



CHAPTER 8 INDUSTRIAL AND BUSINESS PARK INTRODUCTION

The provisions of this section apply to all new industrial and business park development within the City. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any industrial, industrial commercial, or business park land use zone should adhere to these guidelines where applicable.

The following topics are addressed:

1. Site Planning and Design
2. Building Design
3. Utilitarian Aspects
4. Signage



Note: "Green Building" principles are identified with an oak tree symbol.

SITE PLANNING & DESIGN

Quality industrial site design should include the following attributes:

- Controlled site access.
- Service areas located at the sides and rear of buildings.
- Convenient access, visitor parking, and on-site circulation.
- Screening of outdoor storage, work areas, and equipment.
- Emphasis on the main building entry and landscaping.
- Landscaped open space.





SITE PLANNING & DESIGN
SITE PLANNING & DESIGN (CONT.)

1. In order to create diversity and avoid long monotonous building facades, a variety of building and parking setbacks should be provided.
2. Blank walls or loading areas should not face public streets.
3. Structures should be located on “turf islands.” A minimum five-foot to seven-foot landscape strip should be provided between parking areas and the structure.
4. Building setbacks should be provided proportionally to the scale of the structure and in consideration of existing development adjacent to it. Larger structures require more setback area for a balance of scale and to avoid imposing on neighboring uses.
5. Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping should be provided to mitigate any negative effects of industrial operations.
6. New structures should be clustered to create plazas, pedestrian malls, courtyard, or gardens and to prevent long “barrack-like” rows of structures whenever possible.



SITE PLANNING & DESIGN
SITE PLANNING & DESIGN (CONT.)

7. Natural amenities such as views, mature trees, creeks, riparian corridors, and similar features unique to the site should be preserved consistent with the City's Open Space Plan.
8. Specify reuse of materials such as brick and flagstones where possible.
9. Recycled content materials, such as wood substitutes, and recycled concrete and asphalt should be considered when selecting site materials.
10. Auxiliary structures such as trash enclosures, phone booths, vending machines, and loading and storage areas should be integrated into the overall design of the building.
11. On larger sites, focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, universally accessible changes in pavement levels, and vertical building features may be combined to create focal points and identity.





SITE PLANNING & DESIGN
SITE PLANNING & DESIGN (CONT.)

12. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” areas between structures. These spaces should provide pedestrian amenities such as shade, benches, fountains, landscaping, public art, etc.
-  13. Plazas, employee break and recreational areas, and open spaces should be designed to be welcoming and should incorporate shade trees that provide relief from the sun.
14. New development, renovations, and additions are encouraged to incorporate public art.
15. Each project is encouraged to have its own identity, yet any site development should integrate with adjacent properties to provide functional and aesthetically designed vehicular and pedestrian circulation.
-  16. Solar access to all rooftops should be preserved.

SITE PLANNING & DESIGN
PARKING & CIRCULATION

On-site circulation should be designed to provide safe and efficient access for delivery vehicles, visitors, employees, and pedestrians. The parking lot and vehicles should not be the dominant visual elements of the site.

1. Vehicles should not be required to enter the street in order to move from one area to another within the site.
2. Parking lots on corner sites should not be placed adjacent to the street edge.
3. Locate structures and on-site circulation systems to minimize pedestrian and vehicle conflicts.
4. Parking lots should provide areas for bicycle and motorcycle parking.
5. Adequate areas for maneuvering, stacking, truck staging, loading, and emergency vehicle access should be provided.
6. Parking access points, whether located on front, side, or rear streets, should be located as far as possible from street intersections so that adequate stacking room is provided.





SITE PLANNING & DESIGN PARKING LOT AREA SCREENING

Screening at the periphery of all parking lots should be provided.

