from the façade. In addition, primary facades shall incorporate visually prominent building entrances through the use of at least one of the following features:
1. Secondary roof structures, or a parapet roof with transitions, used to accent the principal public entrance.
 2. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches.
 3. Architectural detailings such as tile, metal, stone, precast or cement board work and moldings integrated into the building structure.
- J. Screening Requirements.**
1. Ground-level or roof-top mechanical equipment shall be screened from streets and off-site views.
 2. All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.
- K. Buffering Requirements.** New development shall be required to provide a buffer of at least ten feet on any property line or portion thereof that abuts residential zoning, subject to the following requirements.
1. The buffer shall consist of contiguous landscaping.
 2. The buffer shall include a solid fence of at least eight feet in height.

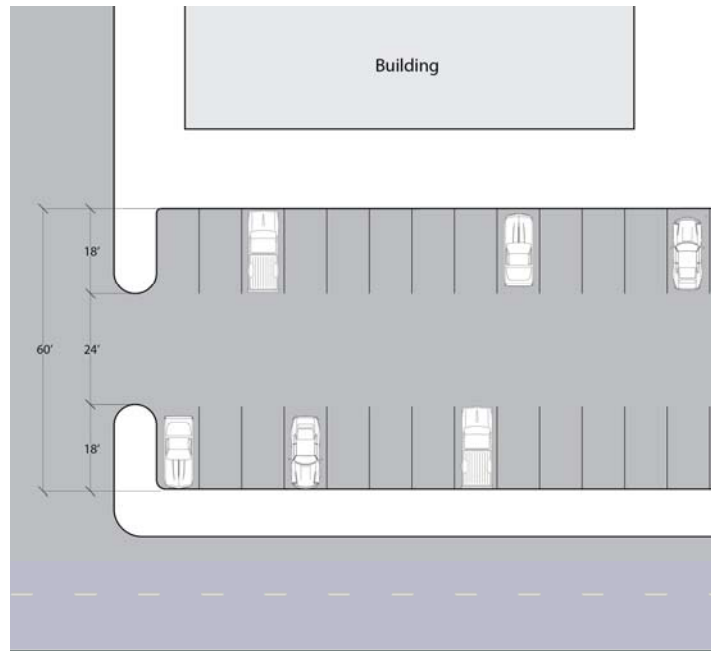
L. Fencing Requirements.

1. **Solid Fencing.** Solid fencing within a development or along required buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials deemed appropriate by the Land Use Authority. Vinyl solid fencing is only permitted where an existing vinyl fence is being extended as part of a building addition or site expansion.
2. **Semi-Transparent Fencing.** Acceptable materials for semi-transparent fencing that is visible from drive approaches, parking lots, and streets include metal or composite picket fencing.
3. **Prohibited Materials.** Chain link fencing is prohibited where fencing is visible from drive approaches, parking lots, and streets.

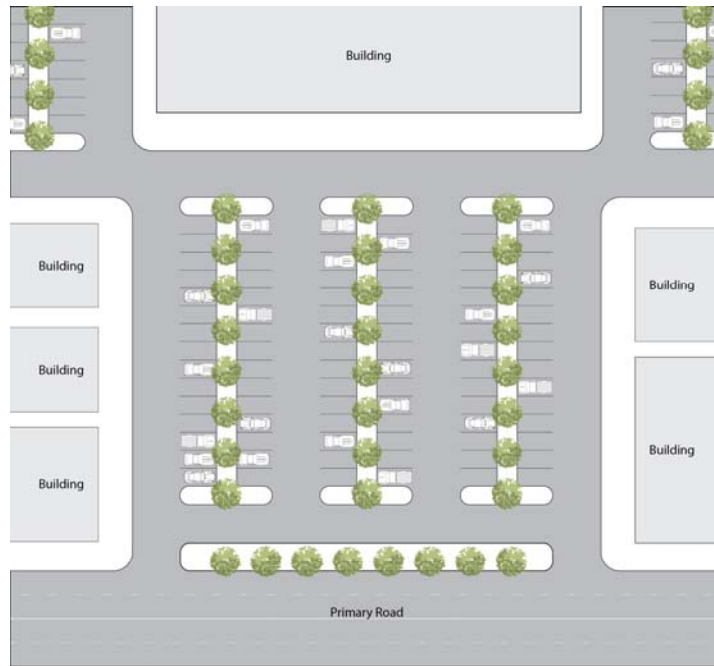
M. Unity. The architectural design within a single multi-building development of structures shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.

