City of

Pickerington, Ohio

Appendix IV Nonresidential Design Standards

Replaces Appendix IV
Commercial Design Guidelines

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Appendix IV
Nonresidential Design Standards
(Replaces Appendix IV Commercial Design Guidelines)

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I. STANDARD APPLICABILITY

These design standards apply to all nonresidential structures located in the C1- Neighborhood Commercial District, C2- Central Business/Mixed Use District, C3- Commercial District, C4-Commercial District, O-Suburban Office District, M1-Restricted Industrial District, M-Industrial District, and subsequent planned districts along with any civic or institutional structures in the city. These standards do not apply to land or structures within the Old Downtown Pickerington Area as defined in ***Ordinance 94-46.***

Standards are established for the following types of uses and buildings:

A. Large-Scale Retail/Commercial

This type includes large format buildings dedicated to retail or mixed-retail and service uses. These structures include "big boxes" and strip centers with a footprint typically in excess of 15,000 square feet.

B. Small-Scale Retail/Commercial

This type includes moderate to small format buildings dedicated to retail or mixed-retail and services uses. These structures are more common to the inner corridors away from the highway or to smaller scale retail/commercial uses such as banks, restaurants, stand alone retail buildings or smaller strip centers. These buildings typically have a foot print less than 15,000 square feet.

C. Hotels & Motels

This type includes any building in which lodging is provided and offered to the public for compensation and is not a rooming or boarding house.

D. Gas Station/Service Station Canopies

This type includes any attached or detached structure designed to provide cover to gas pumps or vehicles that is open on at least three sides and is supported by piers or other structures. This type of building does not include parking structures.

E. Large-Scale Office

This type includes any structure intended for occupation by professionals or other service related businesses or government offices that do not include the sale of material goods as a primary use. Large-scale offices are any office building with total floor area that exceeds 20,000 square feet.

F. Small-Scale Office

This type includes any structure intended for occupation by professionals or other service related businesses or government uses that do not include the sale of material goods as a primary use. Small-scale offices are any office building with total floor area under 20,000 square feet.

G. Industrial

This type includes all industrial and manufacturing buildings and structures.

H. Civic & Institutional

This type includes all civic or institutional buildings including schools, fire stations, hospitals, churches, sport facilities and other similar uses.

I. Other Nonresidential

Any other types of nonresidential structures not described above.

II. PURPOSE

The City of Pickerington is a progressive community that has and will continue to experience a high-rate of nonresidential growth. The purpose of these standards is to provide clear and reliable standards for quality and sustainable nonresidential development, to promote orderly growth, and to maintain a quality community image. These standards establish requirements for site plan development, exterior building appearance and materials, landscaping, lighting, and signage.

III. RELATIONSHIP TO OTHER CHAPTERS

The provision of these standards shall supplement any and all other regulations of the State of Ohio and ordinances of the city. Whenever the requirements of these regulations are in conflict with the requirement of any other part of this ordinance, the more restrictive or that which imposes the higher standards shall govern.

IV. DEFINITIONS

A. Purpose

For the purpose of these standards, certain terms are defined as follows. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; words in the plural number include the singular; the word "person" includes association, firm, partnership, trust, government body, corporation, organization, as well as an individual; the word "structure" includes buildings; the word "occupied" includes arranged, designed, or intended to be occupied; the word "used" includes arranged, designed, or intended

to be used; the word "shall" is always mandatory and not merely directive; the word "should" is directive; the word "may" is permissive; and the word "lot" includes plot or parcel. Other words and terms shall have the following respective meanings:

1. Alter or Alteration means any exterior visual or material change to any property. Alterations shall include a change in design, current color, texture, material, exterior feature, vegetation, or quantity of paving.
2. Applicant means any owner, person, association, partnership, or corporation who applies for a certificate of appropriateness.
3. Articulation means to divide a buildings façade into distinct and significant parts. See **Figure 1.**
4. Awning means a non-load bearing roof like cover of canvas, similar fabric or standing seam metal roof over a frame, designed and intended for protection from the weather or as a decorative embellishment, which projects from a wall or roof of a structure over a window, walk, or door, and is supported entirely by attachment to a building wall. See **Figure 1**.
5. Belt Course means a projection of masonry or similar material running horizontally through a façade. See also **String Course**. See **Figure 1**.

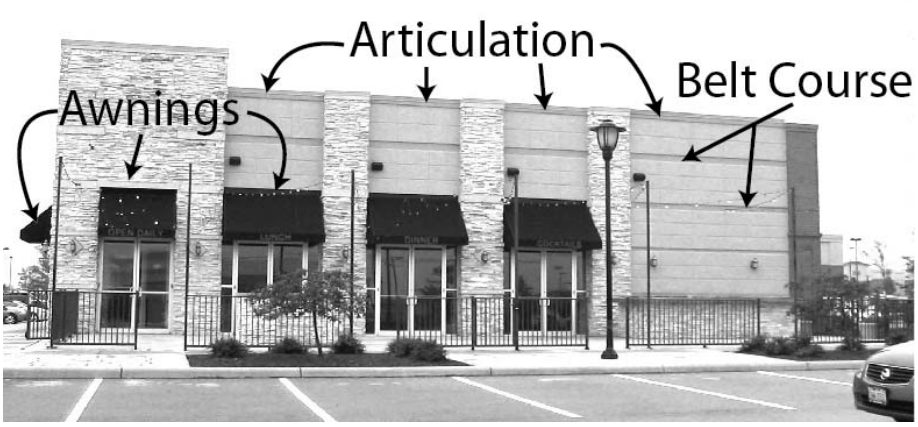


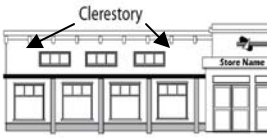
Figure 1

6. Building means an enclosed and permanent structure for housing, commerce, industry, etc., distinguished from mobile structures and those not intended for occupancy.
7. Building Orientation means the way a building is positioned or sited in respect to its surroundings and may be referred to as front-to-front, where the primary façade faces the primary façade of an adjacent building, or side-to-side or back-to-back.

Figure 2

8. Bulkhead means the part of the façade that forms a base for one or more windows on the ground floor, typically in traditional storefronts. See **Figure 2** where the brick area under the first story windows is the bulkhead.
9. Canopy means a roof like cover of outdoor grade fabrics or standing seam metal roof that either projects from the wall of a building over a door, entrance, window, or outdoor dining or service area and is supported by the wall of the primary structure on one side and supports on the other. Canopy also means a freestanding cover for outdoor dining or services areas such as at a gasoline service station supported by piers or columns with a structural roof. See also **Awnings** and/or **Overhangs**.
10. Certificate of Appropriateness means an application submittal was approved by the planning and zoning commission or administratively approved by the planning and zoning director, and that the approved alteration, renovation or new construction is in compliance with the provisions of this ordinance.
11. Cement Veneers means a veneer of cement or fired clay made to replicate a brick or stone finished surface, but thinner than the traditional material. Veneers can be applied to an exterior surface with an adhesive and thereby produces the effect of a stone or masonry wall.
12. Column means a support structure that consists of a base, a cylindrical shaft, and a capital. See also **Pier**.

Figure 3



13. Clerestory means an upper story row of windows, or windows so placed. Often applied when there is not an actual interior corresponding floor. See **Figure 3**.
14. Commission means the Pickerington Planning and Zoning Commission.
15. Cornice means the uppermost crowning wall projection. Also known as crown molding. See **Figure 4**.

Figure 4

16. Council means the City Council of the City of Pickerington.
17. Engaged means partially attached, embedded or bonded. Pilasters are engaged piers of columns.
18. Expansion means the volumetric increase of an existing building either vertically or horizontally through the extension of a wall or floor plan beyond the dimensions of the existing structure. Expansion of an exterior structure such as a seating area, patio,

parking area, or other paved surface shall mean any horizontal increase in the dimension of such area through additional pavement.

19. Exterior Wall Height means the distance measured from the average finished grade to eaves on a gabled roof form, or the upper cornice or parapet on flat roofed buildings.

20. Façade means the exterior face or wall of a building. The façades may be referred to as either a primary façade that is visible from an adjacent roadway and/or can be considered the front of the structure. Façade also means a secondary façade that refers to a side or rear exterior wall.

21. Fenestration means window and other openings in a building's façade.

22. Footcandle means the unit of illumination produced by a single candle at a distance of one foot.

23. Glazing means fitted or covered with glass.

24. Kick Plate means a hard plate or veneer fitted to the lower portions of a building including the lower rail of a door, bulkhead, or risers of a step to prevent damage from moderate impact. Also referred to as a "toe kick".

25. Landscaping means the arrangement and placement of plant cover or contour of a site. Modifications to landscaping include any change in topography or removal of living trees per ***Chapter 1266 Preservation of Trees and Wooded Areas***.

26. Interior Landscaping means the use of landscape materials within any internal portion of the site.

27. Parapet means a façade extension above the true or finished roof line of a building. See **Figure 5**.

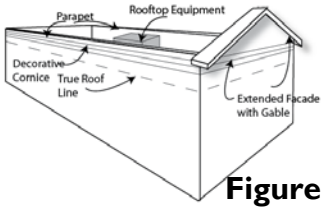


Figure 5

28. Perimeter Landscaping means the use of landscape materials on the perimeter of a site adjacent to residential or nonresidential uses.

29. Pier or Pillar means a vertical supporting structure, generally rectangular in cross section, supporting an arch or roof. See also **Column** and **Pilaster**.

30. Pilaster means a shallow rectangular column projecting only slightly from a wall. In classical architecture they often appear on the sides of a door or window opening or paired with piers or columns set some distance away to support a roof structure. In contemporary commercial architecture they are often used to divide bays of a façade. See also **Columns** and **Piers**.

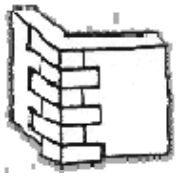
31. Opacity means a lack of transparency or light transmittance.

32. Ordinary Maintenance means exterior work on a building or structure that does not involve any change in material, design, or arrangement and minimal change in texture or color. Ordinary maintenance also includes any vegetation or ground cover not subject to commission review. The planning and zoning director has the authority to administratively approve ordinary maintenance applications.

33. Outdoor Dining Area means an area with seats and/or tables located outside a restaurant, coffee shop, or other food service establishment that is not fully enclosed on all sides and/or top.

34. Overhangs are horizontal projections from the façade of a building intended to provide shelter from the elements for pedestrians that are structural in nature, open on three sides and are finished with a roof structure compatible with the roof structure of the primary portions of the building.

Figure 6



35. Quoining means dressed stones or bricks at the corners of buildings, laid so that their faces are alternately large and small. Originally used to add strength to the masonry wall, they are now used for more decorative purposes. See **Figure 6**.

36. Renovation means the physical alteration of the interior or exterior of an existing structure that revises the appearance of the space or façade without adding any area to the structure either vertically or horizontally.

Figure 7

37. Rowlock Course means the tilted course of bricks laid on edge as part of a sill of a window or a complete course of brick laid on its side, with the shortest end of the brick exposed vertical. Commonly used on the top course as a coping for garden walls.

38. Sailor Course means a row or course of bricks where the bricks are laid vertically with the narrow side exposed in the face of the wall. See **Figure 7.**

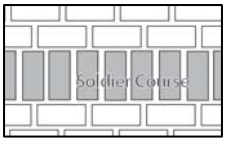


Figure 8

39. Soldier Course means a row or course of bricks where the bricks are laid vertically, with the broad side exposed in the face of the wall. See **Figure 8.**

40. Spandrel means a wall panel filling the space between the top of a lower story window and the sill of an upper-story window. Often with ornamentation or as a place for signage.

41. Spandrel Glass means heat-strengthened flat glass with a colored-ceramic coating adhered to the back by a heat fusion process. It has double the strength of annealed glass of the same size and thickness, enabling it to withstand greater uniform loads and thermal stresses. Spandrel glass cannot be re-cut after heat strengthening. It is used as

fixed opaque colored glass on buildings in front of floor slabs and columns. It is available in a wide array of colors.

42. Streetscape Buffer means the use of landscaping plantings, materials, fixtures or furniture along the frontage of a private lot adjacent to a public right-of-way or private street.

43. String Course means the same as belt course. See **Belt Course**.

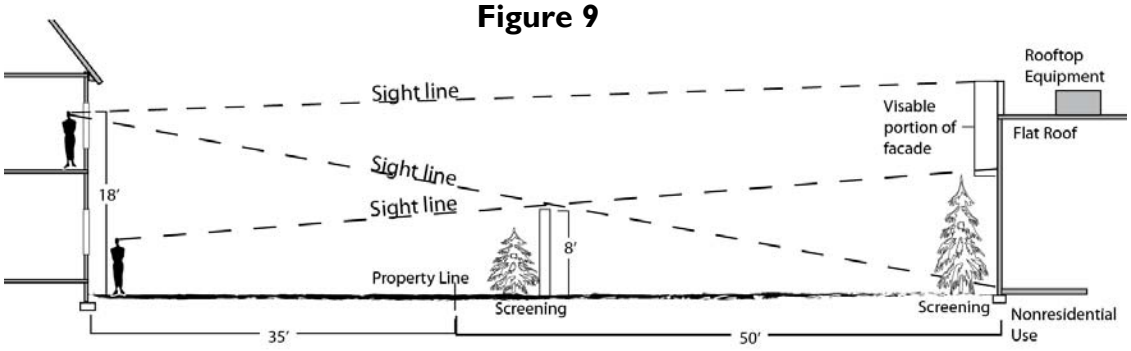
44. Tilt-up Architectural Concrete means exterior finish panels of concrete prepared on- or off-site with architectural finishes or veneers such as brick, cornices, belt coursing, and rusticated stone that provide a modern method for construction. Tilt-up architectural concrete provides flexibility and innovation in design and provides a high aesthetic value similar to natural materials.

