

PROJECT SITE PLANNING AND BUILDING DESIGN**Section 1801—Purpose:**

The purposes of this Chapter are to promote site and building design compatibility and quality and to create and protect the community character and identity of the City. This Chapter is intended to:

1. Assist all Land Use Authorities in Land Use Application decision-making.
2. Provide information and direction to all property owners intending to present a Land Use Application to the City.
3. Promote compatibility between the natural and man-made environments.
4. Promote high-quality site planning, building, lighting, signage, and streetscape design.

Section 1802—Site Planning and Building Design Standards:

Site Planning and Building Design Standards relate to the location and interrelationships of buildings and structures and include building design, building location, access, parking and loading areas, landscaping treatments and buffer areas, signs and sign location, site and building lighting, and other site and building features. To meet the purposes of this Chapter, this Ordinance, and the City's other Land Use Ordinances, the following Project Site and Building Design Standards are provided as follows:

1. **Design Requirements.** Design Requirements are required in addition to the other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."
2. **Design Guidelines.** Design Guidelines indicate additional actions that may be required by a Land Use Authority to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should." The application of the Design Guidelines will depend on the nature and location of

the proposed uses or buildings, as may be determined necessary by the Land Use Authority.

All Land Use Applications and the associated approvals shall balance the scale of all proposed uses, buildings, and structures to the project site, and adjacent properties. Elevation and cross-section drawings, photographs, or other studies or models may be required by a Land Use Authority to illustrate or fully explain how a proposed development will address these issues.

All site plans and building designs shall identify an overall and consistent design theme. To create and protect the City character and identity and preserve and enhance property values, all proposed uses, buildings and structures shall incorporate design treatments as follows:

1. **Project Site Planning Features.** All site plans shall include project features that add visual interest and attractiveness to the project and the City. Such features may include entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails, consistency in design features, protection of sensitive lands, and useable park and open space areas.
2. **Building Design Features.** The City encourages creative and varied architectural forms. All man-made structures shall blend harmoniously with the natural and existing built environment. The following building design requirements shall apply:
 - 2.1. **Building Scale.** The size and scale of all proposed buildings and structures shall be found to be compatible with, and not dominate, the surrounding buildings and structures and surrounding natural features. The following building design strategies shall be required:
 - 2.1.1. **Coherent building design.** All sides of a building shall be coherently designed and treated. A facade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be required and provided.
 - 2.1.2. **Long, unbroken building wall surfaces shall be avoided.** Building walls longer than thirty (30) feet shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.
 - 2.1.3. **Varying roofline.** Variation in the roofline and roof planes shall be provided as a means of harmonizing buildings with their surroundings by blending both roofline and form.

2.1.4. **Visual patterns.** All buildings shall have shadow relief created by recesses and projections. Recesses may include courtyards, entryways, or boxed window openings, along the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, porches, patios, trellises, and wide roof overhangs are encouraged to produce shadow effects.

2.2. **Architectural details.** Building details that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged:

2.2.1. Stonework.

2.2.2. Exposed beams and columns.

2.2.3. Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.

2.2.4. Covered entries, patios, walkways, bays, and balconies.

2.2.5. Enclosed courtyards and patios, trellises, and wide roof overhangs.

2.2.6. Accessories such as art features, benches, lamps, artwork, and sculptures.

3. **Building Additions.** All proposed additions to existing buildings shall incorporate the predominant building design features, materials, and colors of the existing building(s).

4. **Accessory Buildings and Structures.** The building materials and colors used for all accessory buildings, structures, and fences shall be compatible with the building materials and colors of the primary structure.

5. **Mechanical Equipment.** Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other suitable screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color

of all mechanical and communications equipment shall blend with the color and design details of the building.