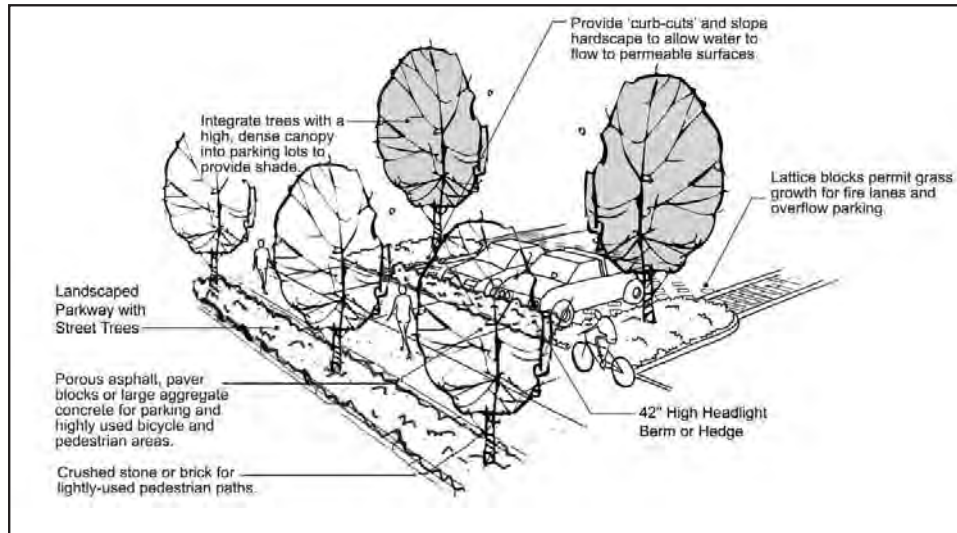
1. Parking lots adjacent to and visible from public streets should be adequately screened from view by rolling earth berms (36-inches to 42-inches high), low screen walls, changes in elevation, landscaping, or combinations thereof, whenever possible.
2. Where topography allows, parking lots could also be located above or below the adjacent street grade to effectively screen parking without the addition of substantial screen walls or landscaping.
3. Parking lots graded at least 48-inches below the adjacent street grade will effectively be screened without the addition of a 36-inch to 42-inch high wall or landscaping, but the hillside should still be landscaped.

SITE PLANNING & DESIGN
PEDESTRIAN ACCESS

Parking areas should be designed so that cars and pedestrians are separated.



1. The need for pedestrians to cross parking aisles should be minimized.
2. Landscape island walkways should be used to connect parking and building entries.
3. Access between transit stops and building entrances should be clearly defined.
4. The on-site pedestrian circulation system should be directly connected to off-site public sidewalks.
5. Asphalt sidewalks are discouraged.





SITE PLANNING & DESIGN PAVING TREATMENT

Courtyards, outdoor patios, arcades, and plazas should be provided to create inviting open spaces. These spaces should have detailed and well-defined paving designs. Materials should include concrete or brick pavers; tile; and scored, colored, and textured concrete.

-  1. Enhanced paving should be provided adjacent to building entries or facades, in plaza or seating areas, at intersections, mid-block between buildings, and adjacent to parks. Use permeable paving systems whenever possible.
2. Durable, smooth, and even surfaces should be used in well-traveled areas while other materials that are more appropriate for minimal use should be used in less traveled areas.
-  3. Surfaces that encourage non-automobile traffic and stormwater infiltration (i.e., porous asphalt, permeable concrete pavers, power blocks, lattice blocks, or grasscrete) should be considered whenever traffic requirements allow.

SITE PLANNING & DESIGN
PAVING TREATMENT (CONT.)

4. Patterns and colors should be installed in paving treatments using tile, brick, or textured concrete in order to provide clear identification of pedestrian access points into buildings, parking features (i.e., handicap spaces, pedestrian loading, bus stops and pull-outs, etc.), entry drives, and pedestrian crossings within the site.
5. The reuse of materials such as brick and flagstones should be specified where possible.
6. Tile or metal inlays in paving areas can be used for artistic interest as well as serving as public or functional art, such as a directional marker or historical anecdote.