45. Total Building Height means the distance measured from the average finished grade at the primary façade to the highest point on the building.

46. Vehicular Use Area means any paved area on private property intended for accommodation of vehicular circulation, parking, or loading activities.

47. Visibility from Adjacent Residential Use means any roof, façade or portion of a façade visible from five to eighteen feet above the grade at the common property line at a point equivalent to the minimum yard setback for the adjacent residential district. See **Figure 9.**

Figure 9



This figure shows the portion of the façade that would be considered visible from the adjacent dwelling. The setbacks, placement of screening, height of screening, change in grade, and height of the nonresidential building are all variables that will change the visible portions for each project. This illustration is provided as an example of the method to determine the visibility of a façade. Each project will be different. A section drawing should be submitted by the applicant to determine the visible portion of rear and side façades.

48. Water Table means a horizontal projecting string course, molding, or ledge placed so as to divert rainwater from a building's foundation. In traditional buildings, this element is often placed at or directly above the sill between the foundation and the base of the structural wall.

V. CERTIFICATE OF APPROPRIATENESS

A. Applicability

A certificate of appropriateness is required for all nonresidential sites, buildings or structures within the city. Each certificate of appropriateness shall be reviewed and approved by the planning and zoning commission. The planning and zoning director is authorized, at their sole discretion, to require that a certificate of appropriateness be obtained before any work that exceeds simple repairs or ordinary maintenance is performed.

Certificates of Appropriateness are required for site plan development, building material, landscaping, lighting and signage compliance, and shall be required for:

1. Any new construction.
2. Any significant alteration to the site plan, landscape, or lighting features which would alter the respective appearance of that feature.
3. Any new signs or alterations to existing signs.
4. Any significant alteration, expansion, or exterior renovation to an existing building or structure.
5. An alteration, expansion, or renovation is considered significant when it meets or exceeds the following criteria:
    a. In the case of a building or structure expansion that does not involve additional land, the square footage of the alteration or expansion exceeds ten percent of the square footage of the existing building exclusive of the alteration or expansion; or
    b. In the case of an alteration or expansion involving both an existing building or structure and additional land, and, if applicable, additional structures or buildings, the area or square footage of the altered or expanded land or structure or building, respectively, exceeds ten percent of the area or square footage of the existing land or structure or building respectively, exclusive of the alteration or expansion; or
    c. If the cost of the exterior renovation of the structure exceeds 25% of the assessed value of the property prior to renovations.

B. Standards of Review

In the review of proposed developments, the planning and zoning commission shall determine whether or not the proposed development, as depicted on the site plan, complies with the following:

1. The plan conforms in all pertinent respects to the requirements contained in this appendix;
2. Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
3. The development has adequate public services and open spaces;
4. The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this code;
5. The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
6. The proposed signs, as indicated on the submitted sign plan, will be:
    a. coordinated within the development;
    b. are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and
    c. are located so as to maintain safe and orderly pedestrian and vehicular circulation;
7. The landscape plan will enhance the principal building and site; maintain existing trees as required in these standards; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
8. Adequate provision is made for storm drainage within and through the site in compliance with the applicable regulations in this code and any other design criteria established by the city or any other governmental entity which may have jurisdiction over such matters;
9. If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
10. The commission believes the project to be in compliance with all other local, state and federal laws and regulations.

C. Equivalency or Waiver of Requirements

The commission may waive any or all of these standards or approve an equivalency by a two-thirds vote if it finds that the proposed alternative meets or exceeds the purpose and intent of these standards.

D. Simple Repairs & Ordinary Maintenance

Projects involving simple repairs or ordinary maintenance do not require a certificate of appropriateness. However, a zoning certificate documenting the simple repair/ordinary maintenance is required to be submitted and approved administratively. If the planning and zoning director finds such simple repair will change the appearance of the site, building, landscaping, or lighting to a degree that constitutes a significant alteration, a certificate of appropriateness shall be required.

E. Permission to Build and Certificate of Occupancy

1. Approval for permission to build shall not be issued unless the applicant has been issued a Zoning Certificate that complies with all certificates of appropriateness approved by the Planning and Zoning Commission.
2. A full certificate of occupancy shall not be issued until the terms of the certificate of appropriateness are met, as certified by an on-site inspection by the planning and zoning director or his agent, unless a performance bond, or irrevocable letter of credit from a banking institution, has been posted. If the required terms of the certificate of appropriateness have not been completed and a certificate of partial occupancy (temporary) is issued, a performance bond or irrevocable letter of credit from a banking institution shall be posted at that time.

F. Construction Activity

No construction, reconstruction, alteration, expansion, or renovation of any site, building, landscaping, sign, or lighting element within the nonresidential areas of the city shall be undertaken prior to obtaining a certificate of appropriateness. Changes made by the applicant or his agents during the design or construction process after the certificate of appropriateness is approved and the zoning certificate is issued shall be reviewed for appropriateness before the certificate of occupancy is issued. A significant change (see section **V.A.5.** items **a-c**) shall be reviewed and approved by the planning and zoning commission, while a minor change may be approved administratively by the planning and zoning director.

G. Application Requirements

An application that complies with the certificate of appropriateness standards of review (see section ***V.B. Standards of Review)***, with the appropriate fees, shall be submitted to the planning and zoning

department for review and presentation to the planning and zoning commission. The planning and zoning director and/or the planning and zoning commission may require additional submittal information.

VI. SITE PLAN DEVELOPMENT STANDARDS

A. Requirements

All nonresidential developments shall comply with the minimum standards of the ***Planning and Zoning Code.*** In addition, the planning and zoning commission reviews compliance with engineering, building code, fire department, etc., requirements.

VII. ARCHITECTURAL STANDARDS

A. Purpose

To promote the design and construction of nonresidential buildings that support and enhance the residential character traditionally associated with the City of Pickerington through standards for building mass, roof forms, exterior materials, and architectural detailing. The architectural standards established herein will reinforce this desired identity and produce nonresidential development that is compatible with existing and future residential neighborhoods.

B. Building Scale & Massing

The relationship of a building's height to its apparent width is a factor in the overall character of the building. Nonresidential buildings in Pickerington shall respect the human-scale and the scale of adjacent buildings. The following standards shall apply to nonresidential buildings as specified:

1. Variation in Massing

a. A single, large, dominant building mass shall be avoided.

b. A building's vertical and horizontal dimensions shall be related to each other through the use of bays or articulation that visually separate the building planes into components with proportions that emphasize neither the vertical nor horizontal dimension beyond a ratio of 2:3. **Figure 10** below shows a series of façades with various proportions and articulation.

Figure 10

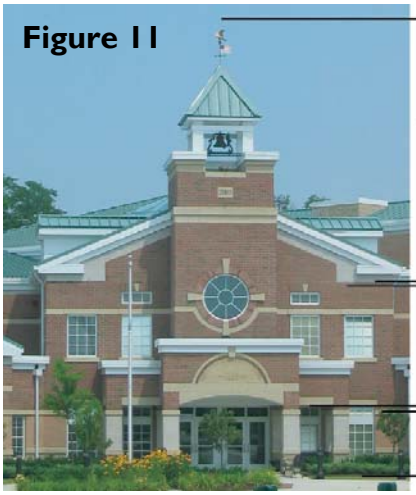
Figure 10: *The illustration shows the proportions of façades in a traditional-style commercial street which range from 1:1 to a 2:1 vertical to horizontal proportion. These proportions are commonly associated with the "human-scale". The second façade is an example of an unarticulated box-type store front. Without articulation, the building appears flat and lacks character. The general vertical to horizontal ratio of this façade is 2:9, which emphasizes the horizontal dimension. The third façade shows the same general area as the second with the addition of both horizontal and vertical articulation through the use of bays and gabled roof forms with dormers. Each bay or portion of the façade has a 2:1 proportion except the entry bay, which has a 2:3 proportion that helps add emphasis to the entry.*

c. Buildings shall have a clearly defined base, middle and top. See **Figure 11** below.

i. A recognizable base may consist of, but is not limited to: thicker walls, ledges, or sills; integrally-textured materials such as stone or masonry; integrally-colored and patterned materials such as smooth-finished stone or tiles; lighter or darker colored materials from the body of the building; mullions; or panels. The use of bulkheads and water table trims are strongly encouraged.

ii. A recognizable top may consist of, but is not limited to: cornice treatments, other than just colored stripes or bands, variation in masonry pattern or material or differently colored materials; sloping roof with overhangs and brackets; stepped parapets; or aligned openings and articulations.

Figure 11



Top of Building: Cupola, variation in roof form, visible roof form, clerestory windows, overhanging eaves.

Middle of Building: Fenestration, belt course, primary building material of brick.

Base of Building: Stone "foundation", watertable, variation of the materials on first floor, emphasized entryway, foundation plantings.

2. Articulation

a. Primary Facades

Primary facades on all nonresidential buildings shall be articulated both vertically and horizontally to relate the structure to the human-scale.

i. Horizontal Articulation.

Horizontally long façades with a length exceeds 60 feet shall be articulated through the use of bays. Bays no greater than 30 feet in length shall be created through the use of no fewer than two of the following methods:

(a) Change in wall plane such as a projection or recess. The change in depth from one bay to the next shall be a minimum of three percent of the length of the façade.

(b) Change in height of wall and/or variation in roof form.

(c) Change in texture or masonry pattern.

(d) Windows.

(e) Trellises with vines.

(f) Other architectural elements and detailing such as pilasters (see **Trim & Details**) that subdivide the façade into human-scale proportions.

Figure 12

This side view of a front façade shows how setbacks or changes in wall plane were used to achieve horizontal articulation. The façade also incorporates variation in building materials, pilasters, and variation in wall height to provide definition from one bay to another.

ii. Vertical Articulation.

(a) Primary facades which have total building heights over fifteen feet but not more than twenty feet shall be vertically articulated to present the appearance of a clerestory, half-story, or multiple full stories through one of the following methods:

Figure 13

(1) Exterior demarcation of the change in floors such as a soldier course, belt course, change in material, or masonry patterns every twelve feet or portion thereof, of vertical height, with multiple rows of windows placed at various heights including clerestory or transom windows in the case of a half-story. See **Figure 13**.

Figure 14

(2) Shed, gabled, or hipped roof forms with dormers which have windows or vents. See **Figure 14**.

(3) Vertical recess of wall plane to a depth of at least three percent of the building's depth, with window openings in the recessed wall indicating the presence of an upper-story. See **Figure 15.**

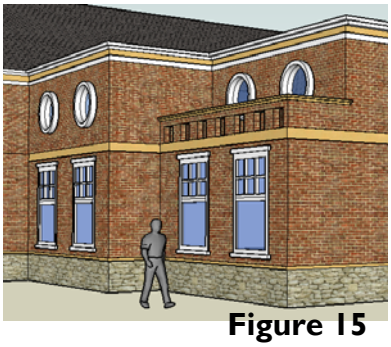


Figure 15

(b) Primary facades which have total building heights over twenty feet shall be vertically articulated to present the appearance of at least two full stories through one of the methods listed below:

(1) Exterior demarcation of the change in floors such as a soldier course, belt course, change in material, or masonry patterns every twelve feet, or portion thereof, of vertical height with fenestration in each vertical component of the façade to indicate multiple stories (See the **Fenestration and Windows** section for required window openings). See **Figure 13**.

(2) Vertical recess of wall plane to a depth of at least three percent of the building's depth, with fenestration (See the **Fenestration and Windows** section for required window openings.) in the upper and lower portions of the façade indicating the presence of an upper-story. See **Figure 15** above.

(c) Primary façades shall have a clear base, middle, and top portion emphasized by the articulation to a human-scale. The primary façades should incorporate a variety of architectural design features, techniques, patterns, materials, and colors in a coordinated manner that relate to the overall design of the structure.

b. Visible Secondary Facades

i. Horizontal Articulation

Horizontally long secondary façades with a length over sixty feet that are visible from public areas shall be articulated through the use of bays. Bays no greater than thirty feet in

length shall be created through the use of no fewer than two of the following methods:

(a) Change in wall plane such as a projection or recess. The change in depth from one bay to the next shall be a minimum of three percent of the length of the façade;

(b) Change in height of wall and/or variation in roof form;

(c) Change in texture, material, or masonry pattern;

(d) Windows or fenestration using "blanks" (See **Fenestration and Windows** section.);

(e) Trellises with vines; or

(f) Other architectural detailing or accents (See the **Trim and Detailing** section.) that subdivide the façade into human-scale proportions. See **Figure 16** below.