N. Off-Street Parking Areas. Off-street parking, required for all land uses in the city, shall comply with the parking and landscaping requirements found in Chapters 17.25 and 17.27 of this title. In addition, the following applies to all off-street parking constructed for any of the building types regulated by this code:

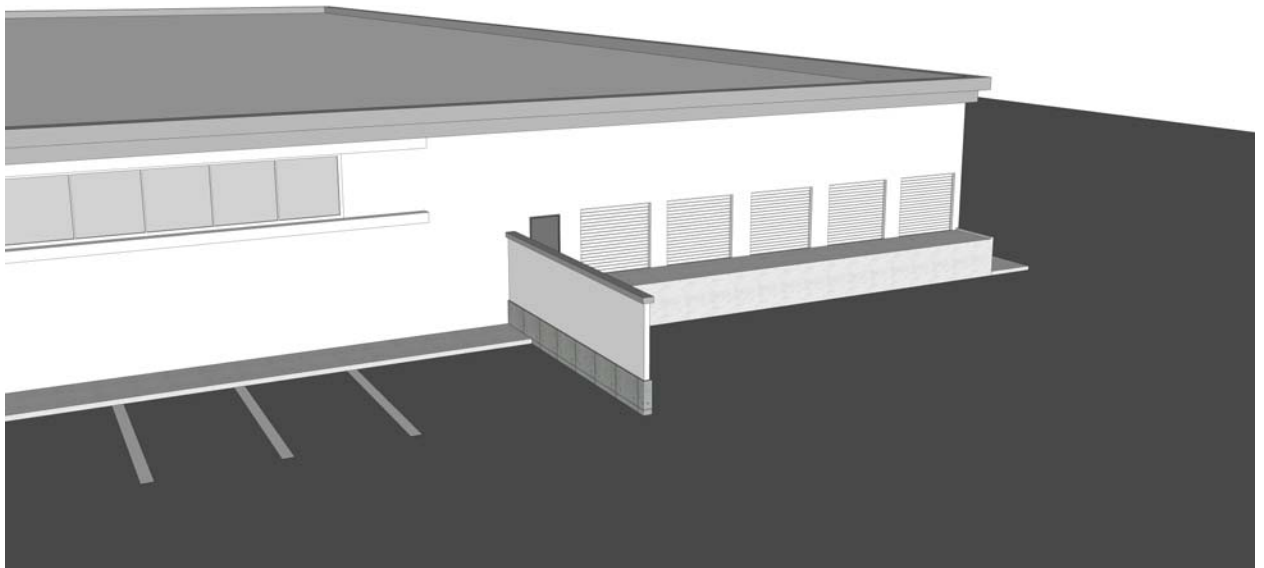
1. For single-building developments, parking shall be arranged to the side or rear of a building's primary façade. For buildings on sites with limited frontage or land area, the Land Use Authority may allow for a parking lot with a maximum depth of 60 feet between the building and the street it fronts, as measured behind any required landscape buffer.



2. For multiple-building or outparcel developments, buildings shall be arranged to frame and enclose at least three sides of parking areas. Commercial retail, large format retail, and retail bay buildings in multiple-building developments may have up to 60 percent of the total off-street parking located between the structure and the street it fronts, unless the parking areas are enclosed by buildings at the perimeter of the development.
3. Surface parking lots of 100 or more spaces serving any commercial building regulated by this code shall be organized into a series of parking bays surrounded by buildings, landscaping, or drive aisles designed to appear as streets.



- O. Loading and Service Areas.** Loading, service, and equipment areas shall be located in a manner that minimizes their visibility from drive approaches, parking lots, and streets. Loading, service, and equipment areas shall be screened through the use of architectural elements, materials and landscaping that reduce their visibility.



P. Utilities. All utility lines shall be placed underground in designated easements. Underground utility lines serving multiple-building or outparcel developments shall be placed within drive aisles or fire lanes. Except for backflow devices, no pipe, conduit, cable, line for water, gas, sewage, drainage, or any other energy or service shall be installed on a permanent basis above ground. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent building wall.

Q. Permanent Structures.

1. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile.
2. Prefabricated or relocatable structures shall conform to one of the building types established in this code, and all the design standards established for that building type.
3. Prefabricated or relocatable structures shall be attached to permanent foundations, in compliance with the International Building Code.

R. Crime Prevention through Environmental Design (CPTED). All projects incorporating building forms established in this chapter shall adhere to the basic principles of CPTED when designing the site and building. The following principles shall be taken into account in the design of all buildings and developments.