SITE PLANNING & DESIGN LOADING FACILITIES

Service and loading areas should be carefully designed, located, and integrated into the site plan. These areas should be located and designed for easy access by service vehicles and for convenient access by each tenant. Service and loading areas should be located to minimize circulation conflicts with other site uses. These critical functional elements should not detract from the public viewshed area or create a nuisance for adjacent property owners.

1. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen the spaces from view.
2. Service areas should be screened with portions of the buildings, architectural wing walls, and landscaping.
3. Loading and delivery areas should be clearly marked with directional signage.
4. Loading areas should be designed to accommodate trucks without the trucks needing to back onto or otherwise use the adjoining street.

SITE PLANNING & DESIGN
PUBLIC SPACE, PARKLAND & TRAILS

Common open space and pedestrian connections to such spaces should be provided to create a walkable and neighborhood character within industrial and business park development.





1. Common open space should be provided.
2. Convenient access to public or private parks should be incorporated into the project by way of bicycle and pedestrian pathways.
-  3. Where possible, a river-oriented recreational greenbelt and trails system along the Santa Clara River should be constructed to tie together the communities of Santa Clara.
-  4. Infrastructure elements such as stormwater retention basins should be incorporated into the overall open space plan.
-  5. Open areas, such as plazas, interior arcades, galleries, rooftop gardens, and scenic-view places, should be incorporated within areas with intensive urban developments.
6. Pedestrian links should be provided to neighborhood parks, jogging and hiking trails, bicycle paths, and equestrian trails.
7. Bicycle and pedestrian pathways should access a project at visually pleasing locations rather than service areas.





SITE PLANNING & DESIGN
NATURAL RESOURCES PRESERVATION

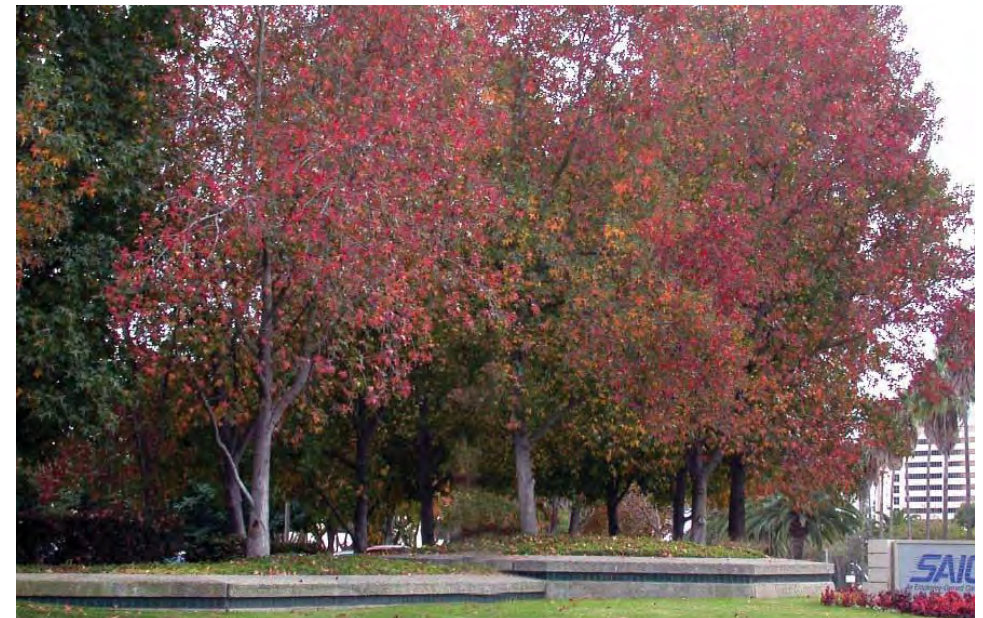
Careful planning shall be taken into consideration when working in sensitive natural or native areas. Prominent and distinctive natural features of the community should be preserved and integrated as open space for the use and visual enjoyment of all City residents.

