

Chapter 16.15 JBOZ JORDANELLE BASIN OVERLAY ZONE

Section 16.15.15 Requirements for Commercial/Industrial Buildings Between Twenty Five Thousand (25,000) to Fifty Thousand (50,000) Square Feet.

(1) Parking and Pedestrian Access.

(a) Pedestrian access to all public right-of ways and between all structures within the development.

(i) Access through parking areas shall be separated from vehicular traffic by raised curbing and landscape strips including trees on thirty (30) foot centers on either side of the walkway. When it is not possible to have raised walkways pedestrian access should be defined.

(ii) Crossings through parking areas should be minimized.

(iii) The landscaping shall be counted towards the required landscaping.

(iv) Lighting shall also be provided for pedestrians.

(v) If developments have more than one parcel, an overall pedestrian plan shall be submitted and approved as part of the preliminary approval.

(vi) Parking should be evenly distributed around the building or preferably behind, unless the Planning Commission determines there is a practical difficulty.

(2) Traffic Impact Study. A traffic impact study may be required by the County, and must be prepared by a registered traffic engineer. The traffic study shall include an analysis of on-site circulation, capacities of existing streets, number of additional trips, which will be generated, origin/destination studies and peak home traffic generation and movements.

(3) Landscaping. A minimum of twenty (20) percent of any Commercial/Industrial site shall be landscaped. Landscaping shall be distributed throughout the project by placing landscaping along street frontages, throughout parking areas and adjacent to service and delivery areas in compliance with 16.21.10. Parking lots shall follow the landscape requirements in 16.20.12. This requirement is in addition to minimum required landscaping percentage. For the purpose of buffering and site compatibility with surrounding development, commercial and industrial projects may require additional landscaping and architectural integration. Landscaping percentages and buffer strips may be increased to ensure compatibility. Site compatibility is particularly important when commercial or industrial projects are developed adjacent to residential and professional office zones.

(4) Fencing. Fencing may be required depending on the adjacent land use and the applicant's security needs. Screening of any outside storage shall be required, if appropriate, with a combination of fencing, walls, live plants and/or earth berming. Fences shall be constructed so that significant variations in top line, bottom line and/or height does not occur due to erratic grading of the site.

(5) Building Design.

(a) Facade and length must be varied

(b) Structures greater than sixty (60) feet but less than one hundred twenty (120) feet in length must exhibit a prominent shift in the facade(s), of the structure abutting a public street, so that no greater than seventy five (75) percent of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten (10) foot change in building facade alignment or a ten (10) foot change in roofline height, or a combined change in facade and roofline totaling ten (10) feet.

(c) Structures which exceed one hundred twenty (120) feet in length on any facade shall provide a prominent shift in the mass of the structure at each one hundred twenty (120) foot interval (or less if the developer desires) reflecting a change in the function or scale. The shift shall be in the form of either a fifteen (15) foot change in the building facade alignment or fifteen (15) foot change in roofline. A combination of both the roofline

and facade change is encouraged. To that end, if the combined change occurs at the same location of the building plane, a fifteen (15) foot total change will be considered as full compliance.

(6) Other Requirements. Any of the following items or a combination may be required by the Planning Commission on at least sixty (60) percent of the facade(s) abutting a public street.

- (a) Raised integral planters.
- (b) Windows.
- (c) Reveals, projecting ribs, false columns, etc.
- (d) Clearly defined entry area with a minimum of three of the following items:
 - (i) Peaked roof forms.
 - (ii) Arches.
 - (iii) Canopies or porticos
 - (iv) Raised corniced parapets
 - (v) Outdoor patios
 - (vi) Wing walls with integral planters.
 - (vii) Overhangs
 - (viii) Architectural details which are integrated into the building structure and design.
- (e) Arcades
- (f) Awnings.

(2003-22, Amended, 11/24/2003, Effective December 19, 2003., [Prior Text](#))