1. **Natural Surveillance.** Physical design that keeps potential intruders under the perception of continual watch, such as view to streets, driveways, and parking lots, and visual permeability in architecture, lighting, and landscaping.
2. **Natural Access Control.** Physical design that guides the mobility of people and decreases crime opportunity and increases perception of risk to potential offenders.
3. **Territorial Enforcement.** Physical design that encourages users of property to develop ownership over it, developing space with an easily discernable purpose, using symbolic barriers such as low lying fences and walls, landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.
4. **Landscaping Standards.** Shrubs should be planted with a maximum height of 2 to 3 feet and trees should have a ground clearance of 7 feet above walkways and sidewalks.
5. **Public Safety.** In order to encourage public safety through natural surveillance, natural access control, and territorial reinforcement, solid windowless walls are not permitted adjacent to streets, pedestrian areas, and open space amenities.

S. Yard Areas

1. All building forms established in this ordinance shall include front, rear, and side yards as defined in the Definitions section of this title and as required by this title. Space needed to meet the requirements for yard areas on a specific parcel or development shall not be sold or leased away from that parcel or development.
2. **Yard Requirements and Qualifications.**
 - a. Any yard area visible from a public street shall not be used for storage.
 - b. Fences, courtyards, and patios may be allowed provided they meet the requirements established elsewhere in this title.
 - c. All front and corner side yard areas as required by this title shall be landscaped according to the landscape standards established in this title.

3. Projection of Architectural Elements and Mechanical Equipment into Yard Areas

Projection of architectural elements and mechanical equipment into required yard areas beyond setbacks or build-to-zones is permissible according to the standards established in the table below. Projection of architectural elements and mechanical equipment into yard areas must comply with the clear view requirements established in this title.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, porches, landings, stoops, and porticos	4 feet	2 feet	4 feet
Eaves, cornices, overhangs	2 feet		4 feet
Bay windows, cantilevered rooms, and awnings	4 feet	2 feet	4 feet
Balconies	Shall not project into yard areas.		6 feet
Mechanical Equipment	Shall not project into yard areas.	2 feet	4 feet
Exterior Staircases as allowed	Shall not project into yard areas.		4 feet

T. Other Review Considerations. The Land Use Authority shall consider the following matters in reviewing and approving building designs:

1. General Considerations
 - i. The effect of site development on utility facilities including water, sewer, storm drainage, power, gas, and communications
 - ii. Crime Prevention through Environmental Design principles on building, site layout, and landscaping design.
 - iii. Integration of signage into architectural and site designs.

- iv. Patios, accessory structures, awnings, and other appurtenances shall be designed to blend with the design of the primary structures and site.

2. Traffic Safety and Congestion

- i. Impacts on abutting and nearby streets.
- ii. Location and dimensions of vehicular and pedestrian entrances, exits, drivs, and walkways
- iii. Location and arrangement of off-street parking.
- iv. Location and arrangement of loading and service areas.
- v. Circulation patterns within the development and connection to abutting and nearby sites.
- vi. Site lighting.

3. Building and Site Layout

- i. General silhouette and mass, including location on the site, elevations, and impacts on abutting and nearby structures.
- ii. Compatibility of building facades with abutting and nearby structures in terms of height, color, materials, primary facades, placement of windows, rooflines and roof pitches, and the arrangement of structures on the parcel
- iii. Energy efficiency in terms of building materials, the use of passive solar designs or solar energy systems, and the use of landscaping.
- iv. The use of durable, high quality building materials.

4. Fencing and Site Landscaping

- i. The location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with abutting and nearby development and the character of the neighborhood, or to conceal storage areas, utility installations, waste containers, or other uses required by the standards in this Title to be screened from view .
- ii. Use of ground cover or surfacing to prevent dust and erosion.
- iii. Preservation of existing healthy trees where possible.

Building Forms by Land Use District

A. Building Forms. This ordinance establishes building form standards that are applied based upon the type of structure being built or redeveloped. The allowable types of specific building form standards are established below in the Building Form Matrix.

1. Matrix Explanation. The matrix below lists allowed and prohibited building types within South Salt Lake’s Commercial, Transit Oriented Development, Mixed Use, Business Park, Professional Office, Light Industrial, Historic, Agriculture, Gateway, Community Facility, Entertainment, and Residential Zones. The letter “A” shall mean “allowed.” For those building forms that are associated with a shaded box in a zone, that building type is prohibited within the designated zoning district.

2. Building Forms and Associated Land Uses. The uses permitted within a building are determined by the base and overlay land use districts in which it is located, as indicated in the following table.

