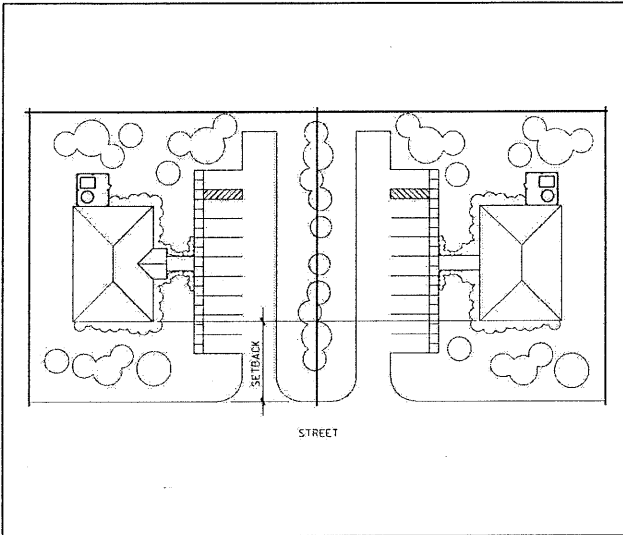


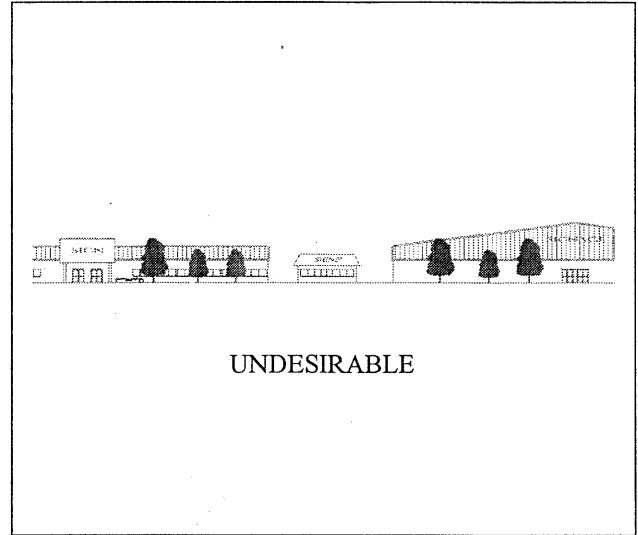
Section B
Site Design Guidelines

Building Orientation and Form

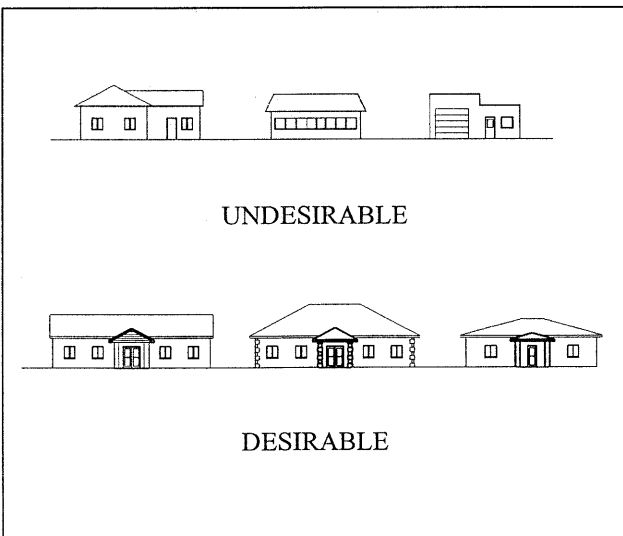
Building orientation refers to the physical location of structures on a site with respect to lot lines, other site features, and structures or features on adjacent properties. Building form refers to the size and shape of structures, types and colors of building materials, and use of architectural features such as entrances, windows, and roof lines in a way that enhances the overall appearance of the structure.



Design Principle 1.A: Building setback should be consistent with buildings located on adjacent properties.



Design Principle 1.B: Building scale should be consistent with that of buildings located on surrounding properties.

