

## **Wolf Branch Innovation District**

Design Standards  
DRAFT 2020-09-23

### **1. General provisions.**

- 1.1. Establishment. This division creates the development standards for the Wolf Branch Innovation District (WBI). The development standards of the WBI are calibrated to the varied existing development and desired future character for the property within the WBI. If there are conflicts between these standards and standards contained elsewhere in the land development code, the standards in this division shall prevail. The use of PUD zoning is required for the lands within the character area. PUD zoning allows for a mixture of permitted uses that a parcel's or lot's current underlying zoning district may not, and shall follow the underlying Future Land Use classification.
- 1.2. Purpose. These standards are intended to serve the following purposes:
  - Ensure sufficient land area designated for employment center uses;
  - Allow for the development of employment center uses in an effective and efficient configuration.
  - Create a transportation network with people-oriented transportation focusing on a robust network of street and trail connections rather than a limited system of roads;
  - Promote the creation of a high quality of place that is consistent with the elements seen in Mount Dora;
  - Allow for a central node of mixed or multi-use development that focuses activity;
  - Maintain and enhance property values and quality of life in the surrounding neighborhoods.
  - Facilitate high quality, high value economic development.
  - Provide the maximum opportunity for the application of innovative concepts of site planning on properties of adequate size, shape and location.
  - Ensure consistent land use patterns and design standards consistent with the WBI Plan.
- 1.3. Applicability. The standards set forth in this division shall apply when vacant property is developed. Existing principal structures may be repaired or replaced and additions to principal structures are allowed so long as the use of the property does not change. Subdivision, including lot splits, requires conformance with these standards.
- 1.4. Relationship to Other Standards. Aspects of development not covered by these standards shall be governed by the standards contained elsewhere in the land development code. Where these standards are silent, the underlying zoning regulations shall apply.
- 1.5. Process and application requirement. In addition to the requirements contained herein all new developments, shall be processed through the City's normal Planned Unit Development process of this code and shall follow the uses and design standards of this section.
- 1.6. Existing Uses/Structures: Uses and structures that are not consistent with this section shall be classified as legal non-conforming pursuant to the provisions of this code.

### **2. WBI Employment District Development Standards.**

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- 2.1. Purpose and intent. The purpose of the WBI Employment (WBI-E) District is to allow and encourage the attraction of a variety of office types, highly specialized and technological industries, research and experimental institutions, light industrial support facilities, and business services. Higher density residential uses and commercial uses are allowed in support of these uses.
- 2.2. Development standards. The following table summarizes the development standards for the WBI-E District.

Building Height (max)	100 ft. Where buildings are located adjacent to residential uses not located within the WBI-E or WBI-G District, a 25' setback shall be provided. An additional 1' setback is required for each 3' of additional building height above 35'.
Residential Density (min)	8 du/ac min
Intensity (max)	1.0 FAR (2.0 FAR with bonus) (Floor Area Ratio as defined by this code)
Impervious Surface Ratio	
ISR (max)	0.75
Employment floor area (min)	A total of 900 SF of employment floor area must be provided within the PUD for each proposed dwelling unit
Open Space	Min. 15%
Commercial Uses	No more than 20% of total floor area (hotel excluded from total)
Residential Uses	No more than 25% of land area can be allocated to residential use; vertically mixed-use buildings are exempt from this standard
Parking	For parking spaces required see Section 6.5 of this code
Landscaping/buffers	See Section 6.6 of this code for buffer treatments and design not listed in this section.
Access	See Subsection 6.3.7 of this code
Signs	Each PUD must provide a sign master plan and as guideline follow the sign design standards commensurate to the C-3 zoning district.

- 2.3. Planned Unit Development (PUD). Planned unit developments in the WBI-E District require a minimum development three (3) acres in site area.
- 2.4. Intensity bonus. An intensity bonus of up to 1.0 FAR may be allowed at the discretion of the Commission for any site within the WBI-E District based on the provision of public benefit elements including:
- Dedicated public park open to the public managed privately;
  - Additional open space above the required minimum;
  - Park and ride lot;
  - Off-site infrastructure including streets and trails; and/or
  - Land donation for transportation improvements.
- 2.5. Uses. The following uses are permitted within the WBI-E District:
- Medical and pharmaceutical research complexes
  - General office buildings including: research and development and health care
  - Limited commercial retail trade uses that support office land uses;

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- Light industrial uses such as manufacturing, wholesale trade, office/showroom, transportation, communications, electric, gas and sanitary services. Activities are limited to those without off-site impacts and take place primarily within an enclosed building.
- Day care
- Professional offices
- Financial, insurance and real estate offices
- Telephone and utility business offices
- Public facilities and civic uses (includes public utilities, fire and police stations, or similar)
- Recreation and parks
- Banking centers
- Technology based research and development
- Manufacturing, warehousing and distribution centers associated with corporate headquarters or research and development facilities
- Hospitals and health services
- Churches or religious organizations with maximum of 500 attendees.
- Schools (public or private)
- Multifamily dwellings and customary accessory uses (consistent with the land use allocation shown in Table \_\_\_)
- Single-family attached residential of at least 8 DU/Ac (dwelling units per acre)
- Public and private schools, colleges and universities
- Telecommunication towers (subject to other applicable codes of Section 3.5.6 "Height" and Section 3.5.21 "Communications towers.")
- Other similar uses if determined to be compatible by the planning and zoning commission

The following uses are prohibited in the WBI-E District:

- Medical marijuana dispensaries
- Non-medical marijuana sales
- Cannabis farms
- Gas stations
- Single-family detached residential
- Electrical sub-stations or similar uses
- Off Site Advertising sign (billboards)
- Heavy industrial uses
- Cross-dock truck dependent warehouse and distribution uses
- Outside flea market or outside sales, outside storage or staging of equipment, activities, or services
- Single-use highway commercial uses not located within a mixed use building. Mixed use means at least two of the following uses within a single building: commercial, office, or residential. Multiple commercial buildings developed on the same site are not allowed by definition of mixed use. These single-use highway commercial uses are intended to prohibit free-standing highway orientated commercial uses such as but not limited to fast-food restaurants (with or without drive-thru), banks, financial institutions, drug stores, automotive parts or mechanical repair stores/shops of any kind, coffee houses, day care, veterinarian office, animal clinic, grocery/specialty markets, or single tenant standalone retail uses.