Figure 16

This secondary façade is visible from a public road. The articulation has been carried over from the primary façade and incorporates variation in building materials and colors as well as a belt course and other trim details to break-up the façade. Variation in wall height has also been employed.

ii. Vertical Articulation

(a) Secondary façades visible from public rights-of-way, public areas, or residential areas (See definition of **Visibility from Adjacent Residential Use.**) that have exterior wall heights over fifteen feet but no more than twenty feet shall be vertically articulated to present the appearance of a clerestory, half-story, or multiple full-story buildings through one of the following methods:

(1) Exterior demarcation of change in floors such as a soldier course, belt course, change in material, or masonry patterns, every twelve feet or portion

thereof, of vertical height, with multiple rows of windows placed at various heights including clerestory or transom windows in the case of a half story.

(2) Shed, gabled, or hipped roof forms with dormers that have windows or vents.

(b) Secondary façades visible from public rights-of-way, public areas, or residential areas (See definition of **Visibility from Adjacent Residential Use.**) with exterior wall heights over twenty feet shall be vertically articulated to present the appearance of at least two full stories through one of the methods listed below:

(1) Exterior demarcation of change in floors such as a soldier course, belt course, change in material, or masonry patterns, no less than every twelve feet of vertical height, with fenestration in each vertical component of the façade to indicate multiple stories.

(2) Vertical recess of wall planes to a depth of at least three percent of the building's width, with fenestration in the upper and lower portions of the façade indicating the presence of an upper-story.

Secondary façades visible from public rights-of-way, public areas or residential areas shall have a clear base, middle, and top portion emphasized by the articulation to a human-scale (see definition of **Visibility from adjacent residential use**). The secondary façades should incorporate a variety of architectural design features, techniques, patterns, materials and colors in a coordinated manner that relate to the overall design of the structure. (See **Trim and detailing** section).

c. Screened Secondary Facades

i. Secondary façades facing other secondary facades of nonresidential buildings and are not visible from adjacent residential or public areas need not be articulated.

ii. Secondary façades or portions of secondary façades completely screened from public or residential areas by dense landscaping or other structures shall not be required to include elements of articulation.

3. Roof Forms

a. Purpose.

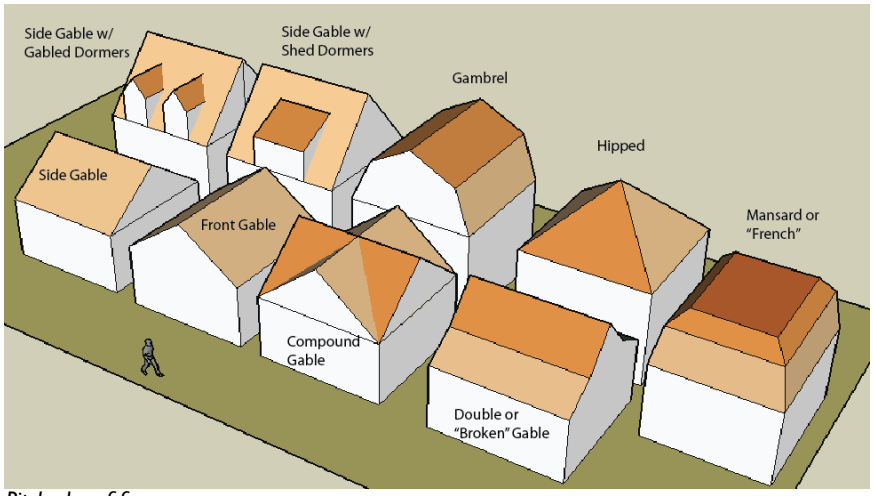
Roof forms contribute substantially to the bulk or mass of a building. A balance between façade and roof form are important to promote more visually interesting buildings that relate to the

human-scale and prevent bland box-like structures. Roof form will help relate nonresidential buildings to the preferred residential character for the city. Pitched roof forms are preferred for nonresidential structures but flat and asymmetric forms may also be appropriate as described below.

b. Pitched Roofs

Pitched roof forms promote the residential character desired and shall be the preferred roof form for new nonresidential buildings or portions thereof. See **Figure 17** below for types of pitched roofs.

Figure 17

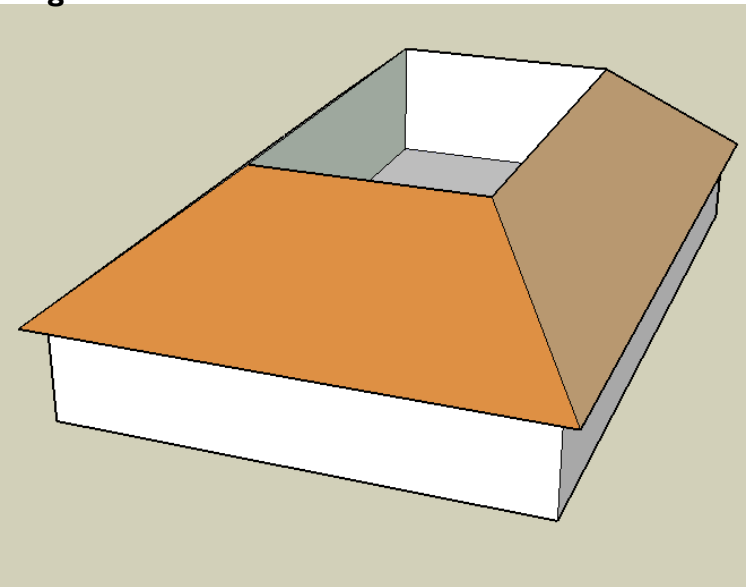


Pitched roof forms.

i. Appropriate pitched roof forms for nonresidential structures include: gables (front or side), gabled with gabled or shed dormers, compound gabled, double gabled, hipped, or combinations of any of these forms. Gambrel and mansard roofs are generally discouraged on office or commercial buildings but may be appropriate on industrial buildings, some civic buildings, and gas station canopies.

ii. Shed roof forms may be used as overhangs or in place of parapets on large-scale retail buildings, office buildings, or industrial buildings where full gabled roof forms or hipped roofs would be cost prohibitive or impractical. See **Figure 18**.

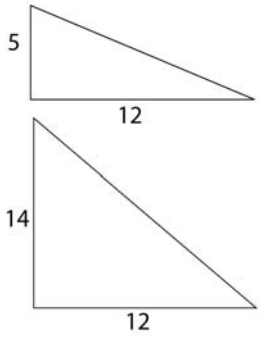
Figure 18



Use of shed roofs on all façades of a building allows for a void in the roof form to house equipment while still conveying the impression of a gabled or hipped roof when viewed from the ground. This roof would be further improved with dormers.

iii. Shed roof forms in place of parapets (See **Façade Extensions and Parapets.**) shall only be used on buildings with an exterior wall height in excess of eighteen feet.

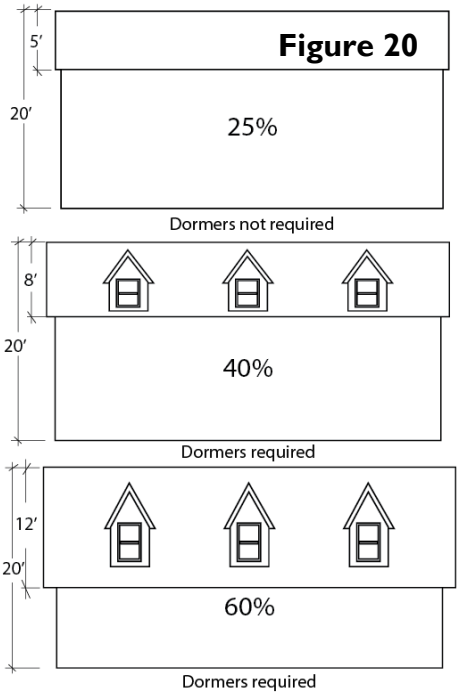
Figure 19



iv. When used in place of a parapet, a shed roof form shall be used in a consistent application on all facades visible from public spaces or residential areas to portray the appearance of a gabled or hipped roof form. The pitch on a shed roof is encouraged to be between 5:12 and 14:12. See **Figure 19**.

v. When the height of a pitched roof on a retail or office structure is forty percent or more of the total height of the building and extends horizontally more than forty feet without a break or variation in roof form, dormers shall be used to break-up the roof plane on primary facades. See **Figure 20**.

Figure 20



c. Flat Roofs

Flat roofs allow for practical application on large structures and provide variety and flexibility in nonresidential building design. The following standards shall apply to the use of these roof forms in nonresidential buildings:

i. Flat roofs shall not be permitted as the primary roof form on buildings with a total building height less than eighteen feet or gas station canopies.

ii. Flat roofs may be permitted on visible sides or rears of large-scale retail, office, civic, or industrial structures provided the following criteria are met:

(a) Rooftop equipment is not visible from public spaces or adjacent residential areas (See definition of **Visible from Adjacent Residential Areas.**); and

(b) Dimensional cornice moldings that coordinate with the overall design of the structure are used to cap the wall.

iii. Flat roofs on primary facades of any nonresidential building shall only be permitted if:

(a) They are capped by a dimensional cornice molding that vertically measured is a minimum of five percent of the exterior wall height, coordinates with the overall design of the structure, and projects a minimum of four inches from the surface of the façade. See F**igure 21**;

Figure 21

(b) Rooftop equipment is not visible from public spaces or adjacent residential areas; and

(c) A minimum of twenty-five percent of the lower portions of the façade with which the flat roof is associated incorporates either awnings or overhanging projections to cover walkways. See **Figure 22**.

Figure 22

d. Asymmetric or Dynamic Roofs

Asymmetric or dynamic roof forms allude to motion, provide variety and flexibility in nonresidential building design, and allow for unique buildings. Asymmetric or dynamic roof forms shall be permitted on nonresidential buildings provided the criteria for flat roofs in section **c. Flat Roofs** above are met. See **Figure 23** for an example of a building with a dynamic roof form**.**

Figure 23: Dynamic Roof Form

e. Façade Extensions and Parapets

Façade extensions or parapets may be used on flat roofed structures to create variation and screen rooftop equipment. The following standards shall apply to façade extensions or parapets:

i. Façade extensions and/or parapets shall be included in the measurement of total building height and exterior wall height.

ii. Façade extensions and/or parapets shall be applied in a consistent manner to all visible facades of a structure to create a consistent and intentional screen for rooftop equipment without the appearance of a veneer or flat wall extended beyond the roof form when viewed in profile (See **Figure 24.**). Exceptions may be made by the city for rear facades that are not visible from public spaces or residential areas.

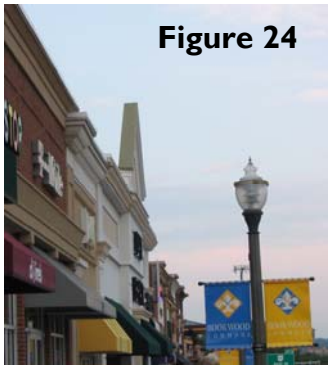
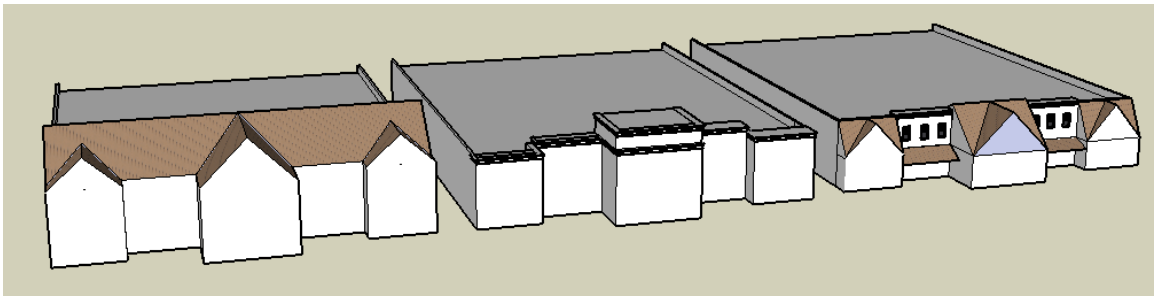


Figure 24: *This image shows a thin parapet extension this style is prohibited. See* ***Figure 25*** *for preferred alternatives.*

iii. When pitched or gabled roof elements are used over entry features on otherwise flat roofed structures, the portion of the façade with the pitched roof should project from the main wall and the pitched roof should be a minimum of ten percent of the building depth or terminated into a shed or gabled roof. See examples in **Figure 25**.

Figure 25



This illustration shows the preferred methods for the use of parapets or roof forms for façades rather than the use of thin parapets as shown in ***Figure 24****.*

4. Overhangs and Covered Walkways

Overhangs to provide cover for walkways or shading for windows, awnings, or projecting features that cover a portion of the façade are preferred over the projection of the whole upper portion of a primary façade, that can overshadow the articulation of the buildings façade and may create a top heavy appearance.