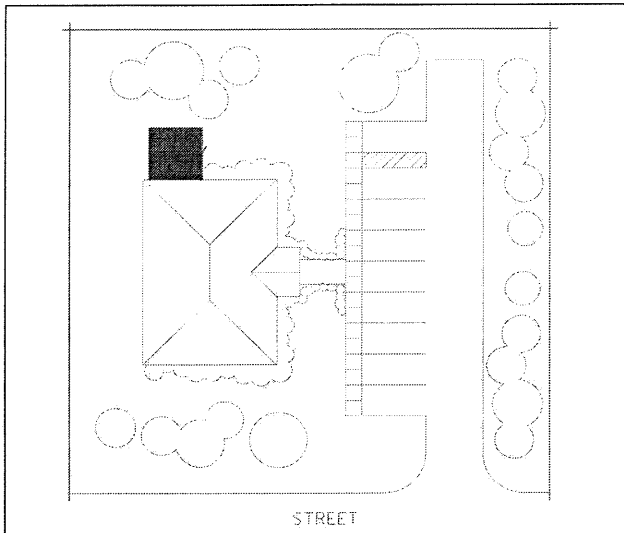


Design Principle 1.C: Buildings should be architecturally consistent with buildings located on surrounding properties.

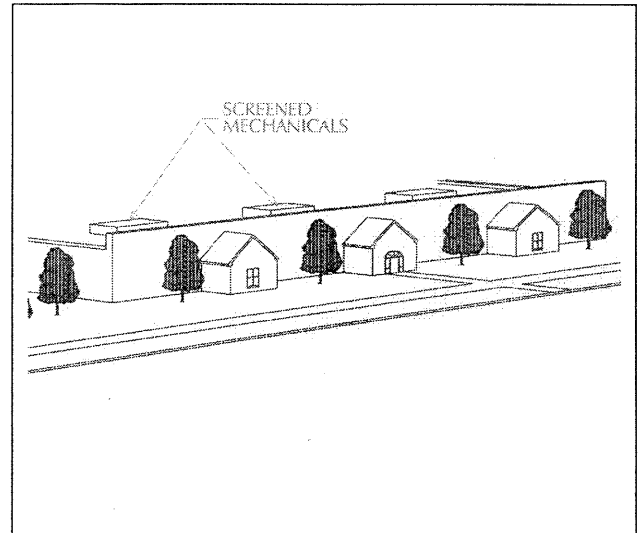


Design Principle 1.D: Building entrances should be clearly defined through use of distinctive features (e.g. archways, vestibules, landscaping, lighting).

Building Orientation and Form (continued)



Design Principle 1E: Mechanical apparatus such as air conditioning units, blowers, tanks, etc., must be integrated into the building design or screened from view. (See also illustrated design principle 1F.)



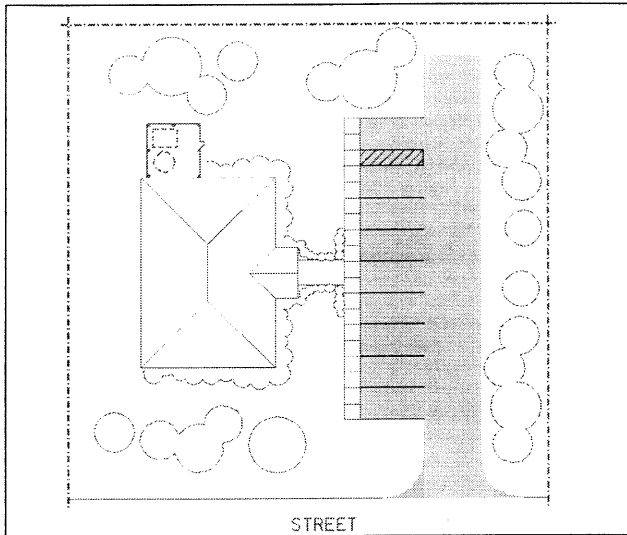
Design Principle 1F: Windows, building offsets, roof lines, cornice lines, and entrance features shall be used to create a pattern or rhythm to reduce apparent size of new buildings and to divide large buildings into smaller, identifiable sections. Buildings which appear to be “boxy” shall be avoided.