### 3. **WBI Gateway District Development Standards.**

3.1. Purpose and intent. The purpose of the WBI Gateway (WBI-G) District is to form the 'core' of the Innovation District where the highest concentration of retail and services are located to conveniently serve the needs of the tenants of the Innovation District and residents of surrounding neighborhoods. The vertical mixing of uses is encouraged and residential uses are allowed as part of a mixed- or multi-use site.

3.2. Development standards. The following table summarizes the development standards for the WBI-G District.

Building Height	100 ft max
Residential Density	8 du/ac min
Intensity (min/max)	0.35 FAR / 1.0 FAR (Floor Area Ratio as defined by this code)
Impervious Surface Ratio	
ISR (max.)	0.75
Employment floor area (min)	N/A
Open Space	15%
Commercial Uses	No more than 75% of land area may be allocated to commercial use
Residential Uses	Permitted as part of mixed- or multi-use site, provided no more than 60% of land area allocated to residential use

3.3. Planned Unit Development (PUD). Planned unit developments in the WBI-G District require a minimum development size of two (2) acres in site area.

3.4. Uses. The following uses are permitted within the WBI-G District:

- Medical and pharmaceutical research complexes
- General office buildings
- Professional offices
- Financial offices
- Telephone and utility business offices
- Public facilities and civic uses (includes public utilities, fire and police stations, or similar)
- Recreation and parks
- Banking centers
- Technology based research and development
- Retail and Service Uses including:
  - Antique shops.
  - Art galleries.
  - Banks, finance, and insurance.
  - Bakeries.
  - Bed and breakfast establishments.
  - Bars and cocktail lounges.
  - Business service establishments, specialty shops, tailor shops, shoe repair, jewelry stores, camera stores, variety stores, and luggage stores.
  - Childcare centers.
  - Commercial recreational facilities, indoor only.
  - Convenience stores
  - Drug stores.

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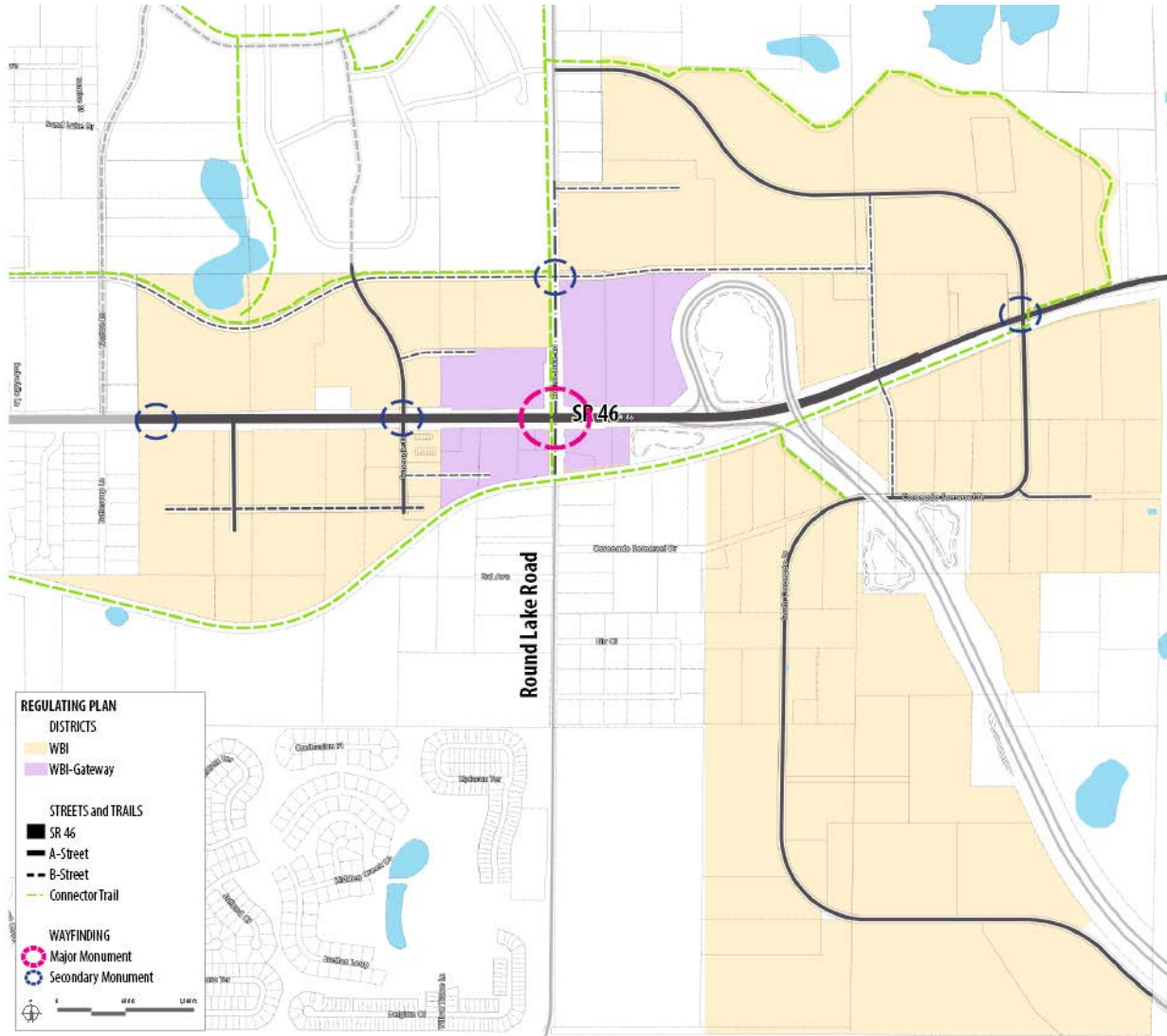
- Florists.
- Grocery/Specialty markets.
- Hardware stores, paint stores, office supplies.
- Health spas.
- Liquor stores selling liquor for consumption off premises.
- Motels and hotels.
- Restaurants, including outside seating areas; Table Service Only.
- Retail trade establishments, enclosed.
- Personal service establishments.
- Photographic studios and fine arts studios.
- Veterinarian office and animal clinic (no overnight boarding)
- Theaters, indoor.
- Similar retail sales activities to those listed above.
- Multifamily dwellings and customary accessory uses
- Single-family attached residential of at least 8 DU/Ac
- Public and private schools, colleges and universities
- Telecommunication towers (subject to other applicable codes).
- Other similar uses if determined to be compatible by the planning and zoning commission