-  1. Building and landscape design should complement and respect environmentally sensitive areas such as the Santa Clara River corridor or those designated in the Best Management Practices Guidebook.
-  2. Where possible, attractive natural amenities, such as rock outcroppings, vegetation, streams, and drainage areas, should be incorporated into the development of future projects to protect the environment and provide landscape orientation, visual interest, scale, and/or recreational opportunities.
-  3. Major landforms, such as ridgelines, natural drainage ways, streams, rivers, valleys, and significant vegetation, including oak trees, should be retained, especially where these features contribute to the overall community identity.
-  4. Open space and recreational uses tied to the Santa Clara River corridor as identified in the Land Use Element and Open Space Plan should be preserved and enhanced.
5. All oak tree preservation ordinances shall apply to all work proposed in areas where native oak trees exist.

SITE PLANNING & DESIGN

NATURAL RESOURCES PRESERVATION (CONT.)

6. Development should be clustered on less environmentally sensitive areas of the site to maximize open space, preservation, and resource protection.
7. New developments should consider, preserve, or improve natural conditions on or adjacent to the site, such as wildlife habitats, streams, creeks, views, and oak woodlands. Where appropriate, riparian habitats should be preserved in or restored to a natural state.
8. A transition between development and adjacent open space, sensitive areas, and/or forest lands should be designed to help preserve the rural character of the Valley. Such transitions may include larger lots, buffer areas, and plantings to blend development with the surrounding open area.








SITE PLANNING & DESIGN PLANTING DESIGN

For industrial uses, plants should be used to define areas by directing focus to entrances to buildings, parking lots, and loading areas and for defining the edges of various land uses, providing transition between neighboring properties or buffering, and providing screening for outdoor storage, loading, and equipment areas.

1. Plants should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish the intended goals.
2. Planting should be used to screen less desirable areas, such as trash enclosures, parking areas, storage areas, loading areas, public utilities, and mechanical equipment, from public view.
3. Plants should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.
4. Landscape elements should be used as a traffic barrier in order to protect the building from possible contact with vehicles or machinery.
5. Nuisance trees that drop flowers and fruit should be avoided near pedestrian walkways to maintain clear paths of travel.




SITE PLANNING & DESIGN
PLANTING DESIGN (CONT.)

6. Street trees should be located no closer than five feet to utilities.
7. Street trees should be located no closer than ten feet to street lights, unless otherwise directed by the City.
8. Lineal root barriers should be installed at each tree planted within six feet of the curb or walk. Root barriers on the curb side should be 24 inches deep and root barriers on the walkway side should be 18 inches deep. Root barriers should extend six feet to each side of the trunk of the tree.
-  9. Plants should be grouped into high and low traffic areas and maintenance zones and grouped per water requirements.
-  10. Native and low water use plants should be used.
-  11. Drought tolerant grasses should be used for lawn areas where possible.






SITE PLANNING & DESIGN
PLANTING DESIGN (CONT.)

- 12.  The irrigation systems should be designed to apply water slowly allowing plants to be deep watered and reducing runoff. Drip systems should be used in all areas except turf irrigation and small ornamental planting. Each street tree should be watered by two deep watering bubblers separate from all other irrigation.
- 13.  Irrigation systems should utilize water conserving methods and incorporate water efficient technologies such as drip emitters, sub-grade capillary action irrigation for turf areas, evapotranspiration controllers, and moisture sensors.
- 14.  Explore opportunities to reuse rain water and/or grey water for irrigation.
- 15. Trees should be located throughout the parking lot and not only at the ends of parking aisles.
- 16. Trees and shrubs should be located and spaced to allow for mature and long-term growth. Trees and shrubs should provide minimal root problems.


SITE PLANNING & DESIGN
PLANTING DESIGN (CONT.)

