

## Article 13 Employment Districts (E)

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### Sections:

- 15-1301 Purpose
- 15-1302 Use Regulations
- 15-1303 Intensity and Massing Development Standards
- 15-1304 Site Design Development Standards
- 15-1305 Façade Design Development Standards

### 15-1301 Purpose

The purposes of the Employment Districts are to:

- A. Designate adequate land for industrial, office, research and development, and flexible commercial uses to strengthen the city’s economic base and provide a range of employment opportunities for the current and future population of the city and region.
- B. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing to ensure compatibility in use and form with existing and planned land uses.
- C. Provide appropriate buffers between employment centers and residential uses.
- D. Implement and provide appropriate regulations for General Plan classifications of “Office,” “Business Park,” “Regional Business Park,” “Light Industrial,” and “Heavy Industrial.”

Additional purposes of each Employment District are as follows:

**O Office.** The O district is intended to provide sites for administrative, financial, business, professional, medical, and public offices, as identified by the General Plan. Retail uses would be limited to business services and food service and convenience goods for those who work in the area. This district is intended for locations where the noise or traffic generated by retail sales, restaurants, and service commercial may be incompatible with surrounding residential neighborhoods.

**BP Business Park.** The BP district is intended to provide a campus-type office professional environment that is well suited for large offices or multi-tenant buildings on sites identified by the General Plan. This district is intended to accommodate and allow for the expansion of small businesses with limited outdoor storage screened with landscaping proximate to residential uses. Typical land uses include research and development, laboratories, administrative and general offices, medical offices and clinics, and professional offices. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.

**RBP Regional Business Park.** The RBP district is intended for large or campus-like office and technology development that includes office, research and development, manufacturing, and other large-scale, professional uses with limited and properly screened outdoor storage. Permitted uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, and printing as

well as offices and research facilities, on sites identified by the General Plan. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.

**IL Light Industrial.** The IL district is intended to provide areas, as identified by the General Plan, for a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted. Light Industrial areas may serve as buffers between Heavy Industrial Districts and other land uses and otherwise are generally located in areas with good transportation access, such as along railroads and freeways.

**IH Heavy Industrial.** The IH district is intended to accommodate the broadest range of industrial uses on sites identified in the General Plan. It includes manufacturing, assembly, wholesaling, distribution, and storage activities that are essential to the development of a balanced economic base. Small-scale commercial services and ancillary office uses are also permitted.

### 15-1302 Use Regulations

- A. Table 15-1302 below prescribes the proposed land use regulations for Employment Districts. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

“P” designates permitted uses.

“C” designates uses that are permitted after review and approval of a Conditional Use Permit.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

- B. Land uses are defined in Article 67, Use Classifications.
- C. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character per Section 15-5020, Director’s Determination.
- D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.
- E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.
- F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

<b>TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
<b>Residential Use Classifications</b>						
Caretaker Residence	-	-	-	P(2)	P(2)	
<b>Public and Semi-Public Use Classifications</b>						
Colleges and Trade Schools, Public or Private	P(3)	P(3)	P(3)	P	P	
Community and Religious Assembly (less than 2,000 square feet)	P	P	P	P	-	§15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	P	P (14)	P (14)	P (14)	-	
Community Garden	P	P	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	C	C	C	-	-	
Cultural Institutions	P	P	P	-	-	
Day Care Centers	P	P	P	P (15)		§15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	-	P	P	-	§15-2729, Emergency Shelters
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
<i>Hospital</i>	C(11)	C(11)	C(11)	C(11)	C(11)	
<i>Clinic</i>	P	P	P	C	-	
<i>Substance Abuse Treatment Clinic</i>	C(13)	C(13)	C(13)	C(13)	-	
Instructional Services	P	P	P	P	P	
Park and Recreation Facilities, Public	P	P	P	P	P	
Parking, Public or Private	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	P	P	P	P	-	
Social Service Facilities	C	C	C	C	-	
<b>Commercial Use Classifications</b>						
Adult-Oriented Business	-	-	-	C	C	§15-2705, Adult-Oriented Businesses; §9-2001, Picture and Live Arcades
Aircraft Sales, Services, and Storage	-	P	P	P	P	
Animal Care, Sales and Services						
<i>Kennels</i>	-	-	-	P	P	
<i>Veterinary Services</i>	C	P	P	P	P	
Artist's Studio	P	P	-	P	-	
Automobile/Vehicle Sales and Services						
<i>Automobile Rentals</i>	P	P	P	P	P	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Sales and Leasing</i>	-	P	P	P	-	§15-2709, Automobile and Motorcycle Retail Sales and Leasing
<i>Automobile/Vehicle Repair, Major</i>	P	P	P	P	P	§15-2710, Automobile/Vehicle Service and Repair, Major and Minor
<i>Automobile/Vehicle Service and Repair, Minor</i>	P	P	P	P	P	
<i>Large Vehicle and Equipment Sales,</i>	P	P	P	P	P	

TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS						
Use Classifications	O	BP	RBP	IL	IH	Additional Regulations
<i>Service and Rental</i>						
<i>Service Station</i>	P	P	P	P	P	§15-2755, Service Stations
<i>Towing and Impound</i>	–	–	–	C	C	§15-2765, Vehicle Impound Yard (Tow Yard) and Transit Storage
<i>Washing</i>	P	P	P	P	P	§15-2711, Automobile/Vehicle Washing
Banks and Financial Institutions						
<i>Banks and Credit Unions</i>	P	P	P	P	–	
<i>Check Cashing Businesses and Payday Lenders</i>	–	–	–	–	–	§15-2715, Check Cashing Businesses, Payday Lenders, and Similar Financial Services
Business Services	P	P	P(6)	P	P	
Banquet Hall	C	C	C	C	–	§15-2712, Banquet Hall
Eating and Drinking Establishments						
<i>Restaurant with Alcohol Sales</i>	C	C	C	C	C	§15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; §15-2744, Outdoor Dining and Patio Areas
<i>Restaurant without Alcohol Sales</i>	P	P	P	P	P	
Entertainment and Recreation						
<i>Motorcycle/Riding Club</i>	–	–	–	P	P	§15-2742, Motorcycle/Riding Clubs
<i>Shooting/Archery Range</i>	–	–	–	P	P	§15-2756, Shooting Ranges / Archery Ranges
<i>Small-Scale</i>	–	C	C	C	–	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms
Food and Beverage Sales						
<i>Farmer's Market</i>	P	P	P	P	–	
<i>General Market</i>	P	P	P	P	–	§15-2744, Outdoor Dining and Patio Areas; §15-2745, Outdoor Retail Sales
<i>Healthy Food Grocer</i>	–	P	P	P	–	
Food Preparation	–	P	P	P	P	
Funeral Parlors and Internment Services	–	P	P	P	–	§15-2714, Body Preparation and Funeral Services
Live/Work	–	–	–	P	–	
Lodging						
<i>Hotels and Motels</i>	P	P	P	P	–	
Maintenance and Repair Services	–	P	P	P	P	
Offices						
<i>Business and Professional</i>	P	P	P	P	P	
<i>Medical and Dental</i>	P	P	P	P	–	
<i>Walk-In Clientele</i>	P	P	P	P	–	
Personal Services						
<i>General Personal Services</i>	P	P	P	P	–	
<i>Tattoo or Body Modification Parlor</i>	–	–	–	P	–	§15-2758, Tattoo or Body Modification Parlor