The following uses are prohibited in the WBI-G District:

- Medical marijuana dispensaries
- Non-medical marijuana sales
- Cannabis farms
- Single-family detached residential
- Churches or religious organizations
- Schools (public or private)
- Outside flea market or outside sales, outside storage or staging of equipment, activities, or services
- Gas stations
- Vehicle repair and mechanic shops
- Electrical sub-stations or similar uses
- Off Site Advertising sign (billboards)
- Heavy industrial uses
- Cross-dock truck dependent warehouse and distribution uses
- Single-use highway commercial uses not located within a mixed use building. Mixed use means at least two of the following uses within a single building: commercial, office, or residential. Multiple commercial buildings developed on the same site are not allowed by definition of mixed use. These single-use highway commercial uses are intended to prohibit free-standing highway orientated commercial uses such as but not limited to fast-food restaurants (with or without drive-thru), banks, financial institutions, drug stores, automotive parts or mechanical repair stores/shops of any kind, coffee houses, day care, veterinarian office, animal clinic, grocery/specialty markets, or single tenant standalone retail uses.

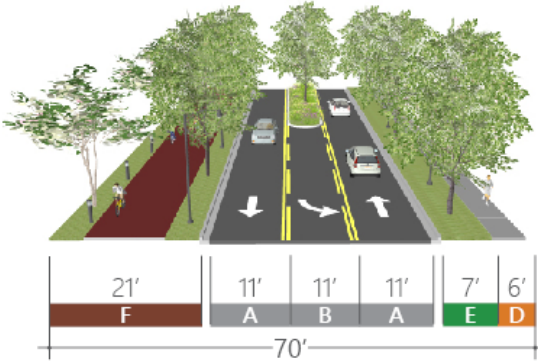
#### 4. Streets and Blocks

4.1. Regulating Plan. The Regulating Plan shows the intended location of Districts, Streets, Trails, and Wayfinding within the WBI. Individual PUDs shall demonstrate consistency with the Regulating Plan.



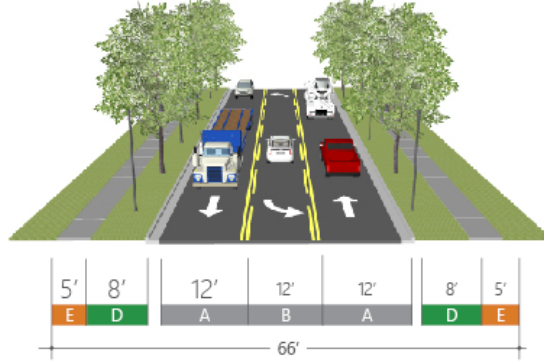
4.2. Block Structure. A system of connected streets and well-proportioned blocks is a key element of the vision for the Innovation District. Consistent with this vision, development of certain areas will require new streets to create this block system. The Regulating Plan provides a representation of the desired street network and may require adjustments to address site conditions. An alternate but comparable network, consistent with the intent of providing connectivity, may also be considered as part of the PUD approval process. New streets shall be designed consistent with the standards shown below.

4.2a: A-Street Section



Street design	
Right-of-way width	70 ft
Design speed	35 mph
Travelway	
A Travel lanes	11 ft
B Turn lane/planted median	11 ft
C Curb and gutter	2 ft
Streetscape	
D Walkway (min)	6 ft
E Planting strip	7 ft
F Bikeway (multi-use trail)	21 ft

4.2b: B-Street Section



Street design	
Right-of-way width	66 ft
Design speed	35 mph
Travelway	
A Travel lanes	12 ft
B Turn lane/planted median	12 ft
C Curb and gutter	2 ft
Streetscape	
D Walkway (min)	6 ft
E Planting strip	8 ft