17. Evergreen trees should be planted every 20 feet along the street edge and should be installed at 24-inch and 36-inch box container sizes.
18. Plants should include 24-inch, 36-inch and 48-inch box trees (15-gallon size in slopes), 5-gallon and 15 gallon size shrubs, and ground cover.
19. Plant material such as evergreens should be used to enhance building design and not as a mask to justify poor building design.
20. Trees should be used to create an intimate scale, enclose spaces, and frame views, but their placement should respect the long-range views of surrounding neighbors.
-  21. Seasonal shading from trees on west and south facing facades and shrubs should be considered when developing planting schemes for courtyards and streetscapes. Deciduous trees provide solar control during summer and winter while providing fall color, seasonal flower, and other desired effects.







SITE PLANNING & DESIGN
PLANTING DESIGN (CONT.)

22. Accent planting should be used around entries and key activity hubs.
23. Vines and potted plants should be used where feasible to provide wall, column, and post texture and color, as well as accentuating entryways, courtyards and sidewalks.
-  24. Lawn areas should be limited to areas that serve a functional purpose. Turf installation should be limited due to high watering needs. Sod should be used for turf installation. Special permission should be obtained from the City to install lawns by seeding.
25. Due to challenging soil conditions found throughout the Valley, extra care should be given to prepare and apply soil amendments prior to planting. "Structural soil" should be considered for tree planting in areas that might be subject to compaction, such as street edges, narrow medians, and parking lots.

SITE PLANNING & DESIGN
PLANTING DESIGN (CONT.)



-  26. Long-term soil stabilization should be considered when developing a landscape plan. This can be achieved by planting native vegetation, including but not limited to native grass, sod, tree planting, shrubs, vines and/or other ground covering.
27. A ten-foot minimum planted buffer should be provided between parking areas and public rights-of-way on major streets, and a five-foot minimum landscaping buffer for secondary arterials. The planted buffer area should not be included when calculating the minimum planting requirement as stated in the UDC.
28. Water features should be used with planting and natural materials in courtyards and plazas.
29. Plants that should be avoided are ones that are short lived and susceptible to disease. Large expanses of single plant varieties should also be avoided due to their unchanging appearance and loss of aesthetic enhancement once struck with disease.
30. Plants shall complement and enhance the style of the project architecture.
-  31. All plants should be compatible with Sunset Western Garden Book's climate zone 18.





SITE PLANNING & DESIGN PARKING LOT AREA PLANTING

Plants within parking lots should be given special consideration. These areas are typically located out of the public right-of-way and may contain different planting materials than a neighboring street. To this end, these guidelines should provide a parking lot designer with the direction needed to create a functional and attractive parking environment.

1. Appropriate lighting and plantings should be provided, including shade trees and lamp post style.
-  2. Trees should be located throughout a parking lot and not merely at the ends of parking rows to maximize the aesthetic effect and compatibility with adjoining uses and to reduce “heat island” effects.
-  3. Parking lot trees should have 30-foot to 40-foot canopies to shade parked cars and create a more attractive environment.
4. Trees should be sized at a minimum of 24-inch box at the time of installation. All corner and anchoring planters shall be planted with 36-inch or 48-inch box trees.

SITE PLANNING & DESIGN

PARKING LOT AREA PLANTING (CONT.)

5. Where more than ten automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping.
6. Parking spaces should be allowed to overhang into a planted area a maximum of two feet provided, however, that the two feet and the required protective curb area should be counted only as a part of the length of the parking stall and should not be calculated as landscaped area or setback.
7. All planted areas should be bordered by a concrete curb a minimum of five inches high adjacent to the parking surface.
8. Consideration of plant materials adjacent to parking spaces should be a priority. Thorns, stickers, and sharp leaves should be avoided.





SITE PLANNING & DESIGN WALLS & FENCES

Walls and fences should be designed to blend with the site's architecture. Landscaping should be used in combination with walls to soften the appearance and to aid in the prevention of graffiti.

1. Walls should be constructed as low as possible while performing their screening and security functions.
2. Where security fencing is required, it should be a combination of solid pillars or short, solid wall segments and wrought iron grillwork.
3. Both sides of all perimeter walls should be architecturally treated and should blend with the site's architecture. Landscaping should be used in combination with perimeter walls whenever possible.
4. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

BUILDING DESIGN

High quality, innovative and imaginative architecture is encouraged. Developers should use these guidelines as a tool to design quality buildings as opposed to traditional unadorned warehouse structures.