<b>TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
<b>Retail Sales</b>						
<i>Building Materials and Services</i>	–	–	–	P	P	§15-2745, Outdoor Retail Sales
<i>Convenience Retail</i>	P(4)	P(4)	P(4)	P(4)	P(4)	§15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
<i>General Retail</i>	P(4)	P(4)	P(4)	P(4)	P(4)	§15-2733, Hobby Stores; §15-2745, Outdoor Retail Sales
<i>Large-Format Retail</i>	–	P(8)	P(8)	P(8)	P(8)	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
<i>Nurseries and Garden Centers</i>	–	–	–	C	–	§15-2745, Outdoor Retail Sales
<i>Swap Meet / Flea Market</i>	–	–	–	C	–	§15-2731, Flea Markets
<b>Industrial Use Classifications</b>						
Construction and Material Yards	–	P(16)	P(16)	P(16)	P(16)	§15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Custom Manufacturing	–	P(8)	P(8)	P	P	
Limited Industrial	–	P(8)	P(8)	P	P	
General Industrial	–	C	C	P	P	
Intensive Industrial	–	–	–	–	C	§15-2732, Hazardous Waste Management Facilities
<b>Recycling Facility</b>						
<i>Reverse Vending Machine</i>	P	P	P	P	P	§15-2750, Recycling Facilities
<i>CRV Recycling Center</i>	–	–	–	C	C	
<i>Recycling Processing Facility</i>	–	–	–	C	C	
Research and Development	P	P	P	P	P	
Salvage and Wrecking	–	–	–	–	C	§15-2768, Wrecking Yards and Auto Dismantling
<b>Warehousing, Storage, and Distribution</b>						
<i>Chemical and Mineral Storage</i>	–	–	–	C	C	§15-2732, Hazardous Waste Management Facilities
<i>Indoor Warehousing and Storage</i>	–	P	P	P	P	
<i>Outdoor Storage</i>	–	P(8) (16)	P(8) (16)	P(16)	P(16)	§15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
<i>Personal Storage</i>	C	P	P	P	P	§2747, Personal (Mini) Storage
<i>Wholesaling and Distribution</i>	–	P	P	P	P	
<b>Transportation, Communication, and Utilities Use Classifications</b>						
Airports and Heliports	–	C(9)	C(9)	C	C	
<b>Communication Facilities</b>						
<i>Antenna and Transmission Towers</i>	§15-2759, Telecommunications and Wireless Facilities					
<i>Facilities within Buildings</i>	P	P	P	P	P	
Freight/Truck Terminals and Warehouses	–	P	P	P	P	
Light Fleet-Based Services	C	P	P	P	P	
Utilities, Major	–	–	C	P	P	
Utilities, Minor	P	P	P	P	P	
Waste Transfer Facility	–	–	–	C	C	§15-2732, Hazardous Waste Management Facilities

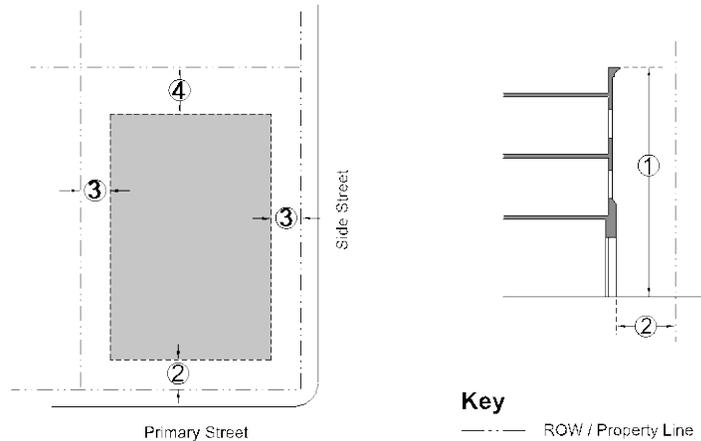
<b>TABLE 15-1302: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>						
<i>Use Classifications</i>	<i>O</i>	<i>BP</i>	<i>RBP</i>	<i>IL</i>	<i>IH</i>	<i>Additional Regulations</i>
<b>Agricultural and Extractive Use Classifications</b>						
Agricultural Processing	–	C	C	P	P	§15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	–	C	P	P	P	
Animal Raising	–	–	–	–	–	
Crop Cultivation	–	–	–	P	P	§15-2716, Crop Cultivation
Dairy	–	–	–	–	–	
Mining and Quarrying	–	–	–	–	C	
Rendering	–	–	–	–	C	
Sales Lot, Feed Lot, Stockyard	–	–	–	C	P	
Slaughterhouse	–	–	–	–	C	
Tasting Room	–	C	C	C	C	
<b>Other Applicable Types</b>						
Accessory Uses and Structures	§15-2703, Accessory Uses					
Home Gardens	§15-2734, Home Gardens and Edible Landscaping					
Animal Keeping	§15-2707, Animal Keeping					
Drive-In and Drive-Through Facilities	C	C	C	C	C	§15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§15-2766, Walk-Up Facilities					
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots					
Temporary Use	§15-2760, Temporary Uses					
<b>Specific Limitations:</b>						
<ol style="list-style-type: none"> <li>1. Permitted if existing, no new units are allowed.</li> <li>2. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.</li> <li>3. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.</li> <li>4. Limited to establishments with a gross floor area of 6,000 square feet or less.</li> <li>5. Not allowed on the ground floor.</li> <li>6. Permitted only as an accessory use that supports business and office parks, corporate offices, and industrial uses.</li> <li>7. Limited to membership club retailers and located on an arterial or higher classifications street.</li> <li>8. Outdoor storage shall be incidental to a primary use and screened from public view.</li> <li>9. Limited to heliports used as accessory to a hospital.</li> <li>10. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.</li> <li>11. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.</li> <li>12. Must be closed between the hours of 10 p.m. and 6 a.m.</li> <li>13. Must include an indoor waiting area.</li> <li>14. When located within 300 of an Intensive Industrial use a Conditional Use Permit shall be required.</li> <li>15. Shall be required to comply with Master Environmental Impact Report mitigation measures MM AIR-2, MM AIR-3, and MM AIR-4 if applicable.</li> <li>16. A courtesy notice will be provided to all properties within 1,000 feet of these uses when approved.</li> </ol>						