**5. Building Frontage**

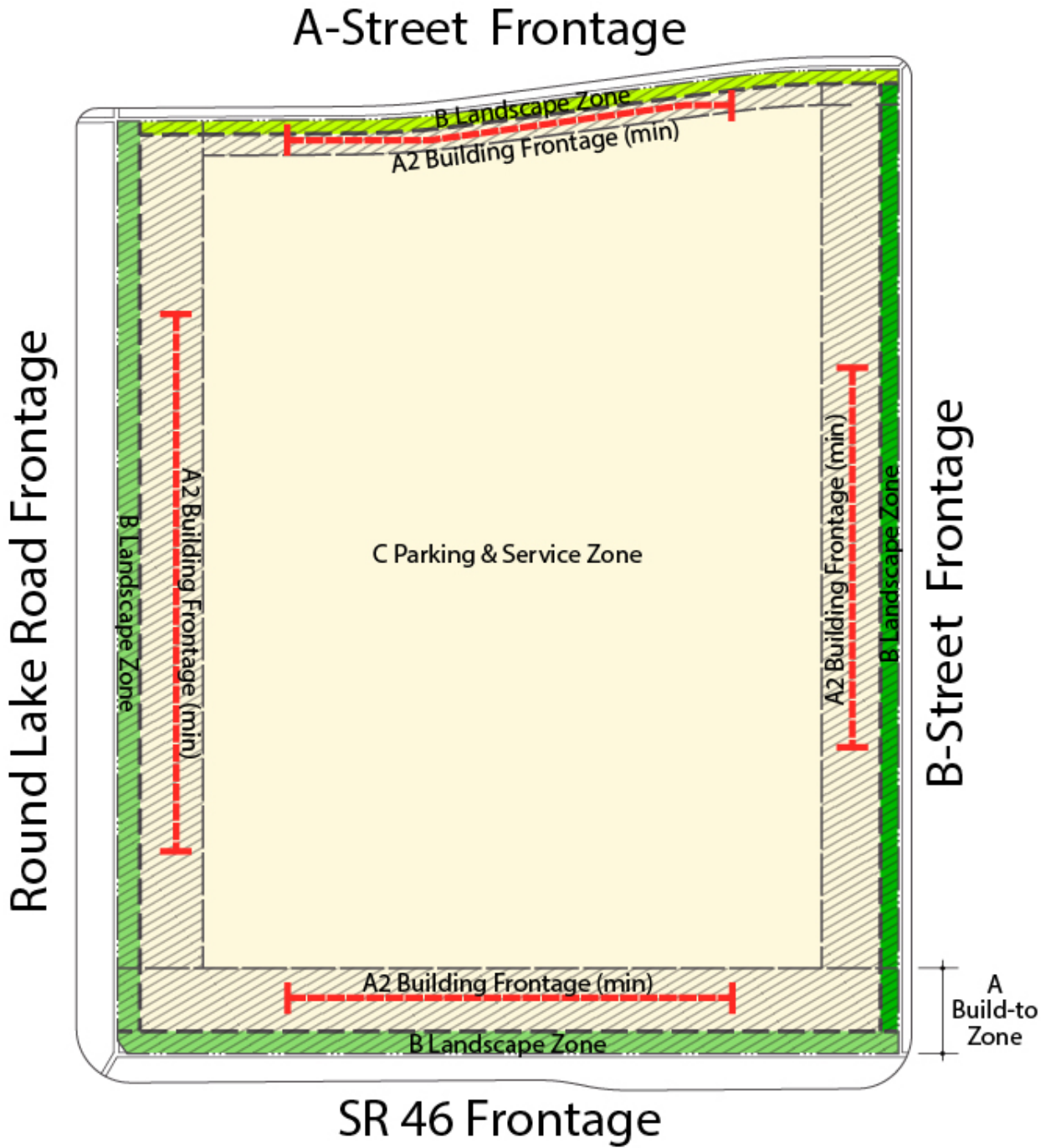
- 5.1. General. Throughout the WBI, buildings shall be located and oriented toward the street to create a character of place that is defined by buildings and landscape rather than parking areas. In order to create a consistent building wall along the street, design standards for the area require a significant percentage of each lot to maintain a building frontage within a Build-to-Zone along all streets. The width of this Build-to-Zone varies to allow variation in building setbacks to avoid monotony along a street. The standards in this section apply to both the WBI-E and WBI-G Districts.
- 5.2. Build-to zone. Building facades shall be placed in the Build-To Zone of the applicable street frontage and shall occupy at least the specified percentage of the linear frontage of the site.
- 5.3. Landscape zone. The Landscape Zone accommodates a consistent landscape identity throughout the Innovation District. Buildings are allowed to be located within the Landscape Zone pursuant to setbacks and the planting requirements of Section 5.5. Driveway access may cross the Landscape Zone, however parking is not permitted within this zone.
- 5.4. Parking and service zone. Parking and service areas shall not be located between the principal building and the street, with the exception of the SR 46 frontage. Along SR 46, a single bay of parking is permissible within the Build-to-Zone so long as the frontage requirements of this section are met. Buildings on corner parcels shall be located up to and address the corner. They are encouraged to wrap the corner where possible. Building service elements (e.g., loading docks, dumpsters, etc...) shall be located at the rear of the building and screened from view of all adjacent streets. New development is encouraged to develop a system of service alleys to provide access to these areas.

		SR-46/Round Lake Rd
A	Build-to zone	
A1	Setbacks (min/max)	10/100 ft
A2	Building frontage (min)	60%
B.	Landscape zone	25 ft
C	Parking & service zone	
C1	Walkway (min)	6 ft
D.	Access	Governed by FDOT/Lake County standards as applicable

		A-Street	B-Street
A	Build-to zone		
A1	Setback (min/max)	0/20 ft	0/40 ft
A2	Building frontage (min)	60%	40%
B.	Landscape zone	25 ft	20 ft
C	Parking & service zone		
C1	Walkway (min)	6 ft	5 ft
C2	Bikeway (multi-use trail)	12 ft	12 ft
D.	Access	Governed by FDOT/Lake County standards as applicable	