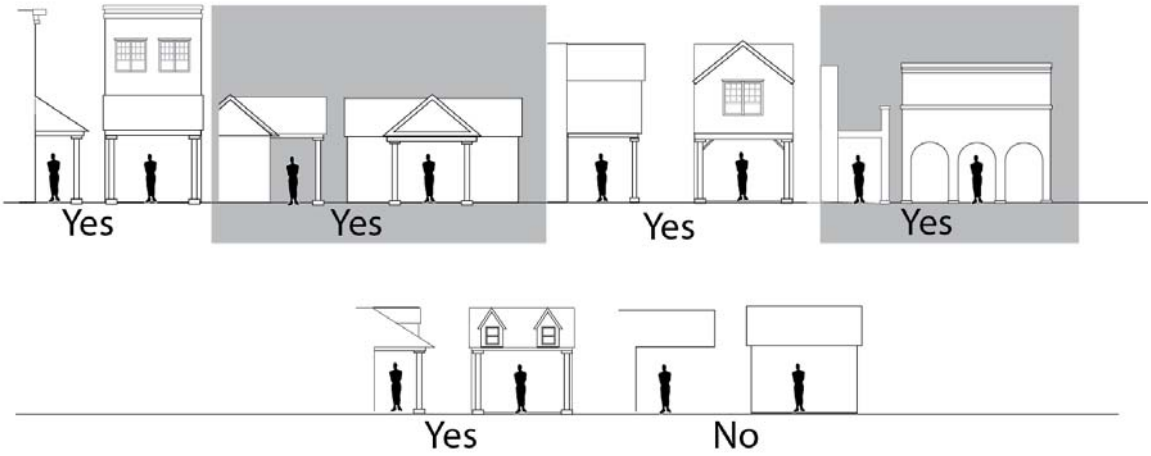
a. Dimensional banding to provide a "marquee" area for signs or brand identification shall be prohibited.

b. Upper portions of primary façades shall not overhang lower portions of the facades to provide covered walkways or shaded windows unless at least one of the following conditions is met:

   i. The overhang is finished with a shed or gabled roof form with overhanging eaves.

   ii. The height of the overhanging portion of the structure is less than twenty-five percent of the total building height and supported by piers, pillars or columns of sufficient width and depth to create the appearance of an arcade or other architecturally integrated feature that reiterates the articulation standards established in section **VII.B.2. Articulation**. See **Figure 26** for examples.

Figure 26



C. Gas Station/Service Station Canopies

1. Purpose

The appearance and scale of a gas station or service station should not overshadow the architecture or scale of the associated buildings or adjacent development.

2. Requirements

The following standards are intended to promote design of these canopies that is sensitive to the residential context of the city:

a. Scale

The total height of canopies shall not exceed that of the primary structure.

b. Roof Form

Roof forms identified in **Figure 17** (page 17) shall be used for all canopies. No flat roofs shall be permitted.

c. Materials

Support columns or piers, roofing, and other exterior finishing materials shall match those used on the site's primary structure and all elements of the canopy shall be proportioned to each other. See **VII. D. Exterior Finish Materials & Colors**.

D. Exterior Finish Materials & Colors

1. Purpose

These standards are intended to achieve unity of design through compatible materials and colors in nonresidential development. The residential character of the city is directly influenced by the appearance of structures and their finishing materials. Nonresidential structures shall be finished with high-quality, durable, and attractive natural materials or manufactured materials with a natural appearance. Exterior finish materials should have low maintenance requirements and utilize colors that reflect the traditional residential character of the city.

2. Permitted Materials

Exterior finish materials shall be permitted as applicable. As with articulation, the materials may vary from the primary or visible façades to the secondary or screened façades. Other new materials

meeting the purpose of these standards may be approved by the city on a case-by-case basis as a primary or accent building material:

a. Primary Façades

Primary façades of nonresidential buildings shall be constructed with a primary exterior covering as defined in **Table 1: Permitted Exterior Building Materials** (page 26). All materials should be the natural color of the permitted materials.

b. Secondary Façades

Secondary façades of nonresidential buildings shall be constructed with a primary exterior covering as defined in **Table 1: Permitted Exterior Building Materials** (page 26). All materials should be the natural color of the material or permanently colored, stained or painted to match the colors of the primary materials on the visible façades.

c. Primary Materials

Primary materials refer to any material or combination of materials that provide the base covering for the building usually comprising fifty percent or more of the façade finishing material.

d. Accents & Detailing

i. Materials considered accent or detailing shall comprise no more than twenty-five percent of the façades surface. See illustrations in **Figure 27** on the following page**.**

ii. Permitted accent or detailing materials for all nonresidential structures are detailed in **Table 1: Permitted Exterior Building Materials** on page 26.

e. Conditional or New Materials

Materials listed as conditionally permitted or new materials not listed as prohibited in these standards may be approved by the city on a case-by-case basis provided the city finds the proposed material meets the intent of section **VII. D. 1. Purpose**.

Figure 27

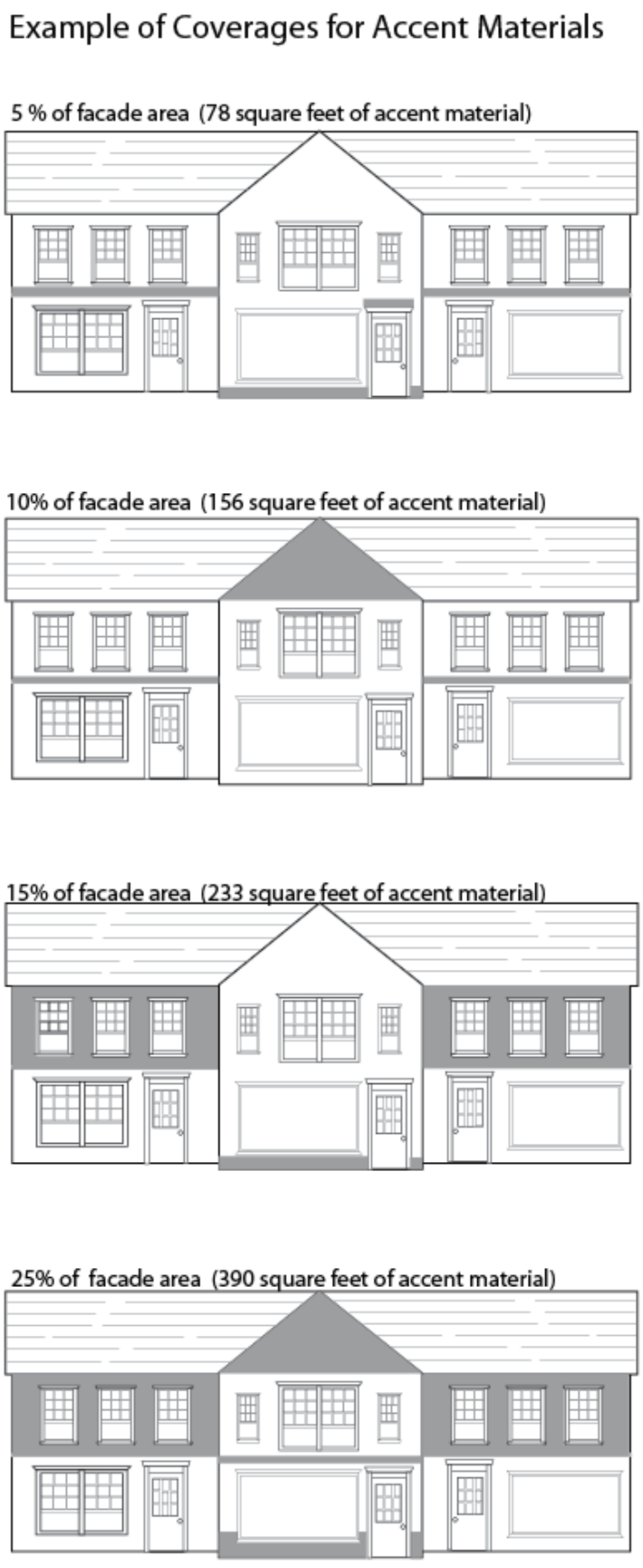


Figure 27:
This building facade represents a total of 1,557 square feet excluding the roof area but including the gable.

The area occupied by windows and doors is 548 square feet or 35% of the facade area, leaving 1,009 square feet of building facade which requires exterior materials.

The percentages of the total facade area are:

5%	=	*78 square feet*
10%	=	*156 square feet*
15%	=	*234 square feet*
25%	=	*390 square feet*

The gray shaded areas represent the area covered with an "accent material"

Table 1: Permitted Exterior Building Material

	BUILDING TYPES								
EXTERIOR FINISH MATERIALS	**Large-Scale Retail**	**Small-Scale Retail**	**Hotels/ Motels**	**Gas Station Canopies**	**Large-Scale Office**	**Small Scale-Office**	**Industrial**	**Civic & Institutional**	**Other**
Unglazed red-tone brick	PP 1, A/T	PP, A/T	PP 1, A/T	PP, A/T	PP 1, A/T	PP, A/T	PP1, A/T	PP1, A/T	PP 1, A/T
Natural Stone	PP, A/T	PP, A/T	PP, A/T	PP, A/T	PP, AT	PP, A/T	PP, A/T	PP, A/T	PP, A/T
Cut Stone	PP, A/T	PP, A/T	PP, A/T	PP, A/T	PP, AT	PP, A/T	PP, A/T	PP, A/T	PP, A/T
Wood Clapboard		PP, A/T		PP, A/T		PP, A/T	C, A/T	PP, A/T	C
Fiber Cement Siding	PP, A/T	PP	PP, A/T	PP	PP, A/T	PP	PP, A/T	PP	C
Cement Veneers							PS	C	C
Brick Veneers	PP	PP		PP	PP	PP	PP	PP	C
Exterior Insulate Finish Systems (EIFS)	PS, A/T	A/T	PP 2, A/T	A/T	PS, A/T	A/T	PS, A/T	PS/AT	C
Decorative Concrete Masonry Units	PS		A/T		PS	A/T	PS, A/T	PP/AT	C, A/T
Tilt-Up Architectural Concrete	PS		PS				PS	PS	C
Decorative metal siding							PS	PS	C
Steel Sheet Siding							PS	C	C
Wood Trim, Moldings	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Fiber Cement Trim, Moldings	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Metallic Flashing or Trim (aluminum, steel, copper, brass)	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Vinyl Trim	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
PVC Trim or Moldings	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Terra-Cotta Details or Tile	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
White-Washed Brick	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Glazed Brick	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Glazed or Unglazed Decorative Tiles	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T
Cast or Wrought Metal	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T	A/T

1-TRADITIONAL OR LARGE SCALE BRICK

2-ONLY ON UPPER STORIES

PP	Permitted/Primary and Secondary Façades
PS	Permitted/Secondary Façade
A/T	Permitted as Accent (See VII. D. 2. d. Conditionally Permitted or New Materials)
C	Conditionally Permitted (See VII. D. 2. e. Conditionally Permitted or New Materials)

f. Façades

Façades of nonresidential buildings shall be constructed with a primary exterior covering as defined below:

i. Large-Scale Retail or Large-Scale Office

Example buildings include strip centers, big box retailers, movie theaters, hotels/motels, high-rise office, and other permitted uses as listed in **Table 1 of Appendix 1.** (See also descriptions of size in section **I. Standard Applicability.**)

(a) Primary Façades and Visible Secondary Façades

Primary façades and visible secondary façades of large-scale retail structure shall have a primary exterior covering of fifty percent or more of unglazed red-toned traditional-sized brick, large-scale brick, natural stone, cut stone, fiber cement siding, brick veneer, or some combination of these materials.

(b) Screened Secondary and Rear Façades

Screened secondary and rear façades not visible from residential or public areas may be finished with tilt-up architectural concrete panels, decorative concrete masonry units, Exterior Insulate Finish System (EIFS), or any of the permitted materials for the visible façades. All materials should be permanently colored, stained, or painted to match the colors of the primary materials on the visible façades.

ii. Small-Scale Retail or Small-Scale Office

Example buildings include strip centers, restaurants, bars, banks, general retail, professional offices, daycares, nursing homes, assisted living facilities and other permitted uses listed in **Table 1 of Appendix 1**.

Small-scale retail or office structures shall have a primary exterior covering of red-toned traditional-sized unglazed brick, natural or cut stone, natural wood clapboard, fiber cement siding, or some combination of these materials on all facades.

iii. Industrial

Example buildings include light industrial; flex building, office buildings, storage buildings, and other permitted uses listed in **Table 1 of Appendix 1**.

(a) Primary Façades and Visible Secondary Façades

Primary facades and secondary façades (or any portion thereof) visible from public or residential areas, shall be finished with red-toned traditional-sized unglazed brick, large-scale brick, brick veneers, natural stone, cut stone, fiber cement siding or some combination of these materials. Wood clapboard may be considered appropriate in some applications.

(b) Screened Secondary and Rear Facades

Secondary and rear façades not visible from residential or public areas may be finished with tilt-up architectural concrete panels, decorative concrete masonry units, EIFS, cement veneers, metal or steel siding or any of the permitted materials for the visible façades. All materials shall be permanently colored, stained, or painted to coordinate or match the materials used in the visible façades.

iv. Civic & Institutional Buildings

Example buildings include schools, universities, public service buildings, hospitals, churches, auditoriums, and other similar buildings listed as permitted in **Table 1 of Appendix 1**.