The elements **most desired** for well-designed industrial buildings are:

- Variation of building forms and planes.
- Enhanced building entries.
- Screened loading facilities and storage areas.
- Landscaping.

Elements that are **discouraged** are as follows:

- Blank walls.
- Unscreened loading facilities.
- Structures that are box like and contain no architectural elements.





BUILDING DESIGN MASSING

Mass is defined as a three-dimensional form such as a cube, box, cylinder, pyramid, or cone. The way the forms are sized directly relates to the way building elements are emphasized or de-emphasized. Voids or open spaces in the forms can change the forms' appearance and make the building more interesting and less imposing.

1. Several smaller buildings, rather than one large building, is typically the preferred design solution.
2. Surface detailing should not serve as a substitute for distinctive massing.
3. Desirable massing includes:
 - Variation in the wall plane (projecting and recessing elements).
 - Variation in wall height.
 - Roofs located at different levels.
4. Exterior wall planes should be varied in depth and/or direction. Wall planes should not run in one continuous direction for more than 50 feet without a significant offset.

BUILDING DESIGN
MASSING (CONT.)

5. The height of the buildings should be varied so that it appears to be divided into distinct massing elements.
6. Minimize the vertical emphasis of architectural design elements by incorporating features such as horizontal bands, reveals, trims, awnings, eaves, overhangs, or other ornamentation along different levels of the wall surface.
7. Minimize blank walls by:
 - Adding window openings, entrances and other relief.
 - Changing color and texture along the wall surface.
 - Varying the planes of the exterior walls in depth and/or direction.
 - Adding trims, projections, and reveals along different wall surfaces.
 - Articulating the building facade by varying juxtaposition of building elements.





BUILDING DESIGN ARTICULATION

Building designers should incorporate 360-degree architecture, which is the articulation of all building facades, in all buildings and remodels, including variation in massing, roof forms, and wall planes, as well as surface articulation.

1. Buildings should be designed with articulation on all sides. Architectural elements such as overhangs, trellises, projections, awnings, insets, materials, textures, and colors should be incorporated into every building facade.
2. Acknowledging sensitivity to budget, it is expected that the highest level of articulation occur on the front facade and facades visible from public streets; however, similar and complementary massing, materials, and details shall be incorporated into side and rear facades.
3. Murals, espaliers/trellises, and/or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the walls and create interest.
4. The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall.

BUILDING DESIGN
ARTICULATION (CONT.)

5. Details such as wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
6. Vertical architectural elements such as towers should be used as focal points.
7. Design elements that are **undesirable** and should be avoided include:
 - Large blank, non-articulated wall surfaces.
 - Non-articulated building facades.
 - Materials with high maintenance such as stained wood, shingles, or metal siding.
 - Highly reflective surfaces.
8. Stairwells should be designed as an integral part of the building architecture.





BUILDING DESIGN ROOFORMS

Roof forms should be varied to break up building massing and define the architectural character of the building.

1. Long, unbroken, horizontal roof lines are discouraged. A roof line at the top of the structure should not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane.
2. Piecemeal mansard roofs that are placed only on a portion of the building perimeter should not be utilized. Mansard roofs should wrap around the entire perimeter of the structure.
3. Any equipment, whether on the roof, side of structure, or ground, should be screened. The method of screening should be architecturally compatible with the main buildings on the site in terms of materials, color, shape and size.
4. The roof design should be considered as a component of the overall architectural design theme.
5. Flat roofs should utilize “cool” roof to reduce solar heat gain.



BUILDING DESIGN PARAPETS

Parapets should be designed as an integral part of the building and should provide a visual cap to the building facade.