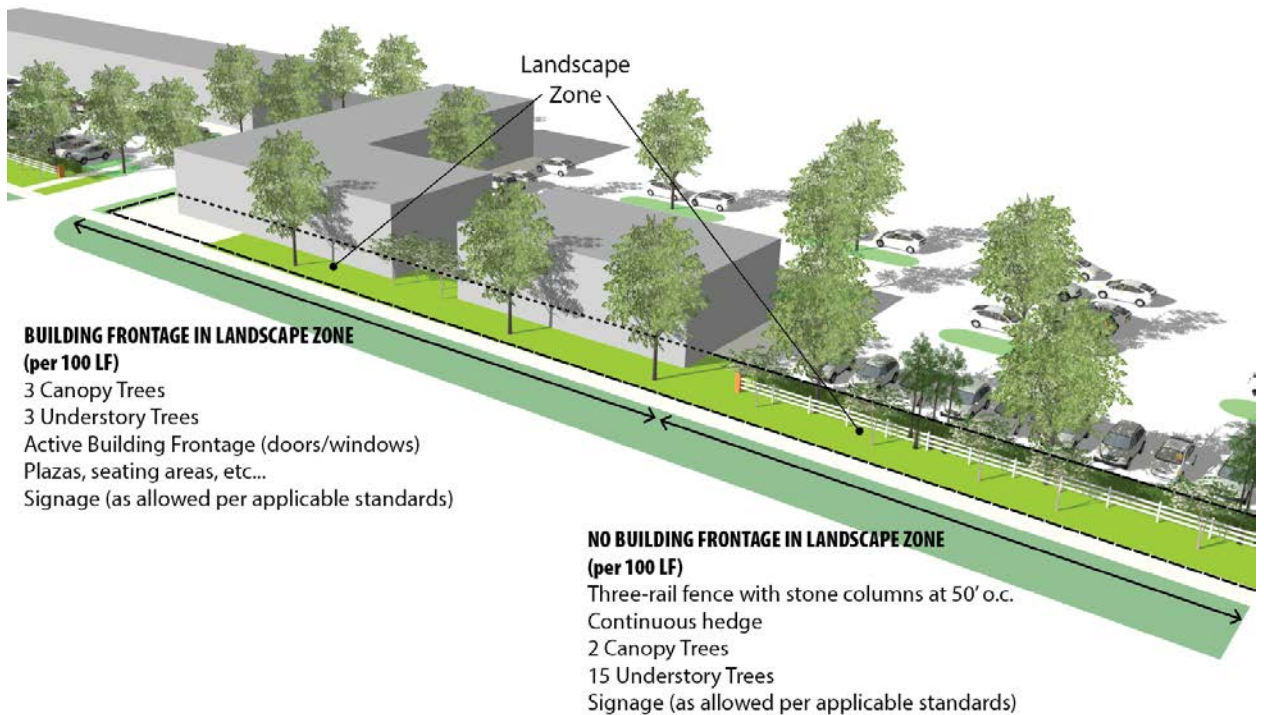


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5.5. Landscape Zone Planting. In order to form a cohesive visual character along State Road 46 and Round Lake Road, the required Landscape Zone shall be planted consistent with the standards shown in the figure below.



6. **Park systems.** The park, trails, and open space systems within the WBI are intended to serve the day-to-day park needs of residents, employees, and visitors, as well as to frame the spatial organization of the community by linking neighborhoods, workplaces, and service centers with outdoor spaces. The system shall be designed to serve many different functions and may be composed of a range of sizes and types of open spaces connected by pedestrian and cycling pathways. These spaces shall be integrated into the fabric of the WBI along with other public infrastructure systems such as streets, utilities, and stormwater drainage.

6.1. Multi-use Trails. Multi-use trails shown on the Regulating Plan must be incorporated into the PUD plan. Trail alignments may deviate from those shown on the Regulating Plan, so long as they achieve the origin and destination shown on the Regulating Plan. Trails shall be designed consistent with the standards in LDC Section 6.15.

## 7. Site Orientation and Development Standards

7.1. Intent: The intent of the WBI is to encourage the development of employment center and other supporting uses. These uses often require larger footprint buildings that require special standards. Buildings in the WBI should be sited, regardless of their use, in a manner that emphasizes building and landscape more than parking and service/loading areas. While there is not a requirement that buildings be placed at the edge of the sidewalk, the intent of these guidelines is to encourage a varied streetscape that allows buildings with a mix of employment uses in close proximity to each other. Unless noted otherwise, the standards in this section apply to both the WBI-E and WBI-G Districts.

### 7.2. Building Placement and Site Orientation

7.2.1. Buildings are encouraged to have a variety of front setbacks in order to avoid the creation of a constant wall of buildings. This is particularly important where proposed buildings have similar heights and massing.

7.2.2. Large scale parking and service areas shall not be located between the principal building and the street. No more than a single full bay of parking may be located between the principal building and the street at the front of the parcel. Where parking is provided between the building and street, at least 25% of the building frontage must be kept free of parking stalls.

7.2.3. Parking may be located to the side of the principal building.

7.2.4. Building service elements (e.g., loading docks, dumpsters, etc...) shall be screened from view of all A-Streets, SR 46, and Round Lake Road with landscape screening and/or berming. New development is encouraged to develop a system of service drives to provide access to these areas.

### 7.3. Drive-through Standards

7.3.1. Drive-through windows and lanes shall be designed to adhere to the following standards:

7.3.1.1. Drive-through windows shall not be placed between the right-of-way of SR 46 or Round Lake Road and the associated building.

7.3.1.2. Only a single drive-through facility is permitted.

### 7.4. Pedestrian walkways.

7.4.1. Purpose and intent. To provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the city and to provide safe passage from the public right-of-way to the commercial building or project, and between alternative modes of transportation.

7.4.2. Pedestrian access standards. Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian ways may be incorporated within a required landscape perimeter buffer, provided said buffer is not less than ten feet in width on average. Shared pedestrian walkways are encouraged between adjacent projects.

7.4.3. Minimum ratios. Pedestrian ways shall be provided at a minimum ratio of one for each public vehicular entrance to a project, excluding ingress and egress points intended primarily for service, delivery or employee vehicles.

7.4.4. Minimum dimensions. Pedestrian walkways shall be a minimum of six feet wide.

7.4.5. Materials. Pedestrian walkways shall be consistent with the provisions of the Americans with Disabilities Act (ADA), the Accessibility Guidelines and the Florida Accessibility Code.

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Materials may include specialty pavers, concrete, colored concrete or stamped pattern concrete.

7.4.6. Pedestrian crosswalks at building perimeter. Building perimeter crosswalks shall be designed and coordinated to move people safely to and from buildings and parking areas by identifying pedestrian crossings with signage and variations in pavement materials or markings.

7.4.7. Shade. Pedestrian walkways shall provide intermittent shaded areas when the walkway exceeds 100 linear feet in length at a minimum ratio of 100 square feet of shaded area per every 100 linear feet of walkway. Shade structures may be natural, manmade or a combination of both.

## 7.5. Stormwater

7.5.1. The shape of a manmade body of water, including wet and dry retention areas, shall be designed to appear natural by having off-sets in the edge alignment that are a minimum of ten feet and spaced 50 feet apart. All bodies of water, including wet and dry retention areas, exceeding 20,000 square feet in area, and which are located adjacent to a public right-of-way, shall incorporate into the overall design of the project at least two of the following items:

- A five-foot wide walkway with trees an average of 50 feet on center and shaded benches a minimum of six feet in length or picnic tables with one located every 150 feet.
- A public access pier with covered structure and seating.
- An intermittent shaded plaza/courtyard, a minimum of 200 square feet in area, with benches and/or picnic tables adjacent to the water body.
- A permanent fountain structure.

