

§ 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES.

- (A) **General Intent.** The building and site design regulations in this section are intended to enhance the visual appearance of non-residential development; to promote street and neighborhood character; and to strengthen the pedestrian environment. Regulations for large-scale development are also provided to mitigate the negative visual impacts arising from the scale, bulk and mass inherent to large commercial buildings.
- (B) **Applicability.**
- (1) Provisions of this section shall apply to all non-residential uses unless otherwise specified.
 - (2) Provisions of this section shall apply to the following:
 - (a) Construction of a new building.
 - (b) Construction of a building addition that increases the existing square footage by 50% or by 15,000 square feet, whichever is less. Application of the provisions shall be required of the building addition and the existing building(s).
 - (c) Change of use. Where use changes from manufacturing or warehouse to office or commercial, typical design requirements related to office/institutional or commercial retail/service uses shall be required.
 - (3) With the exception of public sidewalks, the area of all required sidewalks, seating areas, patio or other usable outdoor areas may be applied in meeting up to 1/3 of the landscape requirements for the overall site as required in § 14-16-3-10(E)(1).
- (C) **Design Standards -- Office/Institutional and Commercial Retail/ Service Uses.** (Note: Sites 5 acres and greater will be required to comply with the following design standards in addition to any other design requirements that the Environmental Planning Commission may deem necessary.)
- (1) **Sidewalks.** Pedestrian sidewalks, a minimum of 8 feet in width, shall be provided along the entire length of major facades containing primary entrances. The width of the sidewalk shall be increased as follows:
 - (a) Ten feet in width for buildings 10,000 to 30,000 square feet;
 - (b) For buildings greater than 30,000 square feet, the width of the sidewalk shall increase at the rate of one foot in width per 10,000 square feet of building size to a maximum required width of 15 feet.
 - (c) The width of the required sidewalk may vary along the entire length of the facade provided the average required width is maintained and provided the width of the sidewalk along the facade does not fall below 8 feet.
 - (d) A six-foot wide clear path shall be maintained along the sidewalk at all times. Site amenities, cars, landscaping and other uses of the sidewalk may not encroach upon the six-foot clear width.
 - (e) The building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as one building.

- (f) Site amenities, landscaping, vending and customer pick-up may be incorporated into the width of the sidewalk provided they do not encroach upon the clear width as stated above.
- (g) **Exceptions.**
 - 1. Where primary entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation provided a pedestrian connection is provided to connect the public sidewalk with the entrance(s).
 - 2. Where a vestibule or other projecting entryway is provided, the depth of the vestibule or entryway may be included in the sidewalk calculation, provided 6 feet of sidewalk is located in front of the vestibule or projecting entryway in order to allow pedestrian connectivity along the entire length of the facade.
- (2) **Pedestrian Features.** Major facades shall incorporate at least one or a combination of the following features along no less than 50% of the length of the facade. Such features shall be distributed along the length of the facade in order to avoid creating a blank facade greater than 30 feet in length.
 - (a) Display windows, provided the sill height does not exceed 45 inches above the finished floor and the overall glass height is a minimum of 48 inches. Where windows are provided, they shall not be mirrored or opaque along the ground floor.
 - (b) Doors/Entrances.
 - (c) Portals, arcades, canopies, trellises, awnings associated with windows (windows do not have to comply with dimensions specified in (a) above), or other three dimensional elements that provide shade and/or weather protection.
 - (d) Raised planters a minimum of 12 inches and a maximum of 28 inches in height, located adjacent to the facade, with living, vegetative materials such as ornamental grasses, vines, spreading shrubs, flowers, or trees over at least 75% of the planter. Coverage shall be calculated from the mature spread of the plants.
 - (e) A minimum 15-foot wide landscaped area planted adjacent to the facade. One shade tree for every 50 linear feet of facade shall be provided in the landscaped area. Shrubs and/or groundcover shall cover at least 75% of the landscaped area measured from the mature spread of the plants.
 - (f) Shade trees, provided at one tree for every 30 linear feet of the entire facade, which may be evenly spaced or clustered along the facade. Trees shall be placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet. Provision of trees will not fulfill off-street parking or street tree requirements.
 - (g) Any other treatment that meets the intent of this section and that meets the approval of the Planning Director or his designee.
 - (h) **Exception.** Major facades containing service areas will not be required to provide pedestrian features in front of the service area.
- (3) **Major Facades Greater Than 100 Feet In Length.** In addition to the requirements set forth in subsection (C)(2) above, buildings containing major facades greater than 100 feet in length

shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building facade. Each seat shall be a minimum of 24 inches in width and 15 inches in height. Benches, raised planters, ledges or similar seating features may be counted as seating space. If the outdoor seating is located on the south or west side of the building, at least 25% of the seating area shall be shaded.