Additional Design Principles related to Building Orientation and Form:

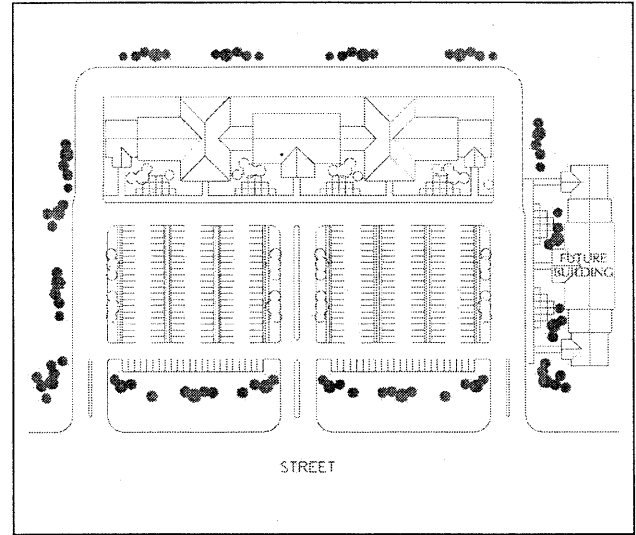
- 1.G:** Brick, stone, decorative block, marble, EIFS products, or glass are preferred as exterior treatment materials. Extensive use of metal or exposed non-decorative concrete building finishes will not be permitted on elevations visible from public streets, rights-of-way, and residential areas.
- 1.H:** Building materials and colors shall be coordinated so as to present a uniform appearance and be approved by the Site Plan Review Commission.
- 1.I:** Elevations visible from public streets, rights-of-way, or residential areas shall receive the highest priority for aesthetic enhancements and design features.
- 1.J:** Exterior building lighting, when used, should be designed so as to accent building features during hours of darkness.

Overall Site Design

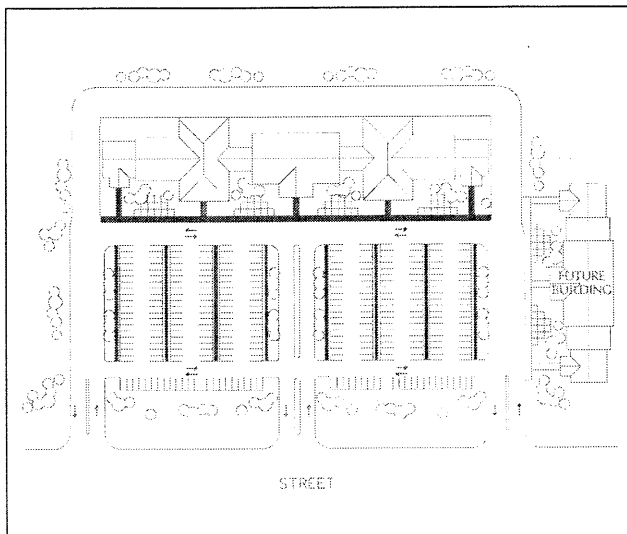
Overall site design refers to the physical arrangement and relationship of site features to one another, and to structures located on the site. Areas which are considered and evaluated in overall site design include parking, vehicle circulation, greenspace, storage and loading docks, fences, and lighting.



