

## **Subarea Development Standards**

### **Subarea E – Office/ Medical Campus**

#### **Permitted Uses:**

- a) Offices and Personal Services shall be permitted as a principal use as listed in Section 1124.02—B-2 General Business District. The following principal uses as listed in Section 1124.02—B-2 shall not be permitted: Commercial Recreation, Retail Business, Drinking and Eating Establishments, Restaurants, Automotive Filing Stations, and Hotel or Motel.
- b) In addition, the following uses shall be permitted: hospitals and clinics, healthcare facilities including ambulatory care, inpatient and outpatient surgery, medical offices and ancillary services, ancillary commercial and restaurant uses in support of hospital or other medical uses, day care, health club, fitness center, and physical therapy uses, skilled nursing facility, assisted living facility, convalescent care facility, hospice, freestanding emergency department, helipad, parking garage/parking structure, and energy plant to service the hospital and clinics.

#### **Accessory Uses:**

- a) The following accessory uses shall be permitted as listed in Section 1124.03—B-2 General Business District: Signs, Off-Street Parking and Loading, Guard Houses, Fences and Walls: see Section 1129.10 for regulations, Refuse Facilities (Dumpsters): see Section 1129.05 for regulations, and Uses Which Are Similar or Clearly Incidental to the Principally Permitted Uses on the Lot.

#### **Yard and Setback Requirements:**

- a) There shall be a 75 foot building setback and a 20 foot pavement setback from the US 36 East existing right-of-way. There shall be a 40 foot building and 20 foot pavement setback from North Dugan Road. Principal structures shall not be closer than 25 feet from the side lot line. Parking pavement shall be setback 10 feet from the rear and side lot lines. Principal and accessory uses shall not be located within 10 feet of any rear or side lot line.
- b) Detached accessory structures, including but not limited to dumpster enclosures, pump houses in support of irrigation systems, or mechanical equipment housing, may encroach upon building setbacks. Such structures shall not be permitted to encroach upon pavement setbacks.
- c) Building and parking lot setbacks shall provide for all perimeter landscaping, parking lot screening, and site landscaping requirements.

#### **Density & Lot Coverage:**

- a) The maximum lot coverage for principal and accessory buildings within Subarea E, exclusive of parking areas, shall not exceed 40% of the total site acreage.

**Lot Size:**

- a) The minimum lot area for properties within Subarea E shall not be less than 43,560 square feet with a width of not less than 150 feet. Each lot shall have public street/road frontage along US 36 East or North Dugan Road.

**Building Height:**

- a) The height of the buildings shall not exceed 50 feet in height. Building height shall be defined as the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof or flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs (exclusive of screen walls and mechanical systems).
- b) No accessory building shall exceed the height of the primary structure or 25 feet, whichever is greater.

**Site Access & Traffic Circulation:**

- a) Subarea E shall have site access from a maximum of two curb cuts located on North Dugan Road and a maximum of one curb cut along US 36 East. Commercial drive widths shall not exceed 30 feet. Commercial curb cuts shall be located at least 200 feet from any intersection of two public roads/streets. The minimum distance from the centerline of any proposed drive is to be 200 feet, except where the property has less than that frontage. In addition, the minimum distance from the centerline of any proposed drive is to be at least 200 feet from the centerline of any existing drive.
- b) Pedestrian access along US 36 East shall be serviced by six foot wide concrete sidewalks located within the right of way. Pedestrian access along North Dugan Road shall be serviced by four foot wide concrete sidewalks located within the right of way. The installation of the sidewalks along North Dugan Road may be delayed for the first phase of development until the second phase of development with Subarea E occurs. At that time, the sidewalk along North Dugan Road for the first phase and the second phase along North Dugan Road shall be installed. Any subsequent development beyond the first and second phases shall be required to install sidewalks along North Dugan Road as those development phases occur. All pedestrian sidewalks within the development area shall be raised from parking areas and internal drives. At grade crossings shall only occur at accessibility ramps for sidewalks.