1. Rooftop equipment on flat roofs should be screened and not visible from ground level. Buildings with flat or low-pitched roofs should incorporate parapets, pitched facades, or architectural elements compatible with the design of the building facade as screening.
2. Parapets should not appear “tacked on” and should convey a sense of permanence. If the interior side of a parapet is visible from the pedestrian area of the project, it should receive appropriate detail and proper application of materials.
3. Parapets should have sufficient articulation of detail such as precast treatments, continuous banding or projecting cornices, lentils, caps, corner details, or variety in pitch (sculpted).





MARCH 24, 2009

BUILDING DESIGN ENTRY FEATURES

It is important that the main entrance to a building is clearly identifiable and unique. It is the primary point of arrival and should be treated with significance.

1. Entry features should be designed as a significant aspect of the building's overall composition.
2. Entrances should be easily identifiable and accessible.
3. Elements such as overhangs, enhanced landscaping, vertical architectural features, and special building materials should be used.
4. Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition. Entries should not appear as an "add-on" or afterthought.

BUILDING DESIGN WINDOWS & DOORS

Windows and doors help to define the architectural style of a building while providing daylight to interior spaces and visual interest to building facades.

1. Awnings, landscaping, spectrally-selective glass, and shading devices to reduce solar heat gain should be used where appropriate.
2. Window and door type, material, color, shape, and proportion should complement the architectural style of the building.
3. Windows and doors should be in scale with the building elevation on which these features appear. Recessed openings, windows, and doors provide depth and should be used to help break up the apparent mass of a large wall.





BUILDING DESIGN MATERIALS

The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base where appropriate and as accents on upper stories and walls. Architectural details should be used to enhance the buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms.

1. High maintenance building materials such as stained wood, clapboard, or shingles should be avoided.
2. Wall materials that will withstand abuse by vandals or accidental damage from machinery should be selected.
3. False facades and simulated materials are discouraged.
4. Incorporate non-toxic, recycled-content materials whenever possible.



BUILDING DESIGN COLORS

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Large areas of intense light color should be avoided. While more subdued colors usually work best for overall building color, bright or accent colors should be used for trim, windows, doors, and key architectural elements.
2. Flat, muted colors should be used to reduce sun glare on wall planes. Avoid using bright whites.
3. Door and window trim, awnings, and wall tiles provide opportunities for color that adds interest and texture to building bases. The color of trim should be coordinated with the wall colors.





UTILITARIAN ASPECTS

Utility service areas should be part of the early building design process, rather than an afterthought at the construction document phase.

1. Exterior storage should be confined in portions of the site least visible to public view and should be screened.
2. Transformers should be located underground where feasible.
3. All utility equipment, including, but not limited to, electric and gas meters, electrical panels, cable boxes, and junction boxes, should be located in a utility room within the building.
4. Utility lines from the service drop to the site should be underground.
5. Where screening is required, a combination of elements should be used, including solid masonry walls, berms, and landscaping.

UTILITARIAN ASPECTS

UTILITARIAN ASPECTS (CONT.)

6. Any outdoor equipment, whether on a roof, side of a structure, or on the ground should be appropriately screened from view and should not be placed adjacent to public ways and trails. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
7. Roof access should be provided from the interior of the building. Exterior roof access ladders are discouraged.
8. Where screen walls are used at property frontages or to conceal storage and equipment areas, the walls should be designed to blend with the site's architecture.
9. Gutters and downspouts should be concealed unless designed as a decorative architectural feature.





UTILITARIAN ASPECTS TRASH & RECYCLING ENCLOSURES

The trash and recycling enclosure should be designed consistent with the project and building architecture and carefully sited and screened to minimize the visual impact.

1. The trash and recycle enclosure should be consistent with the design of the project and building architecture. Similar or the same materials should be used on the enclosure as the buildings. Architecturally designed roof structures should be used to create a finished looking structure.
2. Every property should provide an enclosure that is capable of handling the refuse and recyclables generated by that site.
3. At least half of the trash and recycling area should be dedicated to recycling containers.
4. A pedestrian entrance to the trash enclosure should be provided so that the large access gates do not have to be opened as often.
5. Trash and recycling enclosures should be located away from residential uses to minimize nuisance to adjacent properties.