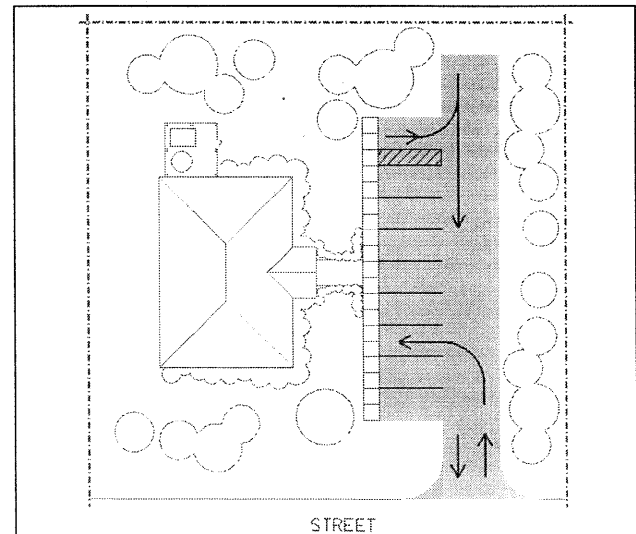
Design Principle 2.A: Parking lots shall be arranged to provide convenient access to buildings. Parking lots which are located in side or rear yards are preferred over front yard parking lots.



Design Principle 2.B: Greenspace, landscaping and/or berms shall be used to soften the hard look of parking areas, and to provide a buffer against residential property and more restrictive zoning districts.

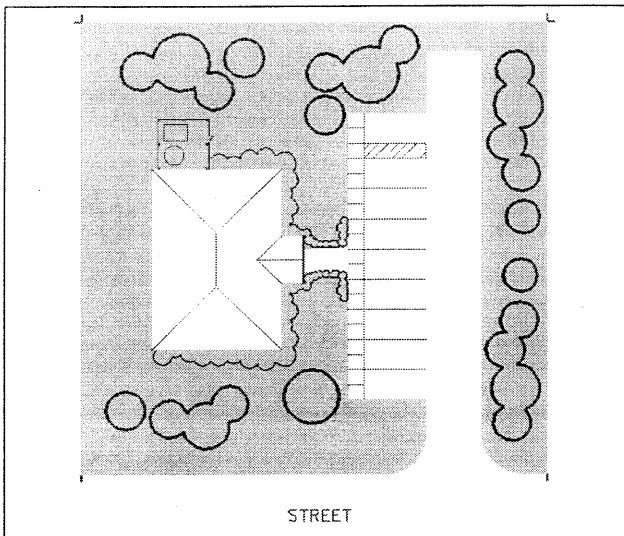


Design Principle 2.C: Safe access to public streets shall be provided. Vehicular travel areas shall be separate and distinguishable from pedestrian travel areas.

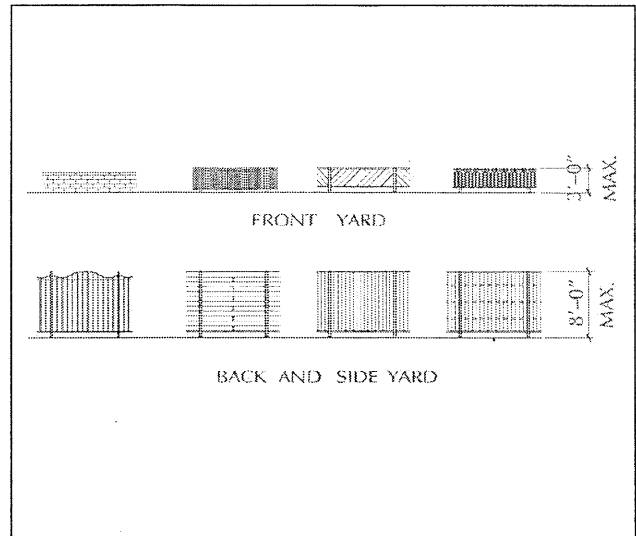


Design Principle 2.D: Sufficient area shall be provided within parking lots to allow for convenient vehicular turning movements.

Overall Site Design (continued)



Design Principle 2E: Greenspace should be allocated among the front, rear, and side yards to promote a unified appearance taking into consideration adjacent land uses.



Design Principle 2F: Decorative fences made of wood, horizontal rail, masonry, stone and ornamental metal are preferred over chain link type fences. Chain link fences shall be used only in areas where there is a demonstrated security need.