**Parking:**

- a) Off-street parking spaces shall be provided. On-street parking shall not be permitted. The minimum number of off-street parking spaces shall be one stall per 250 sf of gross building space. Parking spaces shall be located not more than 700 feet from the principal use.
- b) Parking should be consolidated into shared or public parking lots (behind or between buildings). Parking lots should be interconnected to encourage shared parking among buildings and to reduce the overall paved areas. Written shared parking agreements are preferred and recommended in situations of private parking lot ownership. Shared parking can take advantage of alternate peak uses and can count toward the off-street parking requirements for all sharing parties.
- c) One shade tree shall be provided for every interior 20 parking spaces. Perimeter landscaping of parking areas shall incorporate one tree for every 10 spaces of perimeter parking. All interior landscape islands shall provide at least 4 feet of permeable landscape area around the center of

each tree. Landscaping shall be protected with a full concrete barrier curb. The landscape island shall include evergreen ground cover, perennials, shrubs, or turf. Mulching the entire area of the landscape island shall be prohibited.

- d) Off-street parking areas shall be paved with a durable surface such as asphalt or concrete, including concrete barrier curbs where needed. The minimum stall width shall meet code requirements (Chapter 1133). Entrance and exit drives are encouraged to be identified either with on-premise directional signs or painted arrows. Parking lots visible from a public street shall be screened from public view. Combinations of walls, fencing, landscaping, and the like can be utilized. All screening shall be consistent with the building materials of the associated structure. Non-automotive transportation such as bicycling is encouraged. Bicycle parking shall be conveniently located near building entrances.
- e) All parking spaces, together with driveways, aisles and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways or onto public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
- f) Painted lines shall be maintained in a good, visible condition. Any owner of property used for parking areas shall maintain such areas in good condition without holes and free from all dust, trash, weeds and other debris.
- g) Parking lots shall be lighted. This lighting shall be appropriate to illuminate parking and building entrances with minimal glare or light trespass on neighboring properties or public roadways. A maximum of one-foot candle is permissible at all property lines. A photometric plan is required to show proposed light intensity. Parking lots can be illuminated by pole-mounted fixtures or by building-mounted fixtures. All light sources shall be concealed. Any lighting used to illuminate parking lots shall utilize only fully shielded cut-off style outdoor light fixtures. Wall lights must also be of the cut-off variety.
- h) All light poles shall be in curb protected landscape islands. Outdoor light poles shall be uniform throughout the subarea and shall not exceed 30 feet in height above grade. The concrete foundation for these poles shall not be greater than 2'-6" in height above grade. If the concrete foundation for a pole is not curbing protected and is stand alone, a taller height for the concrete foundation shall be permissible.

#### **Architecture:**

- a) Buildings shall have architectural features, finishes, and patterns that provide visual interest and contribute to a pedestrian scale. All buildings and associated structures shall be harmonious in character. Facade colors and materials on individual buildings shall be coordinated to complement each other. Glass and curtain wall color shall be coordinated to complement each other and the color palette of the building.
- b) The height of the buildings shall not exceed 50 feet in height. Building height shall be defined as the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof or flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs (exclusive of screen walls and mechanical systems).

- c) No accessory building shall exceed the height of the primary structure or 25 feet, whichever is greater.
- d) The main entrances to the buildings shall front the public roads toward the south or east. If no frontage exists along a public road, the building entrance shall face the most adjacent entry drive, service road, or interior parking area.
- e) High quality exterior materials such as brick or stone shall be utilized. Engineered wood composite materials (e.g. HardiePlank ® or LP SmartSide ®) for siding and trim are acceptable exterior materials. Stucco, Drivit ®, or split face block may be used but shall only be used as accents and shall not exceed 25% of the total area of the building. The following materials shall not be acceptable on the building exteriors: concrete block, pre-engineered building systems and panels, and vinyl or aluminum siding.
- f) Roof materials shall be dimensional shingles, cedar shakes or shingles, standing seam roofs, or simulated slate materials. Exceptions on roof building materials are made for flat roofs. However, flat roofs shall utilize strong cornice lines. Flat roofs shall utilize parapets to screen mechanical units and cornice lines to finish off the roof. Parapet backing, if visible, shall match the materials of the front elevation of the parapet. Pitched roofs are acceptable but shall be constructed in full or have the appearance of completeness. If pitched roofs are used, the minimum slope shall be 6:12 rise over run. Open areas in pitched roofs may provide open areas to house and permit the functionality of mechanical and other typical roof top equipment.
- g) All buildings shall use articulated building elements, including, but not limited to porticoes, dormers, recesses, and other such elements to help break up the mass. The use of dormers, vertical vents, and other architectural treatments which interrupt vast expanses of roof are encouraged. In addition to using building elements to articulate the building mass, individual walls shall be articulated with fenestration, pattern, or structural expression equally on all sides of each structure. With the exception to enclosed service corridors, all buildings shall have the same degree of exterior finish on all sides. Other than for necessary service areas, blank facades on the rear of any building shall not be permitted, however, articulating such facades with recesses, fenestration, fences, pilasters, etc. is encouraged. No uninterrupted length of any facade shall exceed 75 feet. No segment of wall should exceed 10 vertical feet without interruption by an architectural feature such as a change in color, texture, material, or design.
- h) No materials, supplies, equipment, or products shall be stored or permitted to remain on any portion of the subarea outside of the permitted structure unless otherwise set forth herein.