UTILITARIAN ASPECTS

TRASH & RECYCLING ENCLOSURES (CONT.)


6. Trash and recycling enclosures provided in the parking areas should be screened with landscaping and wall materials.
7. Trash and recycling enclosures should be separated from adjacent parking stalls by minimum three-foot wide planters with low-growing plant materials to ensure that adequate space is available for passengers to access a vehicle in an adjacent parking space.
8. Drainage from adjoining roof and pavement should be diverted around the trash and recycling area.






UTILITARIAN ASPECTS LIGHTING

Effective lighting provides safety and direction for vehicles and pedestrians, as well as visibility and security for businesses, while enhancing architectural building and landscape details. Outdoor light fixtures should provide nighttime safety while preserving energy, protecting the night sky, and minimizing glare and light trespass within and beyond the project site.

1. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, receiving, pathway, and working areas.
2. All building entrances should be well lit.
3. Light fixtures should be designed or selected to be architecturally compatible with the main structure or theme of the building.
4. The quality of light, level of light as measured in footcandles, and the type of bulb or source should be carefully addressed. Lighting levels should not be so intense as to draw attention to the glow or glare of the project site.
5.  Spotlighting or glare from any site lighting should be shielded from adjacent properties and directed at a specific object or target area.
6. Exposed bulbs should not be used. Cut-off lighting is preferred.

UTILITARIAN ASPECTS
LIGHTING (CONT.)

7. Uplighting of building elements should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.
-  8. Low-voltage lighting conserves energy and should be used in the landscape whenever possible.
9. The height of a light pole should be appropriate in scale for the building or complex and the surrounding area.
10. Pedestrian light poles along sidewalks or pathways and parking lot light standards should be a maximum of 10 feet to 15 feet in height.
11. Landscape lighting can be used to accent walkways and entries and/or seating areas and specimen plants and trees.
12. Walkways and paseos should be lit to an average one and a half footcandle to two footcandle intensity to ensure safe nighttime conditions.
13. Over lighting or light leak into adjacent sites should be avoided.





SIGNAGE

Building signage can either enhance the building facade or completely diminish the aesthetic appeal of a building. A sign program should be submitted with the design review application for new buildings. Conversely, signs should not be applied as an afterthought and intrude upon pleasant surroundings. Regulations for sign dimensioning and area limitations are provided in the UDC section 17.19 sign regulations. Every project should be designed with a precise concept for adequate signing. Provisions for sign placement, sign scale in relationship with the building, and the readability of the sign should be considered in developing the overall signing concept.

1. Signs should coordinate with the building design, materials, color, size, and placement.
2. Signs reflecting the type of business through design, shape, or graphic form are encouraged.
3. The method of sign attachment to the building should be integrated into the overall sign design.
4. Signs should not cover up windows or important architectural features.

SIGNAGE


SIGNAGE (CONT.)

5. Flush mounted signs should be positioned within architectural features, such as the panel above the entry on the transom or flanking doorways.
6. Flush mounted signs should align with other signs on the block to maintain the existing pattern.
7. Hanging signs attached to buildings that project perpendicular to the building should have a minimum of eight feet of clearance from ground level to the bottom of the sign. Signs that project should be small and reflect the use of the business by incorporating symbols or logos of the business.
8. A single development with multiple users should provide a unifying sign theme. Individual wall-mounted signs are appropriate in combination with a monument sign identifying the development and address.
9. The industrial site should be appropriately signed to give directions to loading and receiving, visitor parking, and other special areas.





SIGNAGE
SIGNAGE (CONT.)

10. Plastic, internally illuminated sign cabinets are strongly discouraged. Externally illuminated lettering or awning signage could be a positive alternative if implemented successfully.
11. Lighting of all exterior signs should be directional to illuminate the sign without producing glare on pedestrians, autos, or adjacent residential units.
-  12. To conserve energy, there should be a standard shut-off time for illuminated signs for businesses that do not operate at night.