Commercial Design Standards Draft – City Council Review Draft – 7 April 2017

Building Form	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-C	Mixed Use	Business Park	Professional Office	Light Industrial	Historic	Agricultural	Gateway West	Community Facility	Entertainment Overlay	Open Space	R1-6,000	R1-5,000	Residential Multiple	Planned Unit Development
Storefront	A	A	A	A	A	A	A	A			A							
Civic	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A
Office	A	A	A	A	A	A	A	A			A		A					
Commercial Retail	A	A	A	A	A			A			A		A					
Commercial Bay	A	A	A	A	A			A			A							
Large Format Retail	A				A						A							
Flex/Industrial			A	A		A		A										

B. Build-to Zones and Setbacks. A “Build-to Zone” shall mean an area of lot designated for placement of a building façade along a street frontage, located parallel to a front or corner property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range, as described in the table below.

1. Front and Corner-Side Setbacks and Build-To Zones

- i. Single-Building Developments.** The normal minimum front and corner side yard setback is established as the average setback of all buildings within a distance of three hundred (300) feet measured in both directions of the subject property along both sides of the street, where possible.
- ii. Multiple-Building and Outparcel Developments.** Buildings used to frame multiple-building and outparcel developments shall be located within a build-to zone of 15 to 30 feet.

2. Side and Rear Setbacks.

- i. Commercial, Mixed Use, Industrial and TOD Zones.** In commercial, mixed use, industrial, and TOD zones, buildings can be built to the side and rear boundaries and no setback is usually required.
- ii. All other zones.** In all other zones, the standard rear and side yard setback is ten feet.

3. Additional requirements for all build-to zones and setbacks. The Land Use Authority may require additional setback for the following reasons:

- i.** To achieve more effective design or compatibility with surrounding structures;
- ii.** To comply with the landscaping requirements along urban corridors, as established in the City’s landscape ordinance.
- iii.** To meet the buffering and clear view requirements established in this chapter or elsewhere in this title;
- iv.** To comply with fire codes, building codes, dedications, and easements.

Storefront Building



The Storefront Building Form is intended to accommodate a variety of uses in a small-scale structure. The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances. Multi-story structures can accommodate office, residential, or live/work uses as allowed. The uses permitted within a structure using the Storefront Building Form are determined by the base and overlay zoning districts in which it is located.

- A. **Primary Facade.** At least one primary facade shall be provided on the facade facing the primary street the structure fronts. For the purposes of this section, the primary street shall be the street from which a structure derives its street address. Buildings on corner lots shall locate the primary facade on the building corner closest to the adjacent street intersections. All buildings using the Storefront Building Form must comply with the following facade requirements:
 - 1. The primary facade shall contain at least one public pedestrian entrance or one entrance per every seventy-five feet (75') of frontage.
 - 2. The primary facade shall contain facade depth variation of a minimum one foot (1') in depth and ten (10') feet in width a minimum every 40 feet.
 - 3. Structures using the Storefront Building Form shall provide a building canopy, awning, or similar weather protection over the public pedestrian entrance that extends at least four feet (4') from the façade, to the maximum extent practicable.
- B. **Windows.**
 - 1. The primary façade of storefront buildings shall provide windows of at least 40 percent of the façade.

2. All other facades of storefront buildings that are visible from streets or public parking areas shall provide windows to constitute at least 15 percent of the façade.
- C. **Building Height.** The Maximum height for storefront buildings shall be 36 feet.
- D. **Materials**
1. **Primary Materials.**The primary material of walls on a structure using the Storefront Building Form shall be brick, cast concrete, stone, marble, or other materials similar in appearance and durability.
 2. **Secondary Materials.** Regular or decorate concrete block, float finish stucco, EIFS, cementitious fiber board, or wood clapboard may be used on the front façade as a secondary material or trim but shall not be a primary treatment.
- E. **Facades**
1. For buildings using the Storefront Building Form that have multiple stories with facades visible from a street shall have:
 - a) A base consisting of, but not limited to thicker walls, ledges or sills; integrally textured materials such as stone or other masonry; integrally colored and patterned materials such as smooth finished stone or tile; bulkheads; lighter or darker colored materials, mullions, or panels; or planters;
 - b) Windows on primary facades shall include a canopy or an awning.
- F. **Roofs.** Roofs on buildings using the Storefront Building Form shall comply with the following standards:
1. Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and arcades.
 2. All flat roofs shall require a minimum two foot parapet wall along the roofline. The following additional conditions apply:
 - a. The parapet shall have a three dimensional cornice treatment.
 - b. The parapet shall extend along all facades of the building
 - c. Additional two-foot projections or recesses in the façade plane every 40 feet.