Additional Design Principles related to Overall Site Design:

2.G: All parking areas and driveways must be hard surfaced with concrete or blacktop. Some exceptions may be allowed for driveways and parking areas located in the side or rear yards of industrial sites. The use of brick pavers or other hard surface accent materials in walk areas is encouraged.

2.H: All sites must maintain a minimum percent of the total lot area as greenspace according to the following table:

Zoning District	B1	B2	B3	LI	HI
% Greenspace Required	40%	35%	30%	25%	20%

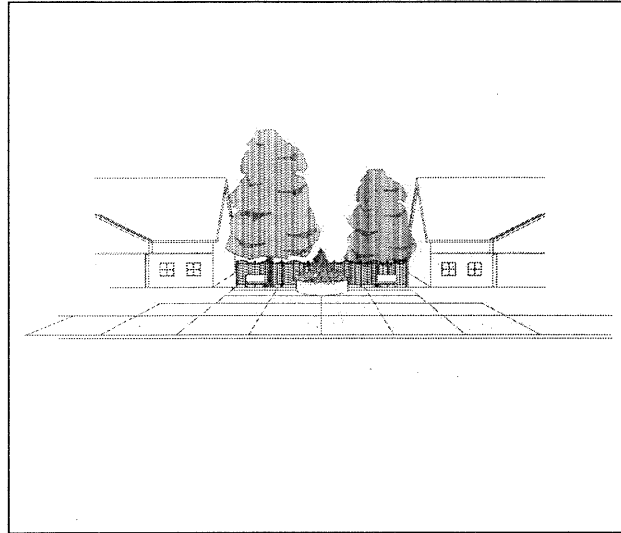
Special provisions pertaining to greenspace requirements:

- Greenspace is that portion of the site which is not occupied by principal or accessory structures, or by parking areas, driveways, or other vehicular travel paths or facilities.
- Green areas reserved for stormwater management facilities may generally be counted towards greenspace calculations.

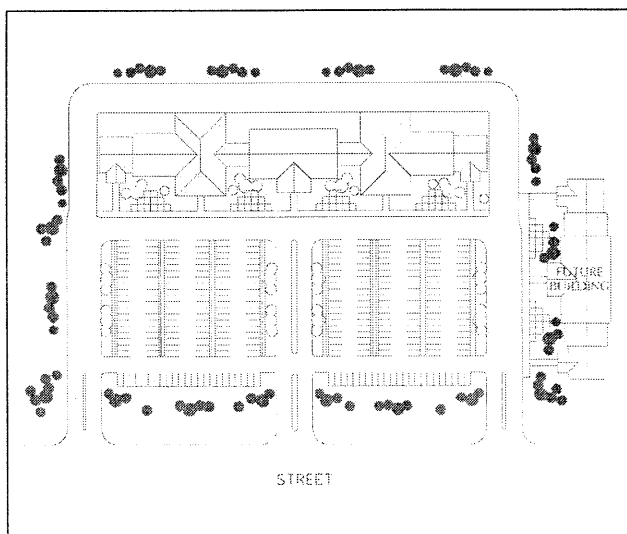
- Areas located in floodways, floodplains, wetlands, or drainage corridors may or may not be counted towards the greenspace requirement depending on their location and relationship to the site plan.
 - Property which is part of a lot, but which could be subdivided for use as a separate building site may not generally be used towards meeting greenspace requirements.
- 2.I:** Open storage, when permitted, must be located behind the required building setback line and within all applicable side and rear yard setbacks. Open storage may not exceed district height limitations, and must be screened from the view of any public street, residential property, or more restrictive adjacent zoning district.
- 2.J:** Loading docks may not be located in any front yard. Where permitted, loading docks must be screened from the view of any public street, residential property, or more restrictive adjacent zoning district.
- 2.K:** Lighting shall be provided for safety and security. Parking lot and other site lighting shall be directed away from adjacent properties.