## 7.6. Parking

7.6.1. Building exposure shall be maximized and parking areas minimized along all 'A' Street frontages, where parking areas should be located behind buildings and be screened from direct view from the street through the use of landscaping, knee walls, etc.

7.6.2. Parking location. Projects shall be designed to adhere to the following standards:

- Interior lots. No more than 50 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street.
- Corner lots. No more than 80 percent of the off-street parking for the entire commercial building or project shall be located between any primary facade of the commercial building or project and the abutting street, with no single side to contain more than 65 percent of the required parking.

7.6.3. Where parking areas cannot be located behind buildings and are therefore adjacent to public streets, parking areas shall be screened using some combination of landscaping, colonnades, trellises, pergolas, kneewalls, low masonry or concrete walls.

7.6.4. Off street parking design. Parking shall be designed to be safe, shaded, and easily accessible, but must be located in such a fashion that it does not dominate the development of a site. Parking shall be as provided for in section 6.5, and subject to the following provisions:

- 7.6.4.1. Surface parking is to be limited to the minimum required by governing code. Additional parking above code minimum is permitted provided that it is contained within the footprint of a building, in a parking structure, or in a surface lot with

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- enhanced parking lot landscaping and pedestrian circulation to be determined at PUD zoning.
- 7.6.4.2. Certain specialized or unique uses may require more surface parking than allowed by Code minimum standards and such parking shall be determined at PUD zoning, subject to otherwise applicable code requirements.
  - 7.6.4.3. Pedestrian walkways through parking areas are required and should be carefully defined, particularly where pedestrian and vehicle conflicts are unavoidable.
  - 7.6.4.4. Pedestrian walkways shall be provided within all parking lots serving commercial, office and multi-family residential development, and be designed to provide direct connections between all building entrances, adjacent rights-of-way, transit stops, and outparcels.
  - 7.6.4.5. A minimum of one pedestrian walkway shall be provided for every five head to head parking rows, except where an alternative arrangement is approved as part of a planned unit development.
  - 7.6.4.6. At least one pedestrian walkway shall be designed to provide a direct connection from the main pedestrian entrance of any anchor tenant, principle building, or multi-family leasing office to the sidewalk along the perimeter of the development site.
  - 7.6.4.7. Pedestrian walkways shall have a minimum width of 14 feet, including a minimum of six feet in width for the sidewalk, and a minimum of eight feet in width for the central landscape strip. All unpaved areas within pedestrian walkways shall have 100 percent landscape coverage in accordance with this Section, and shall conform to the tree spacing requirements provided therein. Shade structures, including pergolas or gazebos, may be substituted for canopy trees.
  - 7.6.4.8. Crosswalks connecting pedestrian walkways across parking lot drive aisles shall be designed and constructed to appear visually distinct from the adjacent driving surface through the use of colored or textured concrete.
- 7.6.5. Parking structure standards. The primary facade of a parking structure or covered parking facility that is visible from SR 46 or Round Lake Road shall incorporate at least two of the following:
- Transparent windows, with clear or lightly-tinted glass, where pedestrian oriented businesses are located along the facade of the parking structure;
  - Display windows;
  - Decorative metal grille-work or similar detailing which provides texture and partially and/or fully covers the parking structure opening(s);
  - Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief work, or similar features; or,
  - Vertical trellis or other landscaping or pedestrian plaza area.
- 7.7. Landscaping. In addition to the requirements of the applicable code, the following requirements shall apply.
- 7.7.1. Purpose and intent. To provide enhanced landscaping within the vehicular and pedestrian use areas of large commercial buildings and projects. Such landscaping is intended to enhance the visual experience of the motoring and pedestrian public, commonly referred to as the "streetscape". Landscaping should be used to enhance and complement the site design and building architecture.
  - 7.7.2. Landscape/Hardscape. The following requirements, with the exception of building perimeter plantings, shall be counted toward the code-required greenspace and open space requirements.

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- Tree and lighting locations shall be designed so as not to conflict with one another
- Locational requirements for building perimeter plantings
- Perimeter landscape plantings shall be located adjacent to the primary building facade, including building entrance areas, plazas, and courtyards. These areas shall be landscaped with any combination of trees, palms, shrubs and ground covers

7.7.3. Building perimeters shall include plantings at a ratio of 100 square feet of planters per 1,000 square feet of building ground floor area. Planters shall either be raised or at ground level and be a minimum of ten feet wide. Seating courtyards, eating areas and plazas may be incorporated within them.

## 7.8. Lighting

7.8.1. Purpose and intent. Commercial buildings and sites, including their outparcels, shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site. The lighting and lighting fixtures shall be integrated and designed so as to enhance the visual impact of the project on the community and/or blend the project into the surrounding landscape.

7.8.2. Exterior lighting may be used to illuminate a building and its grounds for safety purposes but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. All fixtures used in exterior lighting are to be selected for functional and aesthetic value. Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in accordance with the lighting design standards of this code.

7.8.3. All new development within the Innovation District, including residential, non-residential, and all public rights-of-way shall utilize lighting fixtures designed and located to minimize glare and reduce light trespass and overhead skyglow. All fixtures shall be certified by the International Dark Sky Association's Fixture Seal of Approval program.

7.8.4. Shielding standards. Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and all adjacent properties. Illumination onto adjacent right-of-way or property shall not exceed 0.5 foot candles.

7.8.5. Fixture height standards. Lighting fixtures shall be a maximum of 30 feet in height within the parking lot and shall be a maximum of 15 feet in height within non-vehicular pedestrian areas.

7.8.6. Design standards. Lighting shall be used to provide safety while accenting key architectural elements and/or emphasizing landscape features. Light fixtures shall be used as an integral design element that complements the design of the project. This can be accomplished through style, material or color (excluding florescent, primary and secondary colors) or by designing the lighting fixtures to blend into the landscape through the use of dark colors such as bronze, black and forest green. Concrete type poles or mill finish is not permitted. Light pole footers shall not be exposed more than six inches above finish grade.