Civic



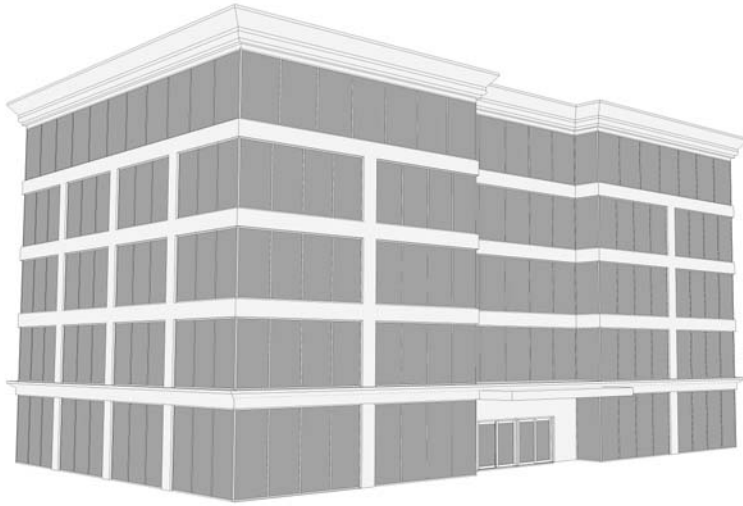
The Civic Building form is a specialized building type intended to serve as public meeting space and support institutional uses such as government offices, schools, libraries, government centers, post offices, religious uses, or civic clubs and organizations.

- A. **Orientation.** The primary façade of all civic structures shall be oriented to the street from which the building derives its street address. Accessory buildings shall be located behind the primary façade of the principal structure, and arranged to create secondary fathering space on the site.
- B. **Materials.** Allowable primary materials for civic buildings include brick, cast concrete, integral color CMU, stone, marble, or other materials similar in appearance and durability. EIFS, stucco, cementitious fiberboard, or metal siding may be used on the primary façade as secondary materials or trim.
- C. **Facades.** Facades for buildings using this form may vary depending on the uses contained within the building. Blank building walls facing streets are prohibited.
- D. **Building Height.** Structures using the Civic Building Form and located within a residential district or within 100 feet of single family detached structures are subject to the following height transition requirement:
 - i. Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35’).
 - ii. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
 - iii. The building height transition requirement ends at 100 feet from the adjoining single-family residential land use district boundary or residential land use within a district.
 - iv. A tower, spire, or other architectural element, may exceed the above height requirement. One tower per building is allowed. The width of the tower shall be

limited to one-third the width of the primary façade or 30 feet, whichever is less.

- E. **Loading and Service Areas.** Loading and service areas shall not front a street, and shall be screened from view from the street and from surrounding uses.

Office



The office building form is a flexible building style intended for a variety of nonresidential and employment uses. It is flexible in use, and can accommodate office, limited retail, light manufacturing, warehouse, and other employment-related uses. The uses permitted within a building are determined by the base and overlay land use districts in which it is located.

A. Orientation.

- a. In cases where a structure using the office building form includes office uses along the front façade, such offices shall front the primary street.
- b. Developments with multiple structures using the office building form shall be configured in a manner that incorporates on-site streets, drive approaches, pedestrian walkways, and other circulation routes throughout the development.

B. Primary Façade. Structures using the office building form shall have clearly-defined, highly visible primary facades that include at least two of the following design features:

- a. Canopies or porticos above the entrance
- b. Roof overhangs above the entrance
- c. Entry recesses or projections
- d. Raised corniced parapets above the entrance
- e. Gabled roof forms or arches above the entrance; or

- f. Architectural details, such as tile work or moldings, integrated into the building structure and above or directly adjacent to the entrance.

C. Building Height.

- a. **Minimum Height.** A structure using the office building form may be 25 feet in height if no off-street parking is provided between the primary façade and the street it faces. All other buildings using this form shall be a minimum of 35 feet in height.
- b. **Maximum Height.** Except for structures using the Office Building form shall be no higher than sixty-five feet (65') from grade to the peak of the roof or, for flat roofed structures, the top of the parapet. Buildings using this form located within 100 feet of an existing single-family residential land use district as measured from the closest property lines shall incorporate the following height transition:
 - i. Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35').
 - ii. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
 - iii. The building height transition requirement ends at 100 feet from the adjoining single-family residential land use district.

