

SECTION 1107.17 HIGHWAY COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS.

1107.17 SUBD. 1. PURPOSE.

The purpose of this Section is to meet the following objectives:

- A. Implement the goals and policies set out in the Comprehensive Plan;
- B. Preserve the character of the City's commercial and industrial areas;
- C. Maintain and improve the City's tax base;
- D. Reduce the impacts of dissimilar land uses;
- E. Promote orderly and safe flow of vehicular and pedestrian traffic;
- F. Discourage the development of identical and similar building facades which detract from the character and appearance of the neighborhood;
- G. Preserve the natural and built environment; and
- H. Minimize adverse impacts on adjacent properties from buildings which are or may become unsightly.
- I. Encourage the utilization of the Belle Plaine Design Manual.

1107.17 SUBD. 2. DESIGN STANDARDS.

The following design standards shall be incorporated into site and building plans for all highway commercial and industrial properties:

- A. Any noise-producing portions of the development, such as loading docks, and outside storage activities shall be placed away from adjacent residential areas.
- B. Utility service structures such as utility meters, lines, transformers, above ground tanks, refuse handling, loading docks and maintenance structures, shall be located inside a building or entirely screened from off-site views. In addition, all utility services shall be placed underground.
- C. Exterior surface materials which are permitted are divided into three "Classes" with a minimum amount of the each class of material being required on buildings as follows:
 1. Class I: Brick, marble, granite or other natural stone, textured cement stucco, copper, porcelain and glass.
 2. Class II: Exposed aggregate concrete panels, burnished concrete block, integral colored split face (rock face) and exposed aggregate block, cast-in-place concrete, artificial stucco, artificial stone, pre-finished metal.
 3. Class III: Unpainted or surface painted concrete block (scored or unscored), unpainted or surface painted plain or ribbed concrete panels and unfinished or surface painted metal.
- D. Minimum Use of Class I Material Required: At least sixty (60) percent of each building face visible from off-site must be constructed with Class I materials,

except as permitted below. Not more than ten (10) percent of the building face not visible from off site may be constructed of greater percentages of Class II or III materials, if the structure otherwise conforms to all City ordinances. The mixture of building materials must be compatibly integrated.

- a. Class I materials may be reduced to a minimum of twenty-five (25) percent for buildings in the B-2 (Highway Commercial) or I-C (Industrial/Commercial) or I-2 (Industrial) Use Districts which are not located on a principal arterial, minor arterial, major collector or adjacent to or across from any residential district, provided that the remaining materials are functionally and durably equal to a Class I material as certified by the developer's architect or the manufacturer.
- b. Class I materials may be reduced to a minimum of twenty-five (25) percent for building walls in the B-2 (Highway Commercial) or I-C (Industrial/Commercial) or I-2 (Industrial) Use Districts facing on a principal arterial, minor arterial or major collector, or adjacent to or across from and a residential district provided that the remaining materials are functionally and durably equal to a Class I material as certified by the developer's architect or the manufacturer and that the architectural design and site plan must meet the following minimum criteria:
 1. The exposed height of the building wall shall not exceed fifteen (15) feet.
 2. The number of required plantings shall be increased by twenty (20) percent or the size of twenty (20) percent of the overstory trees installed shall be increased to three and one-half (3 ½) caliper inches.
 3. A minimum of ten (10) percent of the building façade must be windows or glass spandrels.
- c. In addition to the minimum criteria, the following additional architectural design elements may be considered in determining whether to permit the reduced use of Class I materials: 1) building bulk, 2) general massing, 3) roof treatment, 4) proportion of openings, 5) façade design elements and variation, 6) compatibility of materials, 7) color and 8) texture. Site plan design elements which will be considered in determining whether to reduce the Class I building material requirement include quantity, quality, variation, compatibility and size of plant material, landscape berms and screening walls. Also considered will be the overall harmony and unity of the various elements of the architectural design and site plan within the site and also within the larger context of the area or corridor.

Generally buildings of lower height, less bulk, pitched or gabled roofs, variations in façade and numerous openings will be considered eligible for a reduction in the use of Class I materials. Generally site plans with increased amount, variation and size of landscape materials and higher landscape berms and screening walls will be considered eligible for Class I material reductions.

E. Building designs shall be consistent with the following requirements:

1. The height, bulk, general massing, roof treatment, materials, colors, textures, major divisions and proportions of a new or remodeled building shall be compatible in design style and character with that of other buildings on the site and on adjacent sites.
2. No unbroken wall may exceed a four-to-one (4:1) ratio of wall length to wall height, and each wall deviation four-to-one (4:1) ratio shall be a minimum depth of four (4) feet. Where a maximum wall length to wall height ratio is used, the minimum depth of each building wall deviation may be reduced to three (3) feet. Where a maximum two-to-one (2:1) wall height ratio is used, the minimum depth of each building wall deviation may be reduced to two (2) feet;
3. No building may display more than five (5) percent of any elevation surface in bright, pure accent colors.
4. Design shall be informed by the Belle Plaine Design Manual and reviewed by the Design Review Committee and Planning and Zoning Commission and approved by the City Council as a part of the site plan review process.
5. The site lighting shall provide adequate light for the safety and welfare of persons and shall not present a nuisance or hazard and shall otherwise comply with lighting standards in Section 1107.01 Subd. 3.
6. For projects where the lot area exceeds fifty-thousand (50,000) square feet, at least one (1) percent of the lot area shall be devoted to pedestrian use such as plazas, sidewalks or trails.
7. The relationship of the building to the site and adjacent property including the site access and pedestrian movement shall be complementary.

(Ord. 08-06, Section 1107.17 Subd. 1& 2, Adopted October 20, 2008.)