### 15-1303 Intensity and Massing Development Standards

Tables 15-1303-1 to 15-1303-2 prescribe the intensity and massing development standards for the Employment Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below correspond to the “#” column in the associated table. Drawings are for illustrative purposes and are not drawn to scale.

TABLE 15-1303-1: LOT AND INTENSITY STANDARDS—EMPLOYMENT DISTRICTS							
<p>The diagram shows a rectangular lot with a dashed line representing the Right-of-Way (ROW) or Property Line. Dimension 1 is the width of the lot, and dimension 2 is the depth. The lot is bounded by a Primary Street on the bottom and a Side Street on the right. A key indicates that the dashed line represents the ROW / Property Line.</p>							
District	O	BP	RBP	IL	IH	Additional Regulations	#
Minimum District Size	-	-	5 acres	-	-		
Minimum Lot Size (sq. ft.)	7,500	10,000	-	9,000	9,000		
Minimum Lot Width (ft.)	65	65	150	75	75		①
Minimum Lot Depth (ft.)	110	110	200	120	120		②
Maximum Floor Area Ratio (FAR)	2.0	1.0	1.0	1.5	1.5	§15-309, Determining Floor Area Ratio	

**TABLE 15-1303-2: BUILDING FORM AND LOCATION STANDARDS—EMPLOYMENT DISTRICTS**



District	O	BP	RBP	IL	IH	Additional Regulations	#
Maximum Height (ft.)	60	60	60	60	60	§15-2012, Heights and Height Exceptions §15-1304-A, Residential Transition Standards §15-1304-C, Exceptions to Maximum Height in IL and IH Districts	①
Minimum Setbacks (ft.)						§15-313, Determining Setbacks	
Front (Major Street)	15	15	15	15	15	§15-1304-A, Residential Transition Standards	②
Front (Major Street), with Enhanced Streetscape	-	NA	NA	NA	NA	§15-1304-D, Enhanced Streetscape	
Front (Local Street)	-	-	-	-	-	§15-1304-E, Parking Setbacks	
Side	-	-	-	-	-	§15-2014, Projections/ Encroachments into Yards	③
Rear	-	-	-	-	-	§15-2305, Areas to be Landscaped	④
Parking, from back of sidewalk or curb	15	15	15	-	-		