D. Materials. All exterior walls on a structure using the office building form visible from a street or parking area shall be brick, cast concrete, stone, marble, split-faced masonry block, or similar material. Stucco, EIFS, architectural metal panels, or corrugated metals may be used as accent materials only and shall not be the primary material used on any exterior wall visible from a street or adjacent public parking area.

E. Facades. Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize the proportion of height to width so that building facades are vertically oriented.

- a. **Horizontal Façade Articulation.**
 - i. Structures using the office building form shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
 - ii. Structures using the office building form that exceed three stories in height shall incorporate a façade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated

materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

F. Windows.

- a. At least forty (40) percent of the width of street level frontage of the primary facade shall be occupied by windows or doorways.
- b. All street-level windows shall be visually permeable.
- c. Windows shall be set to the inside of the building face wall.

G. Roofs

- a. Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and colonnades.
- b. All rooftop equipment associated with a structure using the workplace building form shall be screened from view from all streets.
- c. Skylights shall be flat.

H. Drive-Through Facilities. Where permitted, drive-through facilities associated with office buildings shall:

- a. Be prohibited along any side with street frontage.
- b. Be architecturally integrated with the building.
- c. Allow remote drive-through structures that are located to the rear of the property.

I. Pedestrian Circulation. Structures using the office building form shall provide full pedestrian access across the front façade in the form of a sidewalk at least six feet wide.

Commercial Retail



The Commercial Retail building form is designed for small and moderate scale commercial and retail uses, including automobile-oriented uses typically found in shopping areas and along major thoroughfares. The building type provides convenient automobile access from the thoroughfare, while minimizing the negative impacts of parking lots upon the pedestrian. The uses permitted within a building are determined by the base and overlay zoning districts in which it is located.

A. Orientation

1. Single Building Development. Development composed of a single structure using the Commercial Retail Building form shall be oriented so that the primary façade faces the street from which the building derives its street address.
2. Multi Building Development. Development composed of multiple buildings totaling 15,000 square feet or more and using the commercial/retail building form shall be configured to:
 - i. Break up the site into a series of smaller blocks defined by on-site complete streets, vehicle accessways, pedestrian walkways, or other circulation routes;
 - ii. Frame the corner of an adjacent street intersection or entry point into the development
 - iii. Frame and enclose a main pedestrian or vehicle access corridor within the development site

- iv. Frame and enclose on at least three sides of parking areas, public spaces, or other site amenities; or
- v. Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.

3. Outparcel Development

- i. To the maximum extent practicable, outparcels and their buildings shall be clustered in order to define street edges, entry points, and outdoor seating and gathering areas
- ii. Outparcels should be consolidated. (the even dispersal of outparcel sites in a widely-spaced pattern along streets is strongly discouraged)
- iii. Spaces between buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or well-landscaped parking areas.

B. Materials. Primary materials shall consist of decorative glass, integral color block, metal panel, tile, cementitious fiber board, or materials of similar quality and durability. Metal siding shall not be a primary material on any façade of a building using the Commercial Retail building form.

C. Primary Facades. Primary facades on structures using the commercial retail building form shall incorporate at least two of the following design elements:

1. Variations in roof form and parapet heights;
2. Wall recesses or projections of a minimum depth of two feet at least every 40 feet.
3. Distinct changes in texture and color of wall surfaces
4. Vertical accents or focal points.
5. Ground-level arcade along the full length of the primary façade.

In addition, all primary facades shall incorporate a building canopy, awning, or similar weather protection along the building's principal public entrance, projecting at least four feet from the façade. In addition, primary facades incorporate visually prominent building entrances through the use of at least one of the following features:

6. Secondary roof structures, or a parapet roof with transitions, used to accent the principal public entrance.
7. Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches.

8. Architectural detailings such as tile, metal, stone, precast or cement board work and moldings integrated into the building structure.

D. Secondary Facades.

1. All secondary facades visible from a public right of way or internal vehicular or pedestrian access lane shall include a similar level of architectural detail and treatment consistent with the primary façade, and shall include similar colors and materials. Secondary façade walls shall include either a window, a functional doorway, or another architectural detail to match the architectural articulation of the primary façade.
2. All other secondary facades may include a reduced level of architectural detail and treatment consistent with the primary façade.

E. Windows. Commercial Retail Buildings shall comply with the following window requirements:

1. All street level windows within 20 feet of the principal pedestrian entrance of a multi-tenant building shall be visually permeable.
2. Front façade walls shall include a window or functional general access doorway per the following standard:
 - i. Every 24 feet for structures of 40,000 square feet or less in size; and
 - ii. Every 40 feet for structures larger than 40,000 square feet in size.