## 7.9. Fencing

7.9.1. Fencing standards. Chain link and wood fencing are prohibited forward of the primary facade, except as provided below, and must be a minimum of 100 feet from a public right-of-way, except as provided in the public realm landscape standards. Chain link and wood

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fencing facing a public right-of-way shall be buffered at a minimum by an irrigated hedge directly in front of the fence on the side of the right-of-way. Plant material shall be a minimum of 24 inches in height and width and planted to create a continuous visual barrier at time of installation. This plant material shall be maintained at a minimum of three quarter the height of the fencing.

7.9.2. Fencing forward of the primary facade is permitted under the following conditions:

- Fencing does not exceed four feet in height;
- The fencing provides either an open view at a minimum of 25 percent of its length or provides variation in its height for a minimum of 15 percent of its length with a deviation of at least 12 inches; and,
- The fence style must complement building style through material, color and/or design.

## 8. **Building Standards: Industrial and Manufacturing Buildings**

8.1. Intent: Industrial and manufacturing buildings shall be composed with elements that reduce the mass of building walls, reinforce locations of entries, and create architectural interest. This can be done through variations in solid and void composition, color, material, and height.

### 8.2. Building Massing

8.2.1. Industrial building frontages shall be broken up and/or screened with landscape at intervals of no more than 100 linear feet. For cross-dock facilities where this is not feasible, additional perimeter landscaping may be substituted (to be determined at PUD zoning.)

### 8.3. Building Facades

8.3.1. The front façade of every building shall reflect appropriate structural elements and variation of the wall plane through the expression of:

- Floors (banding, belt courses, etc.)
- Vertical support (columns, pilasters, piers, quoins, etc.)
- Foundation (watertables, rustication, etc.)
- Variation in wall plane through the use of projecting and recessed elements
- Changes in material or material pattern

8.3.2. The sides of each building on a site, particularly buildings visible from multiple streets, shall be consistent in design and shall be compatible with other development in the immediate vicinity.

### 8.4. Special Requirements for Landscape, Buffers, Walls, and Fencing on Industrial Sites

8.4.1. Within the WBI, there should be a focus on creating an image of buildings and landscape rather than parking and service areas. The landscape between the building and public streets is intended to be informal and create a soft appearance over time. Screening landscape is intended to mask the appearance of more industrial elements of sites to allow for integrated uses within the WBI. The following standards shall apply to all industrial sites:

- Where the parking area is visible from a public street or highway, the area will be screened from view by some combination of landscaping, earth berms and decorative walls. Landscape screens consisting of trees, shrubs, ground cover and earth berms are preferred.
- All service yards and maintenance equipment must be enclosed and screened from the public right of way. Screening may be accomplished with a combination of buildings, walls, landscaping, and/or landscaped earth berms.

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- Walls and accessory structures shall be consistent with the building materials, finish and colors used in the main building or buildings.
- Masonry walls and/or buffer landscaping shall be provided along the side and rear property lines and streets adjacent to property planned or zoned for residential use.
- Walls or fences of more than 50' in length should be broken up by landscaping, pilasters, offsets in the alignment of the wall or fence, and/or changes in materials and colors.

## 9. **Building Standards: Commercial and Mixed Use Buildings**

9.1. Considerations: Commercial and mixed-use buildings should be composed with elements that reinforce a pedestrian scale. These elements shall be utilized to create a rhythm and scale consistent with traditional architecture. Large unarticulated facades along the sidewalk are not conducive to a pedestrian experience. The street-front facades of new buildings shall be broken down into a number of smaller bays that relate to the context. Additional interest can be added through variations in solid and void composition, color, material, and height.

### 9.2. Building Massing

9.2.1. No horizontal length or uninterrupted curve of a primary building facade shall exceed 100 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcaded facade shall exceed 120 feet, with varied lengths being desirable. Projections and recesses shall have a minimum depth of three feet with 25 percent of these having a varied length with a minimum differential of one foot.

### 9.3. Building Facades

9.3.1. All primary facades of a building shall be designed with consistent architectural style and detail and trim features. In the case of outparcel buildings, all exterior facades shall adhere to the requirements of this section with respect to architectural design treatments for primary facades.

9.3.2. All facades visible from a publicly accessible street or open space shall reflect appropriate structural elements and variation of the wall plane through the expression of:

- Floors (banding, belt courses, etc.)
- Vertical support (columns, pilasters, piers, quoins, etc.)
- Foundation (watertables, rustication, etc.)
- Variation in wall plane through the use of projecting and recessed elements
- Changes in material or material pattern

9.3.3. In addition to the above standards, all building facades that are adjacent to an A-Street, SR 46, and/or Round Lake Road, shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature and shall have two of the following design features:

- a. Windows comprising a minimum of 40 percent of the affected facade;
- b. Projected covered public entry with a minimum of 25 percent of the wall space devoted to windows; or,
- c. Covered walkway (excluding canvas type unless provided with six-inch columns or better) attached to the building, with a minimum width of eight feet and a 60 percent minimum coverage for the affected facade

9.3.4. Windows shall not appear to be false or applied.



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- 9.3.5. The first floor of the primary facades shall, at a minimum, utilize windows between the heights of three feet and eight feet above the walkway grade for no less than 30 percent of the horizontal length of the building facade.
- 9.3.6. Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.
- 9.3.7. Blank wall areas. Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this shall apply to a minimum of 33 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment.
- 9.3.8. Repeating facade treatments. Building facades shall include a repeating pattern and shall include no less than three of the design elements listed below. At least one of these design elements shall repeat horizontally. All design elements shall repeat at intervals of no more than 50 feet horizontally and 15 feet vertically.
- Color change;
  - Texture change;
  - Material module change;
  - Expression of architectural or structural bays, through a change in plane of no less than 12 inches in width, such as a reveal, an offset, or a projecting rib;
  - Architectural banding;
  - Building setbacks or projections, a minimum of three feet in width on upper level(s) or;
  - Pattern change