(a) Primary Façades and Visible Secondary Façades

Primary façades and secondary façades visible from roads or residential areas shall have a primary exterior covering of red-toned traditional-sized brick, large-scale brick, natural stone, cut stone, natural wood clapboard, fiber cement siding, brick veneer, decorative concrete masonry units, tilt-up architectural concrete panels, or some combination of these materials. Cement veneers and steel siding may be conditionally approved.

(b) Screened Secondary and Rear Facades

Secondary and rear façades not visible from residential areas or roads shall be finished with decorative metal siding, EIFS, or any of the permitted materials for the visible façades. All materials shall be permanently colored or painted to coordinate or match the materials used in the visible façades.

g. Roofing

i. The following are the permitted materials for visible roofing on all nonresidential structures:

(a) Slate

(b) Synthetic slate

(c) Dimensional asphalt shingles

ii. The city may consider additional or new manufactured materials that meet the purpose of the materials standards in this section on a case-by-case basis.

iii. Retail, industrial, office, and civic buildings may employ standing seam metal roofing on a limited basis upon approval of the city, when the application of the material is consistent with the purpose of this section.

iv. Alternative materials that are consistent with the purpose of this section, are durable, coordinated with the architecture of the building, and are of permitted colors as listed in section **VI. E. 3. Permitted Colors** below for visible asymmetric or dynamic roofs shall be approved on a case-by-case basis.

h. Awnings or Fabric Canopies

i. Awnings or fabric canopies shall be made of canvas or other durable non-glossy outdoor grade fabric in a permitted color listed in section **VI. E. 3. Permitted Colors** below that coordinates with the overall design of the building.

ii. Awnings or fabric canopies in a primary or trademarked color shall not be permitted on any building.

iii. Awnings or fabric canopies may contain logos or names in trademarked colors that comply with the sign code.

iv. Backlit awnings or canopies are prohibited.

3. Permitted Colors

Nonresidential buildings shall have primary materials, accents, roofing, and awnings/canopies finished in the range of the permitted color palette as follows: browns, warm grays, tans, creams, black, white, dark reds, dark blues, dark greens, naturally colored stone, brick red, and red-toned bricks. The city may consider other colors on a case-by-case basis that comply with the purpose of this section.

4. Color and Material Variation

a. Primary Surfaces and Accents

Each building façade shall be limited to a combination of no more than three (3) coordinated colors and/or materials including primary and accent materials. Large expanses of white or very light colors are discouraged.

b. Trims and Detailing

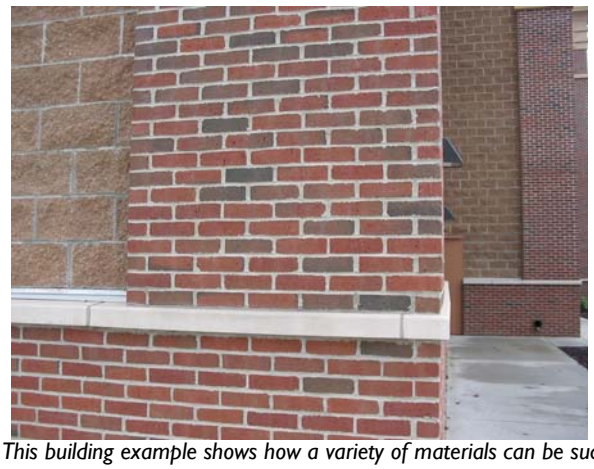
Trims and detailing may be constructed of additional materials; however, detailing (e.g. window casings, accent trims, cornice moldings, etc.) is encouraged to be finished in a material or color which contrasts with the primary color to add emphasis to the effect of the trim.

c. Transition of Materials

i. Same Façade

When a transition from one material to another is made on the same façade, it shall be completed either with appropriate trim or as an accent with variation such as quoining or reveals based on material thickness. See **Figure 28** for examples.

Figure 28



This building example shows how a variety of materials can be successfully transitioned with changes in thickness.

ii. Different Façades

When a transition in materials is made from one facade to another, the transition of materials shall be made at an inside corner.

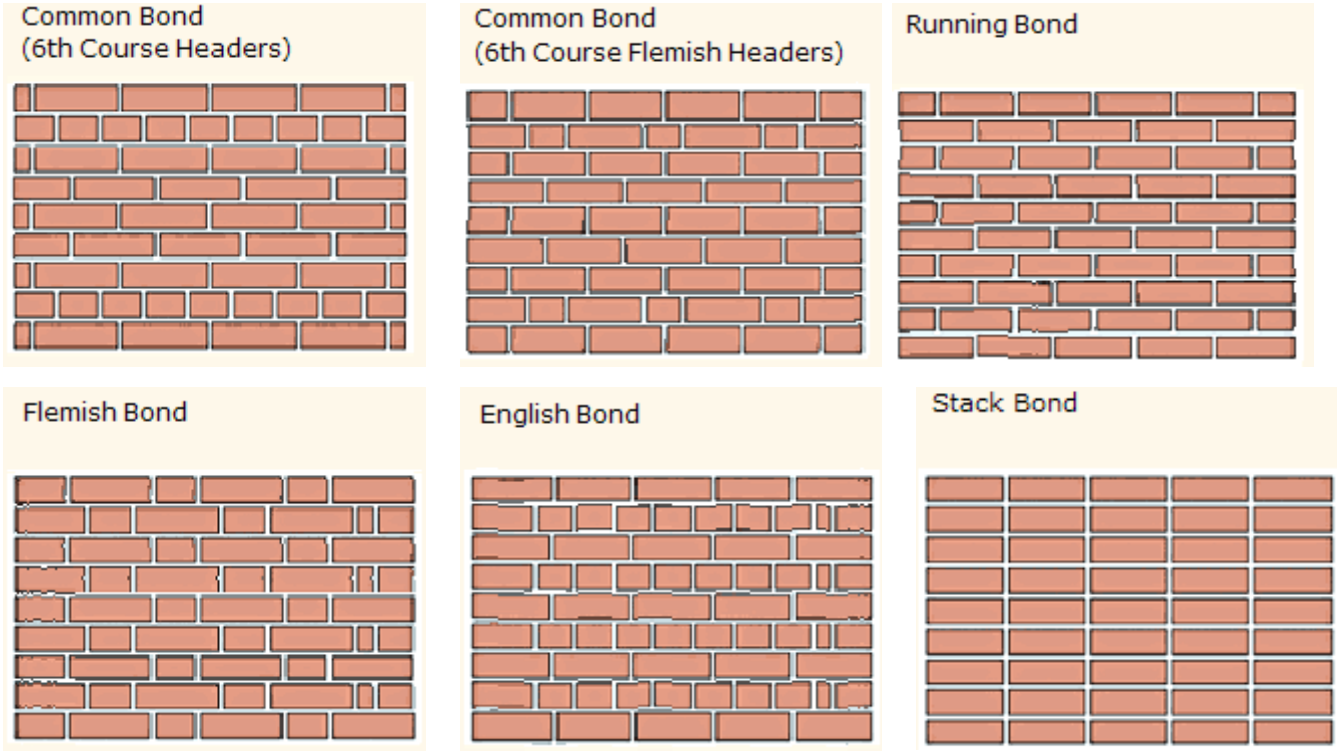
5. Masonry

a. Brick Patterns (bonds)

i. When traditional-sized brick or large-scale brick is used in a façade, the brick shall be laid in an American Common Bond, Running Bond, Flemish Bond, or English Bond. Stack Bond may only be used as accent. Soldier and sailor courses and rowlock courses are also appropriate as accent. See illustrations below in **Figure 29**.

ii. Whitewashed or glazed brick shall only be permitted as accents.

Figure 29



This figure illustrates the various types of brick or bonds used in masonry. Source: http://www.oldvirginiabrick.com

b. Masonry Mortars

Masonry mortars shall be of a traditional medium warm gray or slightly tinted to coordinate with the brick and moderate the contrast between the brick and mortar. Mortar colored to exactly match the brick or stone creates a flat appearance and is discouraged. Very white or light colored mortars also create an artificial appearance and are discouraged.

Figure 30

E. Entries and Doors

Entrances to buildings or tenant spaces shall be clearly identifiable and enhance the architecture of the building.

1. Identifiable Entrances

In all cases, the main entrance of the building or tenant space should be easily identifiable and should provide a strong statement for the building using architectural articulation, detailing, specialty pavement, hardscaping, landscaping or a combination of these elements.

a. Large-scale commercial buildings, industrial building, office buildings, and civic buildings are particularly encouraged to incorporate façade

projections or variations in roof form to emphasize the location for customer or main entrances and reemphasize the building's articulation.

b. Small-scale commercial and office buildings should also place an emphasis on main entryways; however, the features should be kept in proportion with the scale of the overall building mass.

2. Unique Business Identity

Entrances should be designed to allow individual business to present a clear business image without compromising the unity of the façade or the general character of the city. Entries shall not be solely identified by signage. See **Figure 30**.

F. Fenestration and Windows

Fenestration or the pattern of window openings in a façade assists with the articulation of the building and improves the visual appearance of structures.

1. Window Scale and Proportions

Generally windows with vertical proportions are closer in style to those traditionally used in residential architecture and help relate nonresidential buildings to the desired residential character of the city. However, display windows and other forms of horizontally oriented windows may be acceptable in larger-scale structures where the horizontal window openings can be incorporated into the overall building design. Large expanses of glazing shall not be permitted.

a. Windows should generally be between fifty percent and eighty percent of the floor height in which they are installed.

b. Horizontally proportioned windows are encouraged to be divided into vertically proportioned components either through multi-part windows (shown in **Figure 31**) or other divided lights.

Figure 31 **Figure 32**

*These images show horizontally formatted windows that are divided into vertical components. **Figure 32** shows the appropriate way to incorporate glazing on the ground floor with a bulkhead used rather than running the glazing to grade.*

c. Windows or glazing shall not be installed to run from grade. A bulkhead constructed of brick, stone, wood, or fiber cement siding with a minimum height of eighteen inches shall stand between the base (sill) of the window and grade. This area should be finished to enhance the architecture of the building. Inclusion of a water table, knee wall, or kick plate is encouraged to articulate the base of the façade.

d. Windows shall be modulated and separated by structural walls finished in permitted materials. Fully glazed façades shall not be permitted.

e. Multi-story windows may be reviewed and approved by the city on a case-by-case basis.

2. Fenestration Patterns and Rhythm

A recognizable pattern or rhythm shall be established with the placement of window openings.

Figure 33

a. Generally, window openings or groups of windows should be equidistant from one another to create a regular pattern. A horizontal distance greater than one and one-half times the width of the windows or group of windows should be avoided unless other elements of the façades detailing or building articulation help continue an established pattern. For instance, a series of bays with windows may be alternated with a series of bays without windows. **Figure 33** shows how the grouping of two sets of blanks is separated by a bay with no windows which is approximately equal in width to the group of windows. **Figure 35** shows fenestration where the spacing between windows is equal to the width of a window.

b. When a genuine window opening is not feasible, variation in the façade's pattern or the use of "blanks" on mortar buildings and shuttered windows on non-mortar buildings may be considered appropriate. See **Item 4. Blanks** below for specifics on blanks.

Figure 34

c. Windows on upper stories should generally be vertically aligned with lower story windows or off-set in a manner that creates an intentional pattern. If the distance between the lintel of the first floor window and the second floor windows is greater than two times the height of the upper story window spandrel panels shall be used. See **Figure 34** which shows spandrel panels used to improve articulation.

d. Windows used to establish a fenestration pattern should generally be of the same size; however, smaller or larger windows may be employed to

create variation and interest. Portals or smaller windows that are used in groupings are examples of this.

3. Glazing

At least fifty-percent of all glazing between two and ten feet from grade or on the ground floor of commercial buildings shall have a Visible Transmittance (VT) of 0.6 or higher. Glazing above twelve feet from grade may have lower levels. Lower VT levels may be employed in other nonresidential buildings for climate control purposes; however, fully opaque glazing or mirrored glazing is prohibited. Spandrel or other opaque glass may be appropriate in very limited applications as an accent but not as a replacement for the required window openings.

4. Blanks

Blanks or bricked in openings may be employed in locations where genuine window openings are not feasible due to internal layout to continue an established window pattern. However, no more than twenty-five percent of the openings in a primary façade may be blanks. In masonry, or stucco buildings the blank may appear to be a bricked or filled in window. On non-masonry buildings, closed shutters can be used rather than an actual window to convey the impression of the window. See **Figure 35.**

Figure 35

This office building employs bricked-in openings to continue the rhythm of open windows where openings were not feasible. This is a side façade which faces the side of a building of similar design.