Public Areas

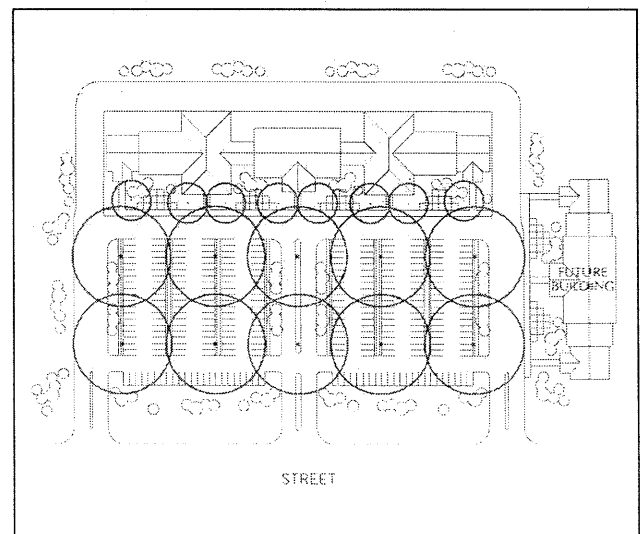
Public areas includes plazas, sidewalks, walkways, arcades, atriums, courtyards, alleys, entrances, recesses, setbacks, forecourts and other pedestrian areas. Public areas are evaluated with regard to their visibility, access, use, maintenance, lighting, security, seating, solar exposure, and protection from wind, rain, and snow.



Design Principle 3.A: The integration of public areas, such as court yards, plazas, and gardens is encouraged.



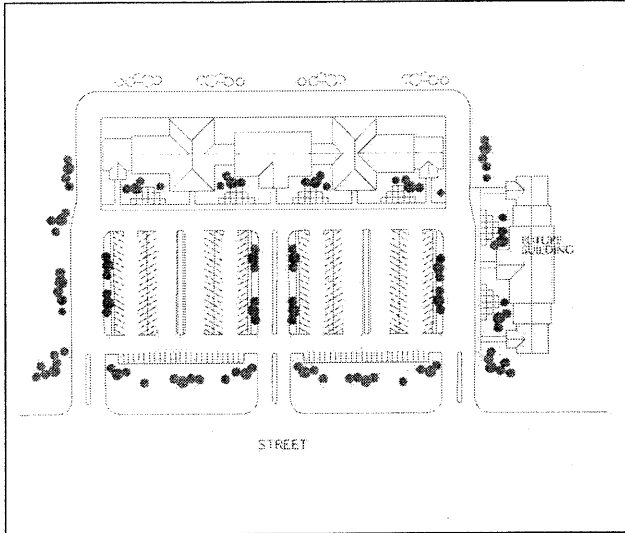
Design Principle 3.B: Sidewalks or walk paths should be used, where possible, to provide pedestrian links between businesses located on the same or adjacent sites.



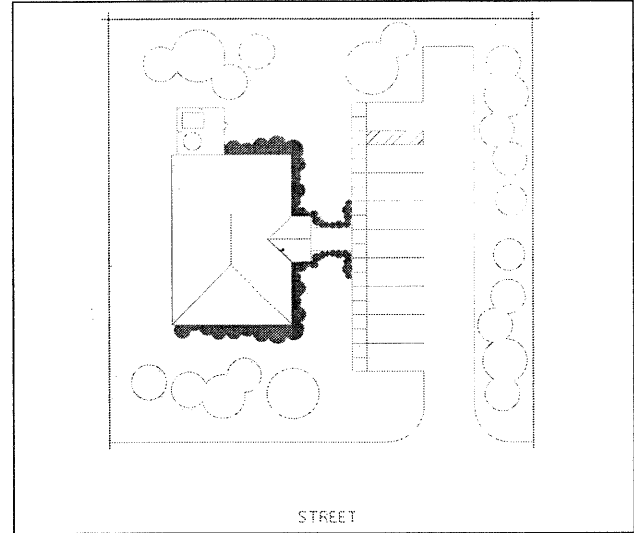
Design Principle 3.C: Sidewalks, walkways and other pedestrian areas which may be used at night must provide adequate lighting for safety and security.

