



Industrial Development Design Guidelines

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Section A Purpose and Intent

The Industrial Development Design Guidelines are intended to serve as a point of reference to guide developers, architects and other design professionals in understanding the City's objective of providing for well-designed, attractive, quality industrial development.

The guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be used during the City's design review process to ensure new development implements General Plan goals and objectives, respects the natural land forms and becomes a compatible part of the total community environment.

The City's zoning code should always be consulted as the first step of any industrial development project.

Section B Applicability

These guidelines shall apply to all new industrial development within the City. They shall also be used to review existing development for any additions, remodel, relocation, reconfiguration or expansion of parking or landscaped areas, or other construction requiring a building permit. In the review of modifications or additions to existing development, the provisions of the guidelines will be imposed to the extent that they are applicable and practical to impose in the situation.

Section C Site Planning

1. Building Placement

- a. Building orientation should be optimized for heat gain, shading, daylighting and natural ventilation.
- b. Waterways, views, mature trees and tree groupings, and significant vegetation should be preserved and incorporated into development proposals. Such features should be considered as strong site design determinants.
- c. Emphasis should be placed on a well-designed main building entry.
- d. Site elements such as buildings, parking, driveways, and outdoor activities should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and screen less attractive elements (e.g., service facilities, outside storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.

e. Structures should be sited in a manner that will complement adjacent structures. Sites should be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development.

f. Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as setbacks, screening, and landscaping need to be provided to mitigate any negative effects of industrial operations. When an industrial district abuts or is situated across a street from a property in any residential district, a minimum building setback of 50 feet measured from the property line shall be required from such residential district (Also see Zoning Ordinance Chapter 18.06).

g. Noise generating functions should be located as far as possible from adjacent properties, especially residential uses. Sound attenuation walls should be used where appropriate to mitigate/reduce noise.

h. Outdoor employee break/lunch areas are encouraged. Where provided, they should be located away from loading, storage and trash areas, and should be provided with shade, seating, trash bins, etc.

i. Refuse storage and pick-up areas shall be combined with other service and loading areas where practical.

2. Parking and Circulation

a. The industrial site should be a self-contained development capable of accommodating its own parking needs. The use of the public street for parking and staging of trucks is not permitted.

b. Locate pedestrian and vehicular site entries to minimize conflicts. Design these entries with enhanced paving and other design techniques to differentiate the two.

c. Pedestrian circulation should be clearly delineated and separate from vehicle circulation. Pedestrian walkways should provide safe, convenient, and well-defined access between parking areas and the public sidewalk and the main public access to the building.

d. Site access and internal circulation should promote safety, efficiency, convenience, and minimize conflict between vehicles and large trucks. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.

e. Employee parking and service areas should be located at the sides and/or rear of buildings. Short-term visitor parking may be located at the front of the building.

f. Large parking lots should be internalized behind buildings and oriented away from street frontages so that they are not the dominant

visual element at the front of the site. Large expansive paved areas are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. See Zoning Ordinance Chapter 18.09 for parking lot landscape requirements.

g. If parking lots are visible from the public street, they shall be adequately screened from view through the use of rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof whenever possible.

h. Backing from the public street onto the site for loading into front end docks causes unsafe truck maneuvering and should not be utilized except at the ends of industrial cul-de-sacs where each circumstance will be studied individually at the time of design review.

i. Once on site, vehicles should not be required to exit onto the street in order to move from one parking area to another on the same site.

j. Required parking stalls and drive aisles must be used exclusively for vehicle parking and circulation, remain unobstructed and shall not be used as areas for trailer storage, truck maneuvering (except drive aisles), outdoor storage or other outdoor activities.

k. Parking lots should provide electric car battery charging stations.

l. Parking lots shall provide secure, protected parking facilities for bicycles as required in Zoning Ordinance Table 18.09.050-A

3. Landscape and Screening

a. Landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, defining the edges of various land uses, buffering between land uses, and providing screening for outdoor storage, loading and equipment areas.

b. Landscaping should be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.

c. Landscaping shall be protected from vehicular and pedestrian encroachment by a 6" concrete curb.

d. Vines and climbing plants integrated upon buildings and fences are encouraged.

e. All new industrial development shall provide street trees parallel to streets in planter strips, in sidewalk, or at back of sidewalks, spaced at regular intervals along the street. Freeway visible uses should provide significant landscape areas, including tree screening, between the freeway and the uses.

f. Screening for outdoor storage should be a minimum of 8 feet and a maximum of 12 feet high. The height should be determined by the height of the material or equipment being screened. Exterior storage should be confined to portions of the site least visible to public view. Chainlink fencing with wood, plastic or metal slatting is not permitted when visible from the public right-of-way.

g. Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping. Where walls are used at property frontages to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Masonry walls and solid fences should be treated with a graffiti resistant coating.

h. Any equipment whether on the roof, side of building or ground shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape and size.