5. Required Fenestration

Including windows in building facades adds transparency and thereby helps reduce the bulk and monotony of fully opaque or solid surfaces. Generally, window openings shall emphasize articulation and enhance the detailed appearance of the structure. The following standards describe the required percentages of windows on the various façades based on the type of building. The method to calculate fenestration area is shown in **Figure 36**.

a. Large-Scale Commercial

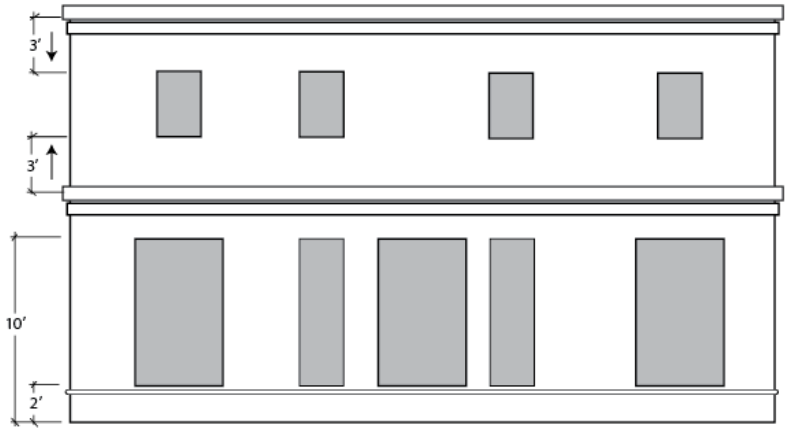
i. Primary Façades

(a) At least fifty percent of the wall area between two and ten feet above grade shall consist of windows; however; no more than twenty-five percent of the windows may be blanks.

(b) On second floors, at least twenty-five-percent of the wall area between three feet as measured from that stories finished floor and three feet down from the finished ceiling shall consist of glazing.

(c) If a single-story building has a façade taller than twenty feet the façade area above twelve feet is subject to the same window requirements as the second floor requirements in **section (b)** above.

Figure 36



This illustration shows how to determine the required area for openings. This example shows the percentages required for primary façades 50% on the first story and 25% on the second story. The measurements shown can be applied to all of the requirements for all building types and percentages, as detailed in the following standards.

ii. Visible Secondary Façades

(a) On all other publicly visible façades, at least thirty-five percent of the wall area between two and ten feet above grade shall consist of window openings, no more than fifty percent of the required openings may be blanks; and

(b) On second floors, at least twenty-five percent of the wall area between three feet as measured from that story's finished floor and three feet down from the finished ceiling shall consist of glazing.

(c) If a single-story building has a façade taller than twenty feet, the façade area above twelve feet is subject to the same window requirements as the second floor requirements in **section (b)** above.

iii. Screened Secondary Façades

No fenestration or window openings are required on fully screened secondary façades.

b. Small-Scale Commercial.

i. Primary Façades.

(a) At least forty percent of the wall area between two and ten feet above grade shall consist of window openings, no more than twenty-five percent of the required window openings may be blanks; and

(b) On second floors, at least twenty-five percent of the wall area between three feet as measured from that story's finished floor and three feet down from the finished ceiling shall consist of glazing.

(c) If a single-story building has a façade taller than twenty feet the façade area above twelve feet is subject to the same window requirements as the second floor requirements in **section (b)** above.

ii. Visible Secondary Façades.

(a) At least thirty percent of the wall area between two and ten feet above grade shall consist of window openings, no more than twenty-five percent of the required window openings may be blanks; and

(b) On second floors, at least twenty-five percent of the wall area between three feet as measured from that story's finished floor and three feet down from the finished ceiling shall consist of glazing.

(c) If a single-story building has a façade taller than twenty feet the façade area above twelve feet is subject to the same window requirements as the second floor requirements in **section (b)** above.

iii. Screened Secondary Façades

(a) If a secondary façade is fully screened no windows are required.

(b) If a small-scale commercial building is on an outlot and the rear or secondary façades face or abut parking, or the front of another commercial use; the following provisions shall apply:

(1) At least forty percent of the wall area between two and ten feet above grade shall consist of fenestration openings. All of the openings may be blanks.

(2) On second floors, at least twenty-five percent of the wall area between three feet as measured from that story's finished floor and three feet down from the finished ceiling shall consist of glazing.

(3) If a single-story building has a façade taller than twenty feet the façade area above twelve feet is subject to the same window requirements as the second floor requirements in **section (2)** above.

c. Offices, Civic, & Institutional

i. Primary and Visible Secondary Façades

(a) At least thirty-five percent of the wall area between two and ten feet above grade shall consist of windows, blanks shall not be permitted on primary façades, and no more than twenty-five percent of the required window openings may be blanks on a secondary façade; and

(b) On upper floors, at least thirty-five percent of the wall area between three feet as measured from that story's finished floor and three feet down from the finished ceiling shall consist of glazing.

(c) If a single-story building has a façade taller than twenty feet the façade area above twelve feet is subject to the same window requirements as the upper floor requirements in **section (b)** above.

ii. Screened Secondary Façades

A quantity of window openings is not specified for screened secondary façades; however, the use of regularly placed windows that provide light and ventilation to the interior of the building is strongly encouraged. When possible the established fenestration pattern from the visible façades should be continued on screened secondary façades.

d. Industrial.

i. Primary Façades

A quantity of window openings is not specified for the primary façade; however, window openings and blanks are encouraged to be added to compliment the overall building design and materials.

ii. Secondary Façades

No window openings are required on secondary façades; however, windows may be added to compliment building design or be provided for light and ventilation.

G. Trim and Detailing

In addition to the very broad massing and scale of a building, the application and use of trim and detailing contribute to the character and quality of a structure and help define a specific style or type of architecture. While, no specific architectural style is required for buildings in the city, attention to detail and a high level of finish shall occur. This section provides standards for the inclusion of architectural trim and details.

1. Trim

Trims refer to ornamental or projecting framing or design elements around openings, at corners, along eaves, and other architectural elements attached to the exterior walls of a building that do not serve a structural purpose. Applied moldings, woodwork, or other linear finishing elements that add dimension and definition or an "outline" to elements of a buildings façade are examples of trim. They are applied to cover transitions in materials, and provide finish to a façade.

a. Trim shall be of an appropriate type and scale to convey an architectural style for a building. Generally, narrow trim should be used on smaller elements and on smaller buildings while wider trim should be use on larger structures.

b. Trim should be used around façade openings to add dimension and emphasis.

c. Trim should be a contrasting color to the primary façade to help define the façade openings and articulation. However, the city may approve non-contrasting trim and detailing if it enhances the articulation and character of the structure. See **Figure 37.**

Figure 37

This building shows the emphasis added by incorporating trim that contrasts with the main color of the building. The entryway, windows and outline of the structure are enhanced by the contrast and made clearly visible.

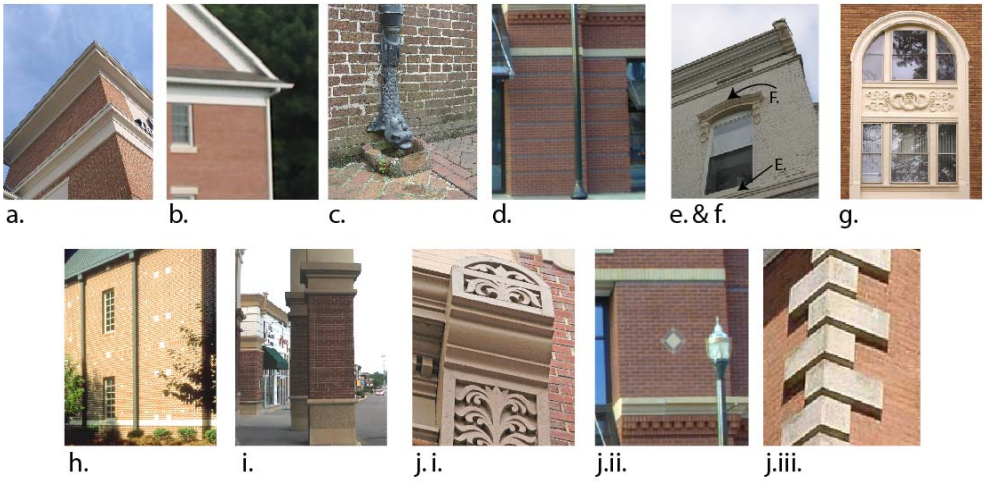
2. Detailing

Detailing refers to other elements that are installed, attached, painted or applied to the exterior of a building or structure for the purpose of ornamentation or artistic expression and assist in the articulation of a façade adding dimension or character. Some features included in detailing are:

a. cornices
b. projecting eaves
c. gutters and downspouts,
d. belt courses
e. sills
f. lintels or hoods
g. spandrels
h. water tables, knee walls
i. pillars, piers, pilasters, columns
j. decorative ornamentation
    i. terra cotta
    ii. tiles
    iii. quoining

Examples of detailing are shown below in **Figure 38.** The letters correspond to the listed items above.

Figure 38



H. Mechanical Equipment

Mechanical equipment shall be screened and/or incorporated into the architectural design of the building.

1. Rooftop Equipment

Rooftop equipment shall be located in a manner so that it shall be screened from view of the public. It shall be screened by appropriately designed parapet walls, or other rooftop features such as cupolas that are architecturally integrated with the overall design of the structure.

2. Ground Mounted Equipment & Service Structures

See Chapter IX – Section 5 Landscaping and Buffering for Service Structures for specific screening requirements.

3. Utility Housings

Figure 39

All utility housings, junctions, and other exterior duct work or conduits shall be painted or permanently colored to match the basic building material color on which it is located to reduce the impact of its appearance unless it can successfully be integrated with other trim or detailing in a manner that enhances the architectural style of the structure.

VIII. RELATIONSHIP TO SURROUNDING USES

A. Purpose

The city's intention is to ensure transitions between nonresidential uses to promote development patterns similar in size, scale, and building characteristics, and to provide for pedestrian friendly connectivity.

B. Transitions between Nonresidential Land Uses

1. Applicability

Transitions shall be required to help coordinate new buildings with their surroundings creating context sensitive structures and sites that meet the other requirements of these standards.

2. Methods of Transition

The following methods of transition shall be employed as applicable:

a. Architectural Transitions

Nonresidential development shall employ a minimum of four of the techniques described below to create compatibility with surrounding and adjacent developments. (See **Figure 40.**) However, in a case where the existing adjacent buildings are nonresidential structures that are not in conformance with the site or architectural standards, new structures shall be designed to conform to the more restrictive elements of these standards and not reiterate inappropriate elements incorporated in existing structures.

i. Use similar building setbacks.

ii. Use similar building height.

iii. Use similar building width.

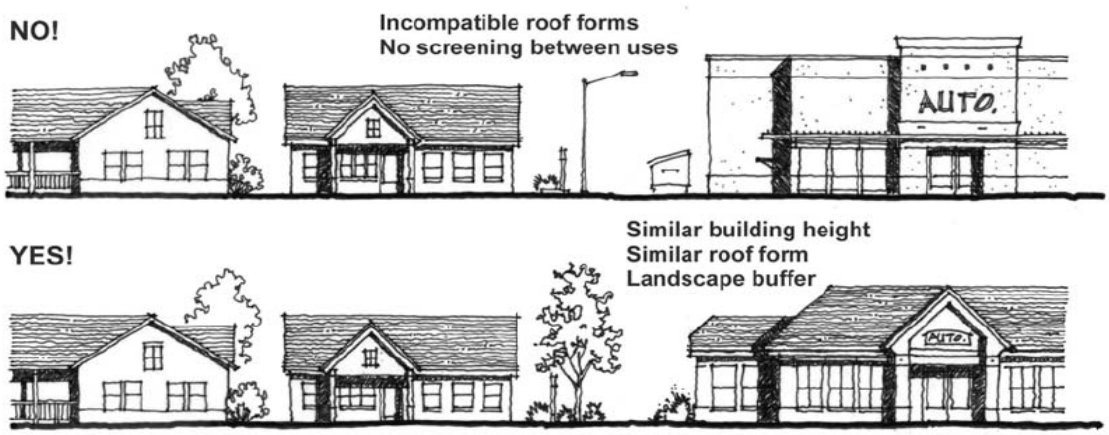
iv. Use similar window styles, rhythm, and alignment.

v. Use similar roof form, building materials, or building color.

vi. Use similar facade articulation on large nonresidential buildings (See section **VI. A. Building Scale and Massing.**).

vii. Use front-to-front, or side-to-side building orientation, especially with nonresidential uses that are pedestrian-intensive, for example restaurants and banks.

Figure 40



To the maximum extent practicable, commercial development shall employ transition techniques to ensure compatibility with surrounding development, including adjacent residential development.

b. Green Transitions

i. Use small green spaces such as courtyards, squares, parks, plazas, and other similar spaces that can function as community gathering places and neutral uses.

ii. Use existing natural features such as natural topography (not retaining walls), streams, existing stands of trees, and other similar features.

c. Multiple Structure Development Transitions

When office, small-scale retail, pedestrian-intensive retail or service, civic, or public uses are planned as part of the same development containing larger-scale or more intensive retail or industrial uses, the applicant shall site the less intense uses closer to the adjacent low intensity (residential) uses to provide a transition.

d. Orientation of Bothersome or Nuisance Features

i. Bothersome or nuisance features shall be oriented away from neighboring uses or toward similar features on adjacent properties. For example, avoid placing garages, parking lots, or services areas facing the fronts of residential or other nonresidential structures.

ii. The city may impose conditions upon the approval of development applications to ensure that new nonresidential development will be compatible with existing uses, including but not limited to:

(a) Placement of trash receptacles;

(b) Location of delivery and loading zones; and

(c) Placement and illumination of outdoor vending machines.