F. Drive-Through Facilities. Drive through facilities, where permitted as accessory uses associated with commercial retail buildings shall include a canopy or roof that is architecturally integrated with the building and that mirrors the roof form of the primary structure. Drive through windows are not permitted on facades that face a right-of-way.

Commercial Bay Building



The Commercial Bay building form is a building style that consists of a retail storefront and a service component with bay doors. This building form can accommodate automotive, motorcycle, recreational vehicle, and related uses. Commercial Bay buildings may be used for certain retail, service, or craftsman industrial uses. The uses permitted within a building are determined by the base and overlay land use districts in which it is located.

- A.** Compliance with Standards for Commercial Retail Building Form. In addition to the standards in this section, Structures using the Commercial Bay Form uses shall be subject to the standards for a Commercial Retail Building. In the event of a conflict between the Commercial Retail Building Form standards and the Commercial Bay Building Form standards, these standards shall apply.
- B. Overhead Doors.** Commercial Bay buildings may utilize overhead doors, subject to the following standards.
 - a.** Door width. Overhead doors may not exceed 22 feet in width.
 - b.** Transparency. At least 40 percent of each overhead door visible from a public right-of-way shall be transparent or semi-transparent.
 - c.** Door materials and color. Overhead doors that are visible from a public right-of-way must utilize materials and colors that are complementary and architecturally integrated into the overall building design.
 - d.** Facades with overhead doors shall incorporate a canopy or awning over the door, sconces or other decorative lighting, or similar architectural elements.

- C. Setbacks.** Auto related buildings may have an additional setback to accommodate parking and display area up to the maximum allowed by this code, but buildings using this form constructed for other purposes are subject to the setback standards established in this code. Adequate space for vehicle maneuvering must be provided.

Large Format Retail



The large format retail building form is intended for retail buildings containing single-tenant retail sales uses that exceed 30,000 square feet in size. These building form standards are intended to address the visual impact and compatibility issues related to large-scale retail establishments.

- A.** Compliance with Standards for Commercial Retail Building Form. In addition to the standards in this section, Structures using the Large Format Retail Building Form uses shall be subject to the standards for a Commercial Retail Building. In the event of a conflict between the Large Format Retail Form standards and the Commercial Retail Building Form standards, these standards shall apply.
- B.** Applicability
 - a.** These standards apply for structures 30,000 square feet in size or more that are occupied by one or more primary retail sales establishments in a single structure.
 - b.** Structures that contain accessory retail uses such as a coffee shop, restaurant, bank, or other accessory use in addition to a principal retail sales establishment shall not be exempted from these standards.
- C. Customer Entrances.** Each structure using the Large-Format Retail Building Form facing a street shall include at least one customer entrance, except that no structure shall be required to provide entrances on more than two sides of the structure that face streets. In addition to the primary façade requirements for commercial retail buildings, all customer entrances must

feature an outdoor plaza adjacent to the entrance having seating and a minimum depth of 20 feet.

- D. Windows.** All facades of structures using the Large Format Retail Building Form visible from streets or parking areas shall provide windows for 30 percent of the ground floor façade. Windows shall be visually permeable. The land use authority may decrease the window requirement to 15 percent of the ground floor façade where a façade faces residential uses.

Flex/Industrial



The Flex/Industrial building form is intended for manufacturing, light industrial, and flexible employment-related uses. In many cases, the form of the building is established based on the function of the uses taking place within it. The intent of these standards is to minimize potential negative impacts on adjacent uses from uses housed within these buildings. The uses permitted within a building are determined by the base and overlay land use districts in which it is located.