Landscaping

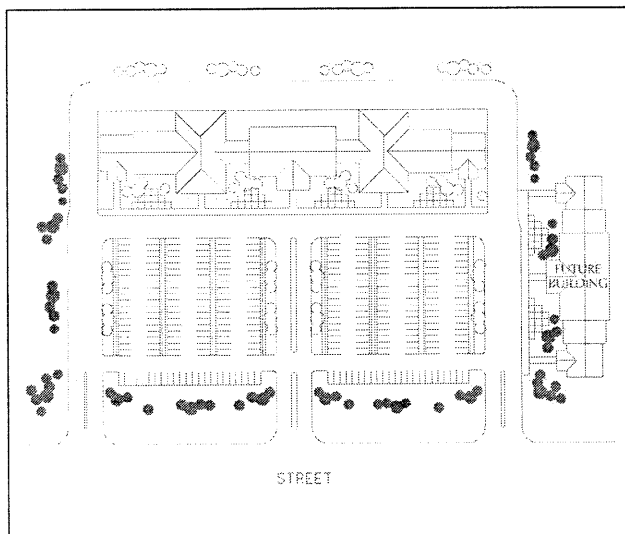
Landscaping refers to the use of plant materials as an integral part of the site design. Landscaping should be used to create and define entries and travel paths, to enlighten public spaces, to accent and complement building and site features, and to provide buffers where required.



Design Principle 4.A: Plant materials should be used to accent and define building entrances and primary vehicular and pedestrian corridors.



Design Principle 4.B: Appropriately sized and spaced foundation plantings should be used to enhance building appearance.



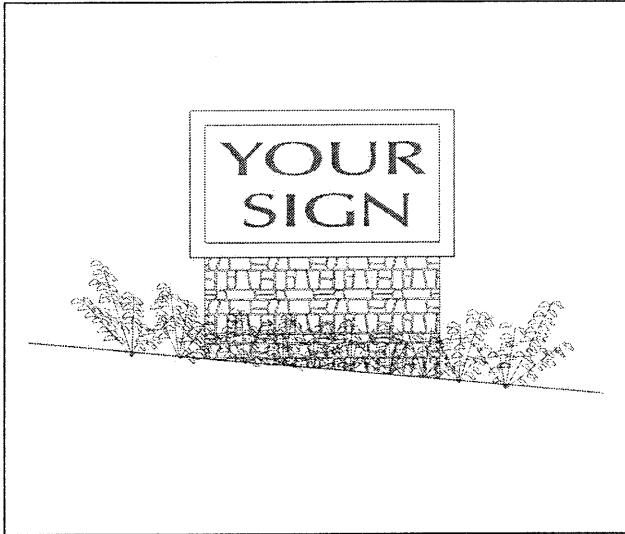
Design Principle 4.C: Plantings shall be used as buffers to screen utility areas from the view of public streets and rights of way.

Additional Design Principles related to Use of Plant Materials

- 4.D:** New landscaping and plant materials shall be integrated with existing natural features and adjacent landscape designs.
- 4.E:** Where trees and shrubs are used, a mixture of deciduous and coniferous varieties should be used.
- 4.F:** Where there is sufficient area, green spaces should be graded to create a natural rolling appearance.

Signage

Signage refers to the use of signs in a way that complements building and site design through appropriate scale, location, design, color, and materials selection.



Design Principle 5.A: Landscaping shall be used at the base of signs to complement their design, obscure support structures, and to enhance overall site appearance.



Design Principle 5.B: Support poles shall be integrated into sign design.

Additional Design Principles related to Signage:

5.C: Use of ground signs is preferred over free standing (pole) signs.

5.D: Sign designs and materials should complement building design.

5.E: Multi-tenanted buildings shall provide for signage which is uniform as to size, location, design, and style.