IX. LANDSCAPING AND BUFFERING

A. Purpose

The goal of the landscaping and buffering requirements is to provide an aesthetically pleasing environment for the city through the provision of green space, trees, plantings, and other screening techniques providing the best possible compatibility, integration, and transition between land uses. Landscaping improvements are required along the perimeter of sites, along the streetscape, and within interior portions of parking lots. Landscape plans shall be prepared by a licensed landscape architect in the State of Ohio.

B. Buffers

1. Applicability

Buffers shall be provided between all nonresidential uses as specified in **Table 2: Buffer Locations**. The buffer types are described below. The annotation in the table of A, B, C, refers to the type of buffer. The buffer types are explained in detail following the table in sections IX. B. 2-4. Although these standards apply to nonresidential development, new residential development built next to existing nonresidential development that does not employ these buffers should consider similar buffering techniques.

Table 2: Buffer Locations

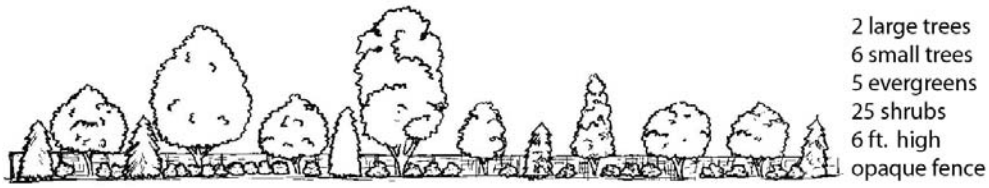
	WHEN ADJACENT TO . . .													
USE REQUIRED TO BUFFER (DISTRICTS)	**AGR**	**R1**	**R2**	**R3**	**R4**	**R6**	**R10**	**C1**	**C2**	**O**	**C3**	**C4**	**M1**	**M**
AGR Rural		A	A	A	A	A	A							
R1 Restricted Residential														
R2 Restricted Residential														
R3 Restricted Residential														
R4 Suburban Residential														
R6 Suburban Residential														
R10 Apartment/Residential		B	B	B	B	B								
C1 Neighborhood Commercial		B	B	B	B	B	B			C				
C2 Central Business, Mixed Use		C	C	C	C	C	C							
O Suburban Office		A	A	A	A	B	B	C						
C3 Community Commercial		A	A	A	A	A	B	C						
C4 Highway Commercial		A	A	A	A	A	A	C	C	C				
M1 Restricted Industrial		A	A	A	A	A	A	B	B	B	B			
M General Industrial	C	A	A	A	A	A	A	A	A	B	B	C	C	

2. Opaque Buffer Type A

A Type A buffer is the most dense buffer required. This buffer is to be completely opaque from the ground to six feet above the ground. Buffering shall be provided by an opaque wood fence, stone or brick wall, an earthen berm and plant material with one-hundred percent opacity from grade to six feet. Planting material shall be installed on the residential side of the wall or fence, and shall include staggered plantings of evergreen, deciduous, and ornamental trees, shrubs and other ornamental perennial or annual foundation plantings, at intervals designed to achieve the required opacity. A minimum of one large shade tree or two small shade trees, one evergreen tree, and 5 shrubs shall be provided for every fifty linear feet of buffer fence or wall. Acceptable options are shown in **Figure 41**.

When three story or taller residential buildings are permitted in the adjacent property, evergreen trees of at least five feet in height at the time of planting shall be placed along the wall to increase the buffers height to above ten feet at maturity.

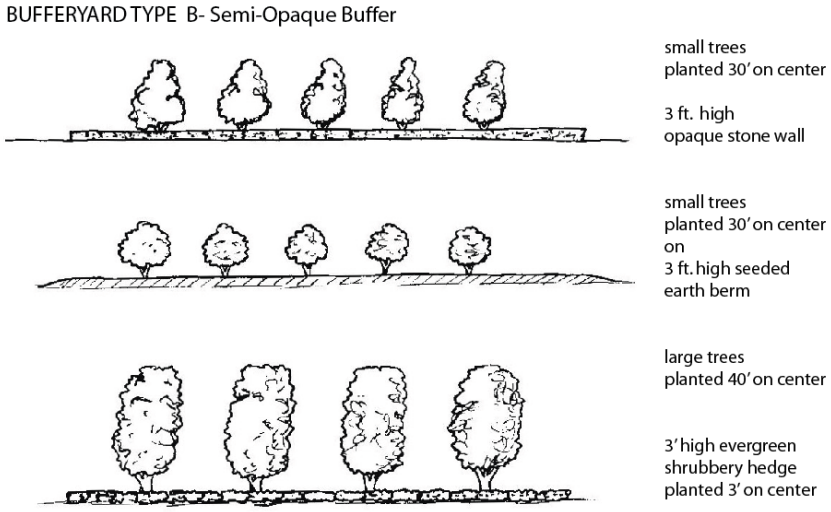
Figure 41
BUFFERYARD TYPE A-Opaque Buffer



3. Semi-Opaque Buffer, Type B

A Type B buffer is the intermediate buffer. This buffer is to be completely opaque from the ground to three (3) feet above the ground. Buffering shall be provided by plant material and/or some type of structural barrier and/or earthen berm. Plant material shall reach required opacity within two years from planting and shall provide the same level of opacity all year. A combination of three foot high shrubs, masonry wall, or earthen berm and either small trees at thirty foot intervals or medium or large trees at forty foot intervals shall be used to create a buffer. Examples of acceptable options are presented below in **Figure 42.**

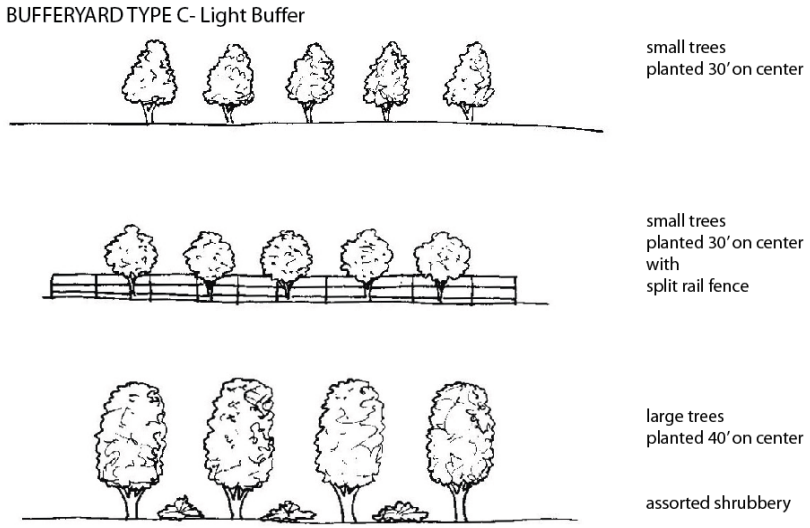
Figure 42



4. Light Buffer, Type C

A Type C buffer is the least intense buffer. This buffer is to be at least thirty percent opaque from the ground to six feet above the ground. Buffering shall be provided by plant material and/or some type of structural barrier and/or earthen berm. Plant material shall reach desired maturity within two years of planting and shall provide the same level of buffering all year. A combination of small trees at thirty-foot intervals or large/medium trees at forty-foot intervals and assorted shrubbery or split rail fences shall be used to achieve the required thirty percent opacity. Acceptable options are presented below in **Figure 43**.

Figure 43



C. Street Screening

1. Purpose

The appearance of private development should be subordinate to the transportation function along rights-of-way and the required landscaping along the roadway edges should be designed to direct and enhance the traveling experience. Required mounding shall serve as visual and acoustical barriers along the roadways.

2. Requirements

Street screening landscaping shall be required for sites that abut public rights-of-way and private streets to minimize the visual impact of large paved areas, parked vehicles, light overflow from vehicle lights, and to create an aesthetically pleasing environment. A combination of the following methods shall be employed to provide year round screening:

a. Earth Mounds or Berms

Undulating earth mounds shall be approximately three feet to five feet in height and shall have a maximum slope of 2:1 (run:rise). The height of the mound shall be determined by the width of the required parking setback (see Chapter 1290.02 Location of Parking item (c)) and the maximum slope. Gentler slopes are encouraged when possible to create a more natural appearance and to provide for easier maintenance.

b. Landscaping.

Plant material shall be a mixture of deciduous shade trees, evergreen trees, smaller ornamental trees, shrubs, flowers, and others in groupings to form a continuous buffer. Furthermore, continuous mounds with evenly space trees located on the ridges are prohibited.

i. One large shade tree or two small shade trees, one evergreen tree, and ten shrubs shall be provided for every fifty linear feet of streetscape frontage.

ii. Plants shall be in groupings to provide a desirable visual effect. Evergreen and ornamental trees shall be used in combination to create variation and provide year round screening.

iii. Where parking is permitted closer to the right-of-way than would allow for appropriately sloped earthen mounds, a hedge-type planting is preferred. Mature height shall be approximately forty inches and plants shall be spaced tightly enough to provide a dense screen at maturity.

3. Sight Triangle

A sight triangle defined as the area from the intersection point of a street right-of-way on the lot to a point twenty feet back from this point on the lot lines, shall be required on corner lots at all street intersections.

a. To ensure that traffic visibility is not obstructed and driving hazards not created, visibility between two (2) and ten (10) feet above the ground shall be clear of landscape materials, vehicles, fences, signs, or any other view obstructing structures. (See **Chapter 1296.10 Interference with Transportation Systems**).

b. The required sight triangle may be excluded for calculation of the required street screening area.

c. Deciduous trees may be permitted within the sight triangle if at maturity a clear distance of ten (10') feet can be achieved, excluding the trunk.

D. Interior Landscaping for Vehicular Use Areas

1. Purpose

Interior landscaping for vehicular use areas should soften the appearance of paved areas, assist in management of stormwater through reduction of impervious surface, and provide shade for nonresidential sites.

2. Requirements

All new nonresidential developments regardless of type, and all significant alterations, expansions, or renovations to existing nonresidential developments shall provide interior landscaping for vehicular use areas. Interior landscaping for vehicular use areas shall consist primarily of new tree plantings or the preservation of existing trees within the site.

a. Landscape Area
An area equal to ten percent of the impervious surface of the vehicular use area shall be designated for interior landscaping.

b. Minimum Area.
The minimum landscape area permitted within a vehicular use area shall be sixty-four square feet, with a four foot minimum dimension.

c. Maximum Contiguous Area
In order to encourage the required landscape areas to be

properly disbursed, no individual landscape area used to meet the minimum requirement shall be larger than 350 square feet in size for vehicular use areas under 30,000 square feet, and no individual area shall be larger than 1,500 square feet in vehicular use areas over 30,000 square feet. Individual landscape areas larger than above are permitted as long as the additional area is in excess of the required minimum total.

d. Minimum Required Plantings
The following minimums are required, based upon total ground coverage of vehicular use areas:

i. Not less than one tree for each one-hundred square feet of required landscape area, or not less than one tree per landscaped area, which ever is greater.

ii. Required trees shall have a minimum caliper of two inches at five feet above the ground.

iii. Trees shall have a clear trunk of at least five feet above the ground, and the remaining area shall be landscaped with shrubs, or ground cover, not to exceed two feet in height.

e. Vehicle Overhang
Parked vehicles may hang over the interior landscaped area no more than two and one-half feet (2 ½'), as long as concrete or other wheel stops are provided to insure no greater overhang or penetration of the landscaped area.

E. Foundation Plantings

1. Purpose

Foundation plantings shall be required along all primary facades to enhance the aesthetic appeal of the site.

2. Requirements

There is no specified quantity of plantings required; however, a combination of ornamental trees, assorted shrubs, ground covers, and annual plants should be used along all primary facades to enhance the appearance of the building.

F. Landscape Buffering for Service Structures

1. Purpose

Landscaping can reduce the visual impact of unsightly utility and service structures and reduce noise and other nuisance features of these elements by buffering them.

2. Requirements

All service structures shall be screened from public view or adjacent residential areas. For the purposes of this section, services structures shall include but not be limited to loading docks, propane tanks, dumpsters, electrical transformers, utility vaults extending above grade, and other equipment or elements providing service to a building or a site. Structures may be grouped together; however, screening height shall be based upon the tallest of the structures.

a. Issuance of Occupancy Permit
As these items are not always included on initial site or building plans, the issuance of an occupancy permit is contingent upon the inspection of these items by the planning and zoning director.

b. Screening

i. A continuous planting, hedge, fence, wall, or earthen mound shall be built to enclose any service structure on all sides unless such structure must be frequently moved or accessed, in which case screening on all but one side is required.

ii. Dumpsters shall be screened by a brick or stone wall and have wood doors.

iii. The planning and zoning commission may approve other types of screening materials on a case-by-case basis.

c. Curbs to Protect Screening Material
The city engineer shall determine if a curb is required to protect and contain a trash dumpster or waste collection unit.