A. Orientation

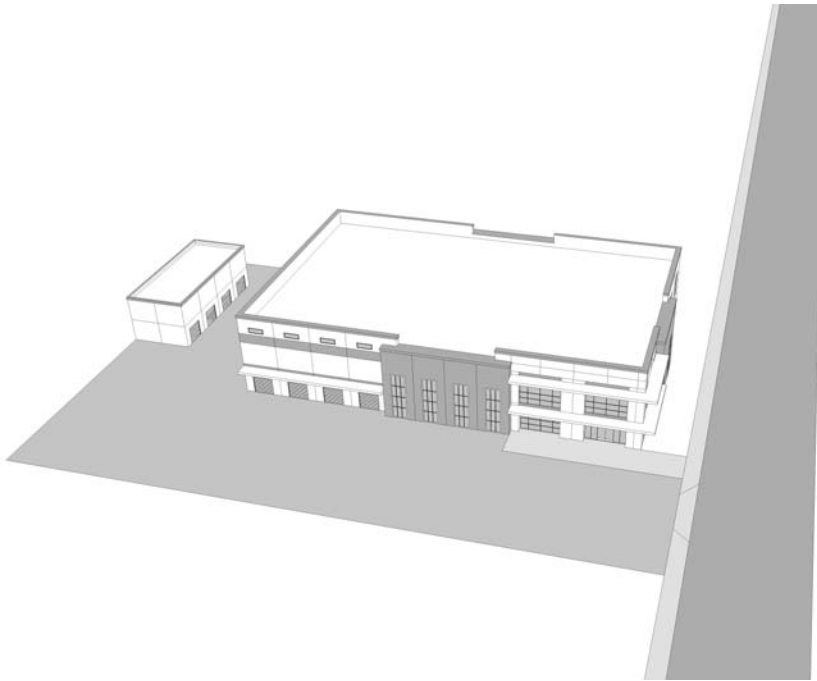
1. Structures using the flex/industrial building form shall be oriented so the primary façade faces the street from which the building derives its street address.
2. Industrial operations, including loading bays, shall be screened from view from a private road or public right-of-way.
3. Accessory structures or uses shall not front a street, and shall be located in a manner that minimizes their impacts on adjacent uses.

B. Materials

1. All exterior walls of a structure using the Flex/Industrial building form shall be clad with materials that are durable, economically maintained, and of a quality that will retain their appearance over time, including but not limited to:
 - i. Natural or synthetic stone;

- ii. Brick;
 - iii. Integral color CMU;
 - iv. High-quality pre-stressed concrete systems;
 - v. Finished and treated tilt-up concrete panels;
 - vi. Float finish EIFS; or
 - vii. Glass
2. Building facades utilizing metal siding, unfinished or untreated tilt-up concrete panels, or standard single- or double-tee concrete systems are not allowed on any façade visible from public or private streets, parking areas, or adjacent residential, institutional, or commercial uses.
- C. Primary Facades.** Primary facades on structures using the Flex/Industrial building form shall incorporate wall recesses or projections of a minimum depth of two feet at least every 60 feet or for each principal entrance, whichever is greater. In addition, at least two of the following design elements are required:
- 3. Variations in roof form and parapet heights;
 - 4. Distinct changes in texture and color of wall surfaces
 - 5. Vertical accents or focal points.
- D. Windows.** All facades facing a street or parking lot shall provide windows for a minimum of 20 percent of the façade.
- E. Rear and Side Loading and Service Areas.** Loading and service areas shall be separated from customer parking, pedestrian areas, and main drive aisles, and shall be configured to avoid disruption of primary vehicular access and circulation.

Accessory Structures



Accessory structures provide uses and functions that support a primary structure and use on a site. Examples include garages, enclosed shop areas, and warehouse space. Accessory buildings are not allowed on sites where there are no primary structures.

- A. Orientation.** Except for fuel pump canopies, accessory structures or uses shall not front a street, and shall be located in a manner that minimizes their impacts on adjacent uses.
- B. Height and Area Requirements.** Except for fuel pump canopies, accessory structures may not exceed the height or area of the primary structure on the site.
- C. Roof Types.** Accessory structures shall incorporate the same roof type and pitch if applicable that is used for the primary structure it serves.
- D. Materials.** Accessory structures shall use materials that are similar in quality and durability to materials used on the primary structure it serves.
- E. Fuel Pump Canopies.** Fuel pump canopies shall incorporate materials used in the primary structure it serves. Canopy lighting shall be recessed and flush with its underside. Columns shall be designed to be integrated with the design of the primary structure it serves.

AMENDMENT TO THE DEFINITIONS CHAPTER – 17.03

“Addition, Major” – **For residential structures, a minor addition is a**An extension or increase in floor area of a building or structure that increases the floor area of the structure by at least 50 percent. **For**

commercial structures, a major addition is an extension or increase in floor area of a building or structure that increases the floor area of the structure by at least 5,000 square feet or at least 20 percent of the floor area of the original structure, whichever is greater.

“Addition, Minor” - For residential structures, a minor addition is aAn extension or increase in floor area of a building or structure that increases the floor area of the structure by up to 50 percent. For commercial structures, a minor addition is an extension or increase in floor area of a building or structure that increases the floor area of the structure by no more than 5,000 square feet or no more than 20 percent of the floor area of the original structure, whichever is greater.