- (4) **Public Space.** (Applicable to buildings 60,000 square feet or greater. A collection of smaller buildings linked by common walls shall be considered one building.) One public space area, a minimum of 400 square feet, shall be provided for every 30,000 square feet of building space. The public space area shall be privately owned and maintained and should typically contain seating and shade. Public space areas are prioritized so that (a) below is required of the first 30,000 square feet. In addition to (a), public space areas may contain one or a combination of the following features:
 - (a) Outdoor plaza, patio, or courtyard with seating and shade covering a minimum of 25% of the area.
 - (b) Pocket park with seating and shade covering a minimum of 25% of the area.
 - (c) Sculpture or other artwork.
 - (d) Fountain or some other water feature.
 - (e) Playground or other recreational amenity.
 - (f) Any other amenity that meets the intent of this section and that meets the approval of the Planning Director or his designee.
- (5) An aggregate of buildings 125,000 square feet or greater shall provide pedestrian plaza space in the amount of 400 square feet for every 20,000 square feet of building space. A minimum of 50% of the required public space shall be provided in the form of aggregate space that encourages its use and that serves as the focal point for the development. The aggregate space shall:
 - (a) Be linked to the main entrance of the principal structure and the public sidewalk or internal driveway;
 - (b) Include adequate seating areas. Benches, steps, and planter ledges can be counted for seating space;
 - (c) Have a portion (generally at least 40%) of the square footage of the plaza area landscaped with plant materials, including trees;
 - (d) Be designed for security and visible from the public right-of-way as much as possible;
 - (e) Have pedestrian scale lighting and pedestrian amenities such as trash receptacles, kiosks, etc.
- (6) **Screening.**
 - (a) Roof-mounted mechanical equipment shall be screened from the public right-of-way by parapet walls or structural features. The minimum height of the parapet walls or structural features shall be as follows:

1. 42" if the roof top equipment is within 10 feet of the building wall;
 2. 30" if the roof top equipment is within 20 feet of the building wall;
 3. 18" if the roof top equipment is beyond 20 feet of the building wall.
- (b) Wall-mounted mechanical and electrical equipment on major facades is discouraged. If used, it shall be screened by dense evergreen foliage or by other acceptable screening devices. Wall-mounted mechanical equipment on non-major facades shall be painted to match the color of the subject building or screened by other acceptable screening devices.
- (c) Ground-mounted mechanical and electrical equipment, excluding transformers, adjacent to a major facade shall be screened through use of walls, earth berms, dense evergreen foliage or other acceptable screening devices.
- (d) Loading areas which face a public street or residentially-zoned property and which are not separated from the public street or a residentially-zoned property by intervening buildings, landscaping or by a distance of at least 100 feet, shall be screened with solid walls which are a minimum of six feet in height when measured from the finished grade exterior to the loading area. The distance of the screening wall from the loading area shall not exceed 100 feet.

(D) Design Standards – All Non-Residential Uses.

- (1) Building Entrances. Primary entrances along major facades shall be clearly defined with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- (2) Break up the Mass. Major facades greater than 100 feet in length shall break up building mass by including at least two of the following architectural features:
 - (a) Wall plane projections or recesses of at least 2 feet in depth, occurring at least every 100 feet and extending at least 25% of the length of the facade;
 - (b) A vertical change in color, texture, or material occurring every 50 linear feet and extending at least 20% of the length of the facade;
 - (c) An offset, reveal, pilaster, or projecting element, no less than two feet in width and projecting from the facade by at least six inches and repeating at minimum intervals of 30 feet;
 - (d) Three dimensional cornice or base treatments;
 - (e) Art such as murals or sculpture to be coordinated through the City Arts Program;
 - (f) A change in visible roof plane or parapet height for every 100 feet in length, however, each distinct roof plane does not have to equal 100 feet in length;
 - (g) Any other treatment that meets the intent of this section and that meets the approval of the Planning Director or his designee.

- (h) **Exception.** In cases where the applicant has provided pedestrian amenities according to subsection (C)(2) above, the applicant need only provide one of the above-listed treatments.

- (3) Provisions for Employees. Buildings requiring six or more water closets, pursuant to the Uniform Building Code, shall provide outdoor gathering space for employees. Such space shall be a minimum of 300 square feet, with seating and shade covering a minimum of 25% of the area.
 - (a) **Exception.** The provision for employees will not be required if an outdoor plaza, patio, courtyard or pocket park are provided as part of the development plan in accordance with subsection (C)(4) above.

- (4) **Accessory Buildings.** All accessory buildings visible from a public street shall be similar in color and material to the major building on a site.

- (5) **Drive-Up Service Windows.** Drive-up service windows shall be oriented away from pedestrian areas, residentially-zoned areas and public streets where possible. In cases where drive-up service windows face these areas, screening shall be provided. Screening may be in the form of walls, earth berms, or evergreen landscaping, or a combination thereof and shall be a minimum of three feet in height. Where walls are provided, a minimum 3-foot wide planting strip with live vegetation shall also be provided on the pedestrian or residential or public street side.

- (6) **Gas Fueling Canopies.** Gas fueling canopies and canopy fascia shall be similar in color and texture to the major building on a site. All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.

(Ord. 10-2004; Am. Ord. 23-2007)

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