4. Lighting

a. Lighting should be compatible and integrated into building and landscape design. Lighting shall be designed, directed and shielded in such a manner that direct light does not leave the perimeter of the site and the nighttime sky is preserved. Timing mechanisms and photo cells are encouraged to be used to reduce light levels and conserve energy during non-operational hours. Also see Zoning Ordinance Section 18.08.170.

5. Refuse/Recycling Collection Facilities

a. Refuse storage and pick-up areas shall be combined with other service and loading areas where practicable and located away from public view as much as possible.

b. Containers shall be consolidated to minimize the number of collection sites, and located so as to reasonably equalize the distance from the building spaces they serve.

c. Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.

d. Trash enclosures shall include separate bins for trash and recycle materials.

e. Trash enclosures shall be designed so that each bin can be removed and replaced without requiring the removal of other bins, to avoid stacking and to maximize access.

f. Gates must open fully; the area in front of the enclosure shall be kept clear of obstructions and shall be marked "no parking".

- g. The enclosure shall be placed on a concrete pad and have a concrete apron with a minimum depth of 4 inches. Adequate drainage shall be provided around the pad area. The percent of grade for access to the pad shall not exceed 3%.
- h. All refuse containers shall be screened with a six-foot high (minimum) enclosure of solid masonry or concrete tilt-up with an exterior finish compatible to the main structure.
- i. Gates shall be solid, heavy-gauge metal or of a heavy-gauge metal frame with a covering of wood or other suitable, opaque material. Gates shall be secured with sturdy hinges or sliders and latches.
- j. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travelways.
- k. The perimeter of the recycling and trash enclosure shall be planted where practical with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.

Section D Architecture

The architectural design of an industrial structure must consider many variables, from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The following guidelines help buildings achieve the appropriate level of design detail on all facades, and avoid blank/uninteresting facades.

1. A single, dominant, monolithic building mass is not acceptable, especially for larger buildings. Breaks in building mass should be used to provide visual relief for long building facades. Wall planes should not run in one continuous direction for more than 50 feet without an offset. Substantial variations at massing breaks should include changes in height and the horizontal plane. Changes in materials, textures and the utilization of other architectural enhancements at massing breaks are also encouraged.
2. Primary building entries should be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements. The single massing break provided by the entry/office element will probably not be sufficient for longer building facades.
3. Expansions to existing buildings should provide for continuity between the old building and the new addition. The addition need not strictly match the existing building, but should include prominent design elements of the old building to provide architectural compatibility between old and new.
4. Windows and doors are key elements of any structure’s form and should relate to the scale of the elevation on which they appear. Windows and doors can

establish character by their rhythm and variety. Recessed window and door openings are encouraged.

5. Provide shading on east, west and south walls with overhangs, awnings or deciduous trees.
6. Design elements which are undesirable and should be avoided include:
 - a. Highly reflective surfaces.
 - b. Exposed, untreated precision block walls.
 - c. Barbed wire or chain link fencing.
 - d. False fronts.
 - e. "Stuck on" mansard roofs on a small portion of the roofline.
 - f. Materials with high maintenance such as stained wood shingles.
 - g. The roofline 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.

Section E Additional Design Standards for Industrial Properties Fronting on Cloverdale Boulevard, Asti Road, and Highway 101

The following design standards shall apply to industrial properties fronting on Cloverdale Boulevard, Asti Road and Highway 101 which are directly visible from Highway 101, in addition to any other applicable design standards for portions of Cloverdale Boulevard included in Zoning Ordinance Chapter 18.04.

1. The design model for Cloverdale Boulevard and Asti Road is a tree-lined street where walking and bicycling is encouraged, and pavement for automobile uses is minimized, consistent with General Plan policies.
2. On-street parking is not allowed unless separated from travel lanes by a landscaped island or where existing street configuration allows parking.
3. Parking between Cloverdale Boulevard/Asti Road and the front of the building is not allowed.
4. Building designs shall not allow backing onto Cloverdale Boulevard.