6. **Trash and Refuse Collection Areas.** All solid waste and refuse collection areas shall be located to minimize the impact to adjacent property owners or users. Such areas shall be screened from view. All dumpster and refuse enclosures shall be a maximum of six (6) feet high, constructed of materials to match the primary buildings, and provide latching gates for screening of the enclosure.
7. **Building Location.** The location of all new buildings and structures shall incorporate the following building design principles:
 - 7.1. All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes shall be required to provide continuity with adjacent and neighboring buildings.
 - 7.2. All site and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.
 - 7.3. All site and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable.
 - 7.4. All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.
8. **Pedestrian Scale.** Regardless of overall building size, elements and facades, all building designs shall create visual interest at eye-level.
9. **Building Materials and Textures.** All building materials and colors shall minimize the negative visual impact of buildings and structures on the City. All exterior building colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main building.
10. **Site Design and Layout.** All site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All site plan designs shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention

of existing vegetation, as practicable. All site plans and designs shall include the following principles:

- 10.1. All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the site plan design.
- 10.2. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
- 10.3. The location and number of site accesses, the interior site circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience. All site plans shall provide agreements or easements to allow cross vehicle access, pedestrian connections and shared parking, as determined necessary by the Land Use Authority. Loading bays and loading docks shall be separated from customer parking where possible. Loading bays shall be oriented away from neighboring residential areas and all public streets.
- 10.4. All site plan designs shall include provisions for limiting noise, particularly to adjacent property. All noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.

11. Site Landscaping Standards. Landscape plans and improvements should mitigate building and parking lot impacts and add aesthetic site and building interest, and character. Landscaping shall compliment the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year round site beautification, blend with the natural landscape and highlight building design features, and conserve water. (Refer to Table 31-4)

12. Landscape Buffers. Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from all public streets

- 12.1. The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall

also be of appropriate scale and character to all proposed buildings, structures, and features.

13. **Streetscape Landscape Treatments.** All streetscapes shall create an attractive public space and include street tree plantings, landscaping, other treatments, including consistency in lighting, public art, pedestrian and biking facilities, and street furniture, as applicable.
14. **Landscape Maintenance Plans.** All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.
15. **Required Parking Lot Landscaping.** All off street parking areas, providing twenty (20) or more parking spaces shall provide a minimum of five percent (5%) of the total parking area as landscape treatments. Areas to be landscaped may include;
 - 15.1. Traffic islands separating adjacent parking spaces.
 - 15.2. Peninsulas parallel to individual parking spaces.
 - 15.3. Planter areas located at the ends of parking rows or other planter areas located within the off street parking area.
 - 15.4. The area provided for off street parking shall be the greatest area defined by the distance from the curb-lines or edges of the outermost parking space, aisle, or driveways.
 - 15.5. No required setback areas shall be included as meeting the required parking area landscaping as required by this Chapter.
16. **Flood Channels and Drainage Ways.** All flood channels and drainage ways located on the site shall be retained and protected in their naturally occurring condition, as practicable, and integrated into the open space areas of the site that may include areas for use as trails or parks.
17. **Walls, Fences, and Other Visual Barriers for Commercial and Industrial Buildings and Site Plans.** All walls and fences associated with a commercial or industrial building or site plan shall conform to the major architectural style of the site plan. Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than thirty (30) feet in length shall be softened visually with acceptable landscaping or other treatments.

18. Site Lighting Standards. To protect views of the night sky, all outside lighting shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be fully shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties. The use of motion sensors and timers is encouraged.

18.1. All light fixtures, including security lighting, shall be fully-shielded and hooded and aimed so that all direct illumination shall be confined to the property boundaries of the source. All motion sensing light fixtures shall be fully shielded and adjusted, according to the manufacturer’s specifications, to turn off when detected motion ceases.

18.2. Parking Lot Lighting: Minimum adequate lighting shall be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height.

19. Site and Building Sign Requirements. The placement and design of all signs shall be found to be compatible with the site plan and building designs, and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.

19.1. Signs should be located as required by Chapter 20 herein.

19.2. All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.

19.3. The maximum size and height of all signs shall comply with the requirements of Chapter 20, herein.