**Signage:**

- a) Each lot with Subarea E shall be permitted to have one (1) monument sign per curb cut/drive entrance along US 36 East or North Dugan Road to serve that lot. Each monument sign shall be installed in close proximity to the curb cut/drive approach. Each monument sign shall be integrated into the landscape plan for US 36 East and North Dugan Road with landscaping around all sides of the sign base with a minimum 8 foot setback from the right of way. If the monument sign is landscaped on all four sides or incorporated into the site landscaping plan, the monument sign shall be permitted to be placed at the edge of the right of way. Any monument sign installed at the edge of the right of way shall not create a visibility hazard. All monument signs shall be constructed of materials to complement buildings within Subarea E, and all monument signs shall be constructed with masonry, brick, or stone base that extends to grade. Furthermore, all

monument signs shall be internally illuminated with full shielded lights or feature individually illuminated graphics or characters. Automatic or manual changeable copy shall be permissible as an integral part of the sign face of any monument sign and may be electronic, LED, or manual. A maximum of twenty-five percent (25%) of the monument sign face shall be permissible as changeable copy. For each lot with Subarea E, total signage on each lot shall not exceed 2 square feet of signage for each lineal foot of frontage along public streets.

- b) The monument sign along US 36 East shall be permitted to have a maximum area of 100 square feet per face, with a limit of no more than two faces per sign. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face. Maximum overall height shall be 10 feet above the top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 10 feet maximum height above the top of adjacent curb. For each lot with Subarea E, total signage on each lot shall not exceed 2 square feet of signage for each lineal foot of frontage along public streets.
- c) The monument signs along North Dugan Road shall be permitted to have a maximum area of 80 square feet per face, with a limit of no more than two faces per sign. The area of the sign base shall not exceed the area of the sign face. The base shall not be included in the overall area permitted for the sign face. Maximum overall height shall be 8 feet above the top of adjacent street curb. Signs located on grass mounds shall maintain conformance to 8 feet maximum height above the top of adjacent curb. For each lot with Subarea E, total signage on each lot shall not exceed 2 square feet of signage for each lineal foot of frontage along public streets.
- d) For each lot within Subarea E, window signs that are installed on the surface of the glass are permissible on first floor windows and doors. Window signs shall not exceed twenty-five percent (25%) of the window area. Window signage shall not count toward the total square footage of signage that is permissible per lot.
- e) For each lot within Subarea E, directional or wayfinding signs are permissible on premise as a means to give directions, instructions, or facility information. Directional or wayfinding signs shall be counted toward the maximum allowable square footage of signage for each lot. Directional or wayfinding signage shall be rectangular in shape with a maximum height of 5 feet and a maximum sign face area of 8 square feet per side. Directional or wayfinding signs shall be located outside of all right-of-way. Directional or wayfinding signs shall not interfere with safe vehicular or pedestrian traffic circulation or obstruct the view of drivers entering and/or exiting thoroughfares. Directional or wayfinding signs may be lighted from exterior or interior sources with the provision that the light source is cut-off so as to only illuminate the sign face. For each lot with Subarea E, total signage on each lot shall not exceed 2 square feet of signage for each lineal foot of frontage along public streets.
- f) Wall signs shall be permitted on each lot with frontage along US 36 East and North Dugan Road on walls facing public streets, entranceways, or the neighboring parking lots. All wall signs shall be individual or channel mounted letters. No box signs shall be permitted as wall signs. For each lot with Subarea E, total signage on each lot shall not exceed 2 square feet of signage for each lineal foot of frontage along public streets.
- g) Temporary development marketing signage shall be permitted for construction, leasing, or other development related purposes.