## 9.4. Entryway Design

- 9.4.1. Purpose and intent. Entryway design elements and variations are intended to give protection from the sun and adverse weather conditions. These elements are to be integrated into a comprehensive design style for the project.
- 9.4.2. Buildings shall feature functional pedestrian entrances. When parking is located to the rear of a street-facing building, entrances shall be provided from both the front and rear of the building rather than solely from the parking lot. The following standards shall apply to all buildings:
- Primary entrances shall be both architecturally and functionally designed to demonstrate their prominence.
  - All buildings fronting 'A' Streets shall have a main entrance from the public sidewalk. In addition, each retail use along these streets shall have an individual public entry from the street.
  - Entrances along a public sidewalk shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- 9.4.2.1. Single use buildings. Single use buildings shall have clearly defined, highly visible customer entrances which shall include the following:
- An outdoor patio area adjacent to the customer entrance, a minimum of 200 square feet in area which incorporates the following:
  - Benches or other seating components;
  - Decorative landscape planters or wing walls which incorporate landscaped areas;
  - and

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- Structural or vegetative shading.
- A main front entry which shall be set back from the drive a minimum distance of 15 feet.

9.4.2.2. Multiple use buildings and projects. Multi-use structures shall include the following:

- Anchor tenants shall provide clearly defined, highly visible customer entrances.
- Each anchor tenant shall have a front entry which shall be set back from the drive a minimum of 15 feet.
- A provision for intermittent shaded outdoor community space at a minimum of one percent of the total gross floor area of the building or commercial project. Said community space shall be located off or adjacent to the circulation path of the complex or main structure and shall incorporate benches or other seating components.

## 9.5. Materials

9.5.1. Purpose and intent. Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project.

9.5.2. Exterior building materials, exterior colors, and standards. Predominant exterior building materials shall include, but are not limited to:

- Stucco of earth tone;
- Natural brick (unpainted, unstained, and untinted);
- Textured, other than smooth or ribbed, concrete masonry units of earth tone;
- Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble construction look;
- Wooden or composite siding;

9.5.3. Predominant exterior building materials that are prohibited include:

- Plastic or vinyl siding;
- Corrugated or reflective metal panels;
- Tile;
- Smooth or rib faced concrete block; and
- Applied stone in an ashlar or rubble look.

9.5.4. The following colors are prohibited:

- Florescent or day glow colors; or
- Corporate colors or colors used in the marketing of the business occupying the space which are not earth tone shall be calculated towards the allowable signage copy area provided for under applicable code. In such case, a sign permit is required. This section is intended to provide corporations, franchises, and corporate chains, the opportunities to use other exterior colors (other than earth tone), but these colors be considered signage for the purpose of this code.

## 9.6. Roofs

9.6.1. Purpose and intent. Variations in roof lines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.

9.6.2. Roof edge and parapet treatment. At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of three feet for buildings of 20,000 square feet of gross building area or more, and two feet for all other buildings. At least one such change shall be located on a primary facade adjacent to a collector or arterial right-of-way. One additional roof change must be provided for every 25,000 square foot increment over 50,000 square feet of ground floor space.

9.6.3. Prohibited roof types and materials. The following types of materials are prohibited:

- Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
- Mansard roofs and canopies;
- Roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage; and
- Back-lit awnings used as a mansard or canopy roof.

## 10. Building Standards: Residential Buildings

### 10.1. Building Facades: Residential Buildings

10.1.1. Considerations: Building facades of residential buildings should create character and visual interest and be composed with elements that reinforce a pedestrian scale. These elements shall be utilized create a rhythm and scale consistent with traditional architecture. The design concept shall utilize architectural elements commonly associated with the chosen style. Additional interest can be added through variations in solid and void composition, color, material, and height.

10.1.2. All facades visible from a publicly accessible street or open space shall reflect appropriate structural elements and variation of the wall plane through the expression of:

- Floors (banding, belt courses, etc.)
- Vertical support (columns, pilasters, piers, quoins, etc.)
- Foundation (watertables, rustication, etc.)
- Variation in wall plane through the use of projecting and recessed elements
- Changes in material or material pattern

10.1.3. Variations in wall planes, rooflines, and other massing elements shall be incorporated to create visual interest in buildings. Large expanses of flat and/or blank walls are prohibited.

10.1.4. Building entries shall be clearly defined and pedestrian-scaled entries must be a prominent feature of the front elevation.

### 10.2. Roofs

10.2.1. Purpose and intent. Variations in roof lines shall be used to add interest to, and reduce the massing of buildings. Roof features shall be in scale with the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. Roofing material should be constructed of durable high quality material in order to enhance the appearance and attractiveness of the community. The following standards identify appropriate roof treatments and features.

10.2.2. Roof edge and parapet treatment. At a minimum of two locations, the roof edge and/or parapet shall have a vertical change from the dominant roof condition, a minimum of three feet for buildings of 20,000 square feet of gross building area or more, and two feet for all other buildings. At least one such change shall be located on a primary facade adjacent to a collector or arterial right-of-way. One additional roof change must be provided for every 25,000 square foot increment over 50,000 square feet of ground floor space.

10.2.3. Prohibited roof types and materials. The following types of materials are prohibited:

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- Asphalt shingles, except laminated, 320-pound, 30-year architectural grade asphalt shingles or better;
- Mansard roofs;
- Roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage; and
- Back-lit awnings used as a mansard or canopy roof.

## 10.3. Materials

10.3.1. Purpose and intent. Exterior building materials contribute significantly to the visual impact of a building on the community. They shall be well-designed and integrated into a comprehensive design style for the project.

10.3.2. Exterior building materials, exterior colors, and standards. Predominant exterior building materials shall include, but are not limited to:

- Stucco of earth tone;
- Natural brick (unpainted, unstained, and untinted);
- Textured, other than smooth or ribbed, concrete masonry units of earth tone;
- Stone (unpainted, unstained, and untinted), excluding an ashlar or rubble construction look;
- Wooden or composite siding;

10.3.3. Predominant exterior building materials that are prohibited include:

- Plastic or vinyl siding;
- Corrugated or reflective metal panels;
- Tile;
- Smooth or rib faced concrete block; and
- Applied stone in an ashlar or rubble look.