G. Preservation of Existing Landscaping Materials and Wooded Areas

The city encourages the preservation of trees, landscaping, wooded areas, and other natural features to maintain and enhance the natural environment. Developers are encouraged to retain portions of tree stands by using expanded building setbacks and pruning techniques to open views from the road. All nonresidential developments shall comply with **Chapter 1266 Preservation of Trees and Wooded Areas**.

H. Landscaping & Hardscaping Materials

1. Purpose

The proposed landscape materials should complement the form of the existing trees on site or on adjacent sites if none exist on-site and plantings, as well as the development's general design and architecture.

2. Applicability

These regulations apply to all landscaping and hardscaping materials installed as part of the requirements of these standards.

3. Types

The type of shade or sun should be considered in selecting plant materials. The landscaping materials shall consist of the following:

a. Walls and Fences

To comply with the existing wall and fence ordinance, for any proposed new nonresidential building, where stone fencing exists, such stone fencing shall be retained and improved as part of the approved landscaping. Walls and fences shall be constructed out of materials that match or coordinate with the building materials on the primary structure.

b. Earth Mounds or Berms
Earth mounds or berms shall be physical barriers that block or screen a view similar to a hedge, fence, or wall. Mounds shall be constructed with proper and adequate plant material to prevent erosion. A difference in elevation between areas where screening is required does not constitute an existing earth mound. The height of the required mound shall be measured at the elevation adjacent to the use that requires buffering.

c. Plants
Plant materials used in conformance with provision of this chapter shall conform to the standards of the ***American Association of Nurserymen*** and shall have passed any inspections required under State regulations. Artificial plants are prohibited. All plant materials shall be living plants and shall meet the following requirements:

i. Deciduous trees. Trees which normally shed their leaves in the fall shall have a minimum caliper of two inches measured at five feet and be species of small, medium or large maturity size in areas where there is not a visibility concern.

(a) In areas with visibility concerns, the trees shall be species of medium, to large maturity size which can eventually maintain five feet of branch free trunk with a minimum two inch caliper.

(b) Tree sizes are defined in **Appendix: Recommended Trees**.

(c) Trees of species with roots that are known to cause damage to public roadways or other public works shall not be planted closer than fifteen feet to such public works, unless the tree root system is completely contained within a barrier for which the minimum interior containing dimensions shall be five feet square and five feet deep and for which the construction requirements shall be four inch thick, reinforced concrete.

ii. Prohibited trees shall be those currently listed on the **List of Unacceptable Trees in Appendix I**.

iii. Evergreen trees shall be a minimum of five feet high at the time of planting.

iv. Shrubs and hedges shall be at least three feet in average height when planted and shall conform to the opacity and other requirements within four years after planting.

v. Vines shall be at least twelve inches high at planting, and generally used in conjunction with walls, fences or trellises.

vi. Grass or ground cover. Grass of the fescue (Gramineae) or bluegrass (Poaceae) family shall be planted as species normally grown as permanent lawns in central Ohio. They may be sodded or seeded, except in swales or other areas subject to erosion. Where solid sod, erosion reducing net, or suitable mulch shall be used, nurse-grass seed shall be sown for immediate protection until complete coverage is achieved. Grass sod shall be clean and free of weeds and noxious pests or diseases. Ground cover shall be planted in such a manner as to present a finished appearance and seventy-five of complete coverage after two complete growing seasons, with a maximum of eight inches on center. In certain cases, ground cover may consist of rocks, pebbles, sand, and similar approved materials.

4. Maintenance and Installation

All landscaping materials shall be installed in a sound, workmanship-like manner and according to accepted, good construction and planting procedures. The owner of the property shall be responsible for the continued proper maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance, free from refuse and debris at all times. All unhealthy or dead plant material shall be replaced within one year or by the next planting period,

whichever comes first. Other defective landscape material shall be replaced or repaired within three months.

No required plantings shall be removed by the property owner or agent of the owner unless the planting materials are found to be hazardous, unhealthy, or dead by the city or its agents. If any healthy mature or established plantings as required by this ordinance are removed at the discretion of the owner or his or her agent they shall be replaced by the owner with a similar sized planting to those that were removed to maintain a consistent and mature appearance of plantings in that area.

5. Preservation of Existing Landscape Materials

Existing landscape material shall be shown on the required landscape plan and any material in satisfactory condition may be used to satisfy these requirements in whole or in part when, in the opinion of the city's approval authority, such materials meet the requirements and achieve the objectives of this chapter.

I. Fencing and Walls

1. Purpose

Fences and walls can be used in conjunction with plant material to provide visual breaks between properties, buffer various uses, and enhance the character of a development.

2. Applicability

These standards apply to all fences and walls installed to meet the requirements of this appendix.

3. Types

a. Privacy fencing or walls (one-hundred percent opacity from grade to six feet) may be used as a screen between abutting commercial/industrial sites.

b. Decorative or privacy fencing may be used as a screen between commercial/ industrial sites and abutting residential sites if other transitional methods can not achieve the desired transitions.

c. Fences running parallel to a right-of-way in commercial areas shall be forty or more transparent such as wrought iron or picket or post and rail type fencing or less than forty inches in height.

d. All fences shall be designed or installed so that the finished side of the fence faces out or towards the neighboring property.

4. Permitted Materials

a. Walls shall be constructed of brick or stone (veneers are permitted) to match the primary material of the primary building.

b. Fencing shall be made from natural materials. Wood fences shall be natural or have a transparent color stain finish. The finished side of the fence shall face the adjacent property or residential area. Post and rail, or other partially transparent fencing may be used in conjunction with vegetative landscaping to create definition to the site.

J. Retention and Detention Basins

1. Purpose

Stormwater management facilities can be designed to enhance the appearance of the city's nonresidential areas and add character and attractive features to the areas.

2. Applicability

While site topography and engineering standards supersede aesthetics in the case of stormwater management, the aesthetics of these facilities should be considered in site design for nonresidential developments.

3. Standards

The following standards should apply to the maximum extent feasible based on individual site conditions:

a. Stormwater management basins located adjacent or near roadways should be designed as retention pods when possible to create visual interest and identity for the roadway and subject developments.

b. Retention ponds shall be designed with the proper safety constraints.

c. Ponds shall require aeration to prevent stagnant water and fountains should be installed to maximize visual interest.

d. Retention ponds shall meet the minimum requirements of the city engineer.

e. Detention ponds shall be located away from roadways and public view to the maximum extent feasible.

f. Dentition basins shall be seeded and maintained per the city requirements.

g. Detention ponds shall meet the minimum requirements of the city engineer.

K. Street Trees

1. Purpose

Street trees in the public right-of-way create a unified appearance to major travel routes and contribute to an identity for the city.

2. Applicability

Street trees shall be planted at regular intervals, as specified along all public streets within the city right-of-way in conjunction with all nonresidential development. (See Appendix I for guidance.)

3. Requirements

All street trees shall be planted or installed by applicants in conformance with the following requirements:

a. No tree species as listed on the **Undesirable Tree List** shall be planted as a street tree.

b. The minimum spacing required between trees is forty feet for large and medium trees and thirty feet for small trees.

c. The maximum spacing for large trees shall be sixty feet on center.

d. The minimum street tree setbacks shall be determined by the city based on the growth characteristics of the proposed tree, the width of the right-of-way in question, and the required visibility factors for the roadway as determined by the city's engineer.

e. No tree shall be located closer than thirty feet from street intersections or ten feet from fire hydrants and utility poles.

f. Small trees shall be used when planting under or within ten (10') lateral feet of overhead utility wires.

g. Owners/developers shall be required to maintain the trees for one year after the trees are planted and to replace any tree which dies within that one year guarantee period.

h. The minimum trunk caliper measured at five feet above the ground for all street trees shall be two inches.

4. Landscaping within Right-of-Way

The occasions when landscaping within the city right-of-way is required for the owner/developer to achieve minimum streetscape requirements, an encroachment agreement between the city and landowner/developer shall be executed and recorded requiring the landowner/developer to maintain the landscaping and waiving any city liability.

X. SITE LIGHTING

A. Purpose

The purpose of the lighting standards is to coordinate and unify the overall lighting appearance of nonresidential developments with regard to aesthetic and technical aspects. Site lighting components should be visually interesting and serve not only to illuminate the parking and drive areas, but also to enhance the aesthetic appearance of the site. Fixtures shall be of a design complimentary to the intent of the Nonresidential Design Standards.

B. Applicability

All developments with ten or more parking spaces are required to provide exterior lighting for all exterior doorways, pedestrian pathways, and vehicular use areas. All developments with less than ten parking spaced shall provide exterior lighting at all exterior doorways.

C. Requirements

All exterior lighting shall meet the following standards and shall be demonstrated on all plan submittals:

1. Minimum Illumination

A minimum illumination of 0.5 footcandles shall be maintained when measured at grade in all vehicular use areas and pedestrian pathways. Actual site measurement compliance shall not drop below this minimum stated. For design purposes, the light loss factor (LLF) shall be calculated to 0.8 LLF.

2. Maximum Illumination

Lighting uniformity shall not exceed 10:1 maximum to minimum light levels and 4:1 average to minimum light levels. The maximum foot-candle level shall be 10.0, with higher foot-candle levels approved on a case-by-case basis per the latest ***Illumination Engineering Society of North American Lighting Handbook***.

3. Maximum Illumination at Property Lines

Light originating on a site shall not trespass beyond the site to exceed the following values when measured at grade ten feet beyond the property line for the following adjacent property types:

a. Residential 0.3 footcandles

b. Multi Family 0.5 footcandles

c. Office/Commercial/Industrial 1.0 footcandles

4. Maximum Height

The height of the light pole shall be determined by the size of the building as follows:

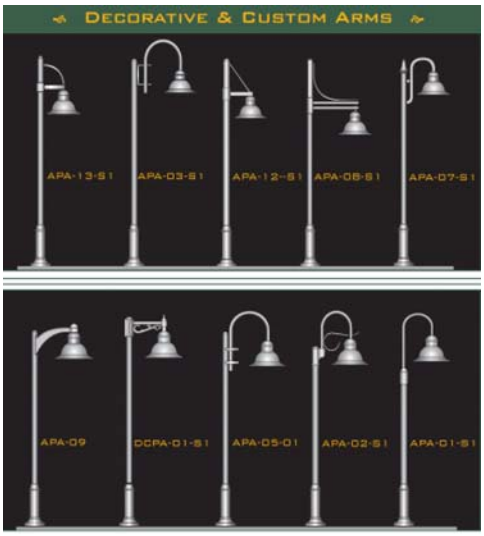
a. Lighting fixtures for buildings smaller than 15,000 square feet shall not exceed the height of the building or twenty-five feet including the base, whichever is less.

b. Lighting fixtures for buildings 15,000 square feet of larger shall not exceed the height of the building or thirty-seven feet including base, whichever is less.

Figure 44

5. Fixture Type

a. All pole mounted fixtures used in nonresidential developments except for industrial buildings shall be cut-off style of a traditional or historic reproduction using a gooseneck style arm on decorative poles with a clam shell base.



Source: Visionaire Lighting. Documents can be found at www.visionairelighting.com

b. Light fixtures and poles for industrial buildings shall be encouraged to be of a similar type as describe above in a.; however, other fixtures which are compatible with the architecture and scale of the building and adjacent buildings and their fixtures may be considered by the city on a case-by-case basis.

c. The style of the adjacent development's light fixture should be taken into consideration on all nonresidential developments to promote consistency throughout the city. (See **Figure 44** for examples of preferred types.)

d. Wall pack light fixtures should be compatible to the light pole fixtures and comply with the maximum spill over illumination requirements.

e. All luminaries shall be high-pressure sodium or metal halide. The design shall be refractive or opaque.

f. No colored or flashing lights shall be used to illuminate the exterior of buildings.

g. All exterior lighting used to light vehicular use areas and pedestrian pathways shall be decorative post and arm construction of cast aluminum, cast iron, or cast steel. If posts are to be directly mounted in parking areas without buffers cast iron or steel poles shall be used for durability and safety.

h. Lighting required by the ***Building Code*** for emergency egress (when operating in emergency conditions) and light sources which do not exceed 2300 initial lumens or 4000 main beam candlepower are exceptions to this requirement.

XI. ELECTRIC AND COMMUNICATION UTILITIES

A. Purpose

The purpose of these standards is to reduce the visual clutter, interference with the location of trees, and damage from extreme weather which is common with overhead electric and communication utilities by incrementally installing lines underground.

B. Applicability

The following regulations apply to all new nonresidential development.

C. Requirements

The following standards shall be used to locate underground electric or communication utility wiring.

1. All utility lines should be installed underground from the building to the property line.
2. Utility lines within the right-of-way should be placed underground or relocated to the rear of the site to the maximum extent practicable.
3. When wiring is laid in parking areas it should be laid under drives to provide for future location or infill of the site without disturbing the utility lines.

XII. SIGNS

See **Chapter 1292** for sign requirements.