**Landscaping:**

- a) A landscaping plan shall be required as part of the site plan review process for each lot being developed within Subarea E. The landscape treatment along US 36 shall be consistent with earlier development in Subarea D. A perimeter landscape treatment shall be installed within Subarea E along US 36 East and North Dugan Road to screen neighboring residential property from this development. This treatment shall consist of a mound with staggered rows of evergreen and deciduous trees, along its full length. All mounded areas shall have landscape material installed.
- b) Landscape islands shall be required in all parking areas greater than 25 or more parking spaces. Islands shall be fully curbed and at least 16 square feet in area. The islands shall contain at least one deciduous tree and shall provide at least 4 feet of permeable landscape area around the center of each tree. Landscaping shall be protected with a full concrete barrier curb. The landscape island shall include evergreen ground cover, perennials, shrubs, or turf. Mulching the entire area of the landscape island shall be prohibited.
- c) One shade tree shall be provided for every interior 20 parking spaces. Perimeter landscaping of parking areas shall incorporate one tree for every 10 spaces of perimeter parking.
- d) All parking areas shall be screened from the US 36 right-of-way and North Dugan Road. This landscaping shall consist of grading and/or mounding and/or landscaping.
- e) Additional landscape material shall be located around the building and other portions of the site. This landscaping does not include material that has been provided for interior parking lot landscaping, perimeter landscaping, or street trees. Recommended site landscaping shall be equal to two percent of the building ground coverage area.
- f) Landscape areas located within paving areas for the purpose of storm water management may be used to meet the interior landscape requirements for paving areas. Such plantings may include plantings consistent with their storm water management function (native plant species and grasses) in lieu of shade trees.
- g) The minimum size of all plant material at installation shall be one and one half inch (1.5") caliper for shade trees and ornamental trees, and four feet high for evergreen trees installed.

**Lighting:**

- a) Any lighting used to illuminate walkways, roadways, public facilities, and parking lots shall utilize only fully shielded cut-off style outdoor light fixtures. Wall lights shall also be of the cut-off variety. Cutoff type landscape lighting and up lighting of buildings shall be permitted. All lights shall be arranged to reflect light away from any street or adjacent property. All building illumination shall come from concealed sources. No colored lights shall be used to light the exterior of a building. A maximum of one-foot candle is permissible at all property lines. A photometric plan is required to show proposed light intensity.
- b) Parking lots shall be lighted. This lighting shall be appropriate to illuminate parking and building entrances with minimal glare or light trespass on neighboring properties or public roadways. Parking lots can be illuminated by pole-mounted fixtures or by building-mounted fixtures. All light sources shall be concealed. Any lighting used to illuminate parking lots shall utilize only fully shielded cut-off style outdoor light fixtures. Wall lights must also be of the cut-off variety. A maximum of one-foot candle is permissible at all property lines. A photometric plan is required to show proposed light intensity.

- c) All light poles shall be in curb protected landscape islands. Outdoor light poles shall be uniform throughout the subarea and shall not exceed 30 feet in height above grade. The concrete foundation for these poles shall not be greater than 2'-6" in height above grade. If the concrete foundation for a pole is not curbing protected and is stand alone, a taller height for the concrete foundation shall be permissible.

**Loading, Service & Storage Areas:**

- a) A servicing plan shall be provided with the required site plan submittal for a building. The servicing plan shall describe the operations of the project concerning deliveries to and from the site, employee parking, access and egress, vehicle and equipment storage, waste storage and removal, and other operational needs during peak times.
- b) All service areas, such as dumpsters and loading areas shall be confined to the back of the principal structure or lot. Loading and refuse areas shall be consolidated, shared where possible, and attractively and completely screened. All storage areas (for machinery equipment, dumpsters, trash recyclables, etc.) shall be screened on all sides (except gated access) with 100% opaque wall that extends one foot above the top of any container enclosed. The accessible side may use a gate, provided it also extends one foot above the top of any container and is not made of chain link or vinyl. The materials and colors selected for the enclosure's screening shall be identical to those on the principal building's exterior.