## 15-1304 Site Design Development Standards

- A. **Residential Transition Standards.** Where an E District abuts a Residential District, the following standards apply:
1. **Height.** The maximum height within 40 feet of a Residential District is limited to 30 feet. The maximum height within 50 feet of a residential district is 40 feet.
  2. **Setbacks.**
    - a. *Front and Street Side Yards.* The front setback shall not be less than the required front yard on the abutting Residential District lot within 75 feet of the Residential District.
    - b. *Interior Side and Rear for the IL and IH Districts.* The interior side and rear setback abutting a Residential District boundary shall be no less than 50 feet.
    - c. *Interior Side and Rear Setbacks for All Other Employment Districts.* The interior side and rear setback abutting a Residential District boundary shall be 20 feet.
  3. **Landscape.** See Table 15-2305-C.1, Required Landscape Buffers.
  4. **Screening.** When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide a reasonable degree of privacy.
    - a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
    - b. *Sufficiency of Screening.* The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.

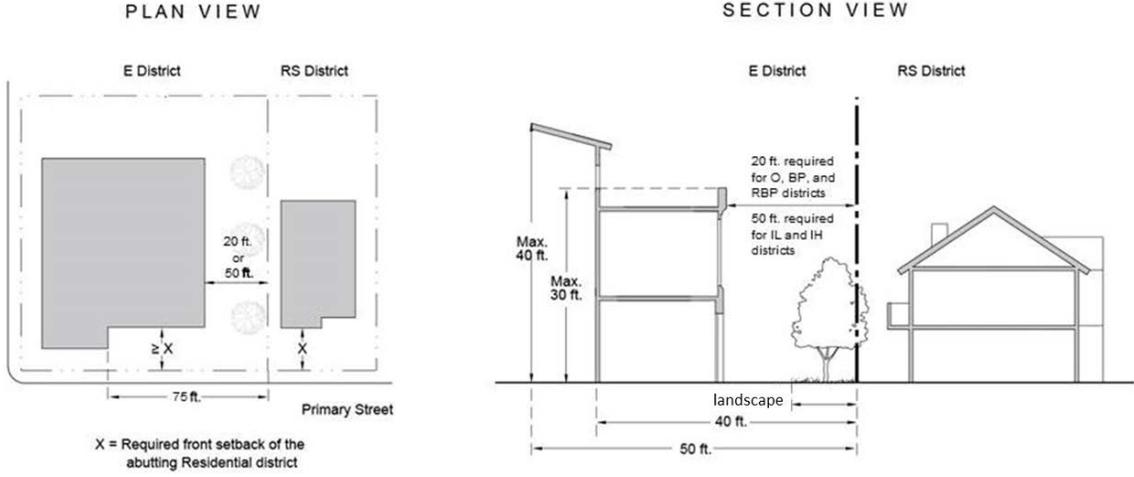
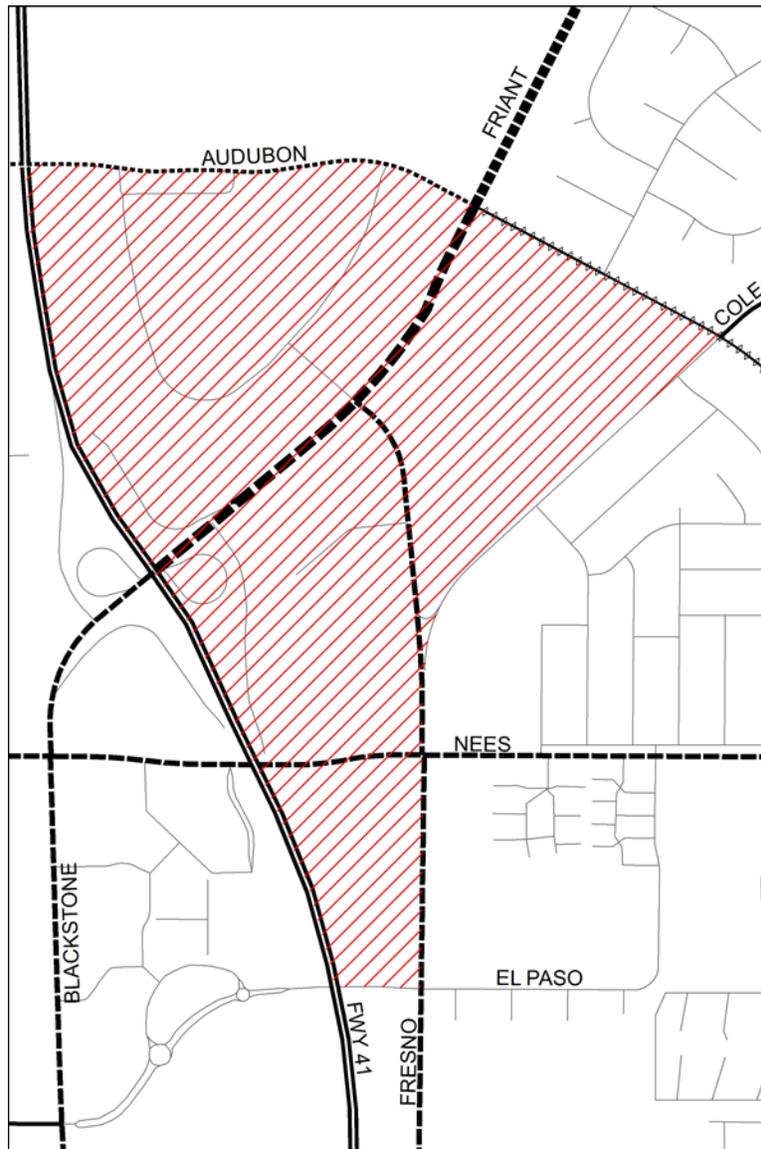


FIGURE 15-1304-A: RESIDENTIAL TRANSITION STANDARDS—E DISTRICTS

- B. **Exceptions to Maximum Height in Woodward Park Area.** Within the geographic area that is hatched in Figure 15-1304-B, the maximum permitted building height may be increased to 120 feet. Such projects shall conform to the residential transition standards in Section 1304-A and shall be subject to a Conditional Use Permit.

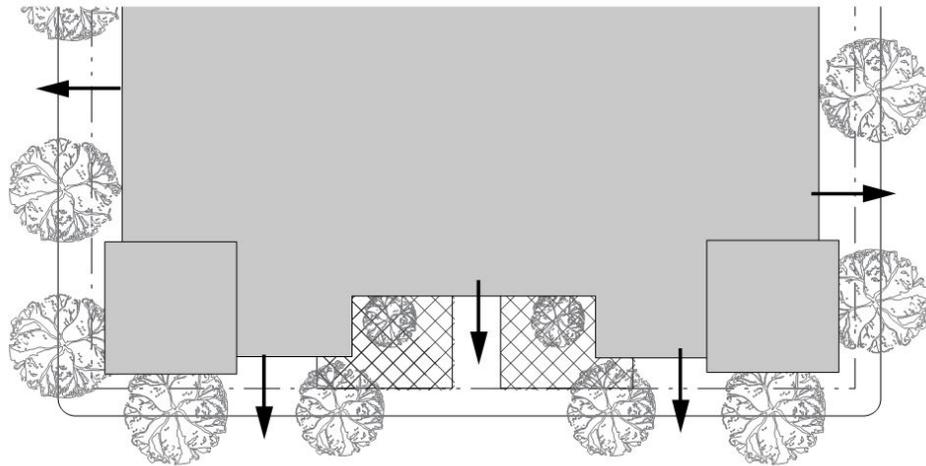


**FIGURE 15-1304-B: EXCEPTIONS TO MAXIMUM HEIGHT IN WOODWARD PARK AREA**

- C. **Exceptions to Maximum Height in IL and IH Districts.** Within the IL and IH Districts, uninhabited structures such as silos, cooling towers, and similar structures used for storage and manufacturing may exceed the maximum height prescribed in 15-1303-2 by no more than 40 feet. Height in excess of 100 feet for such structures is subject to a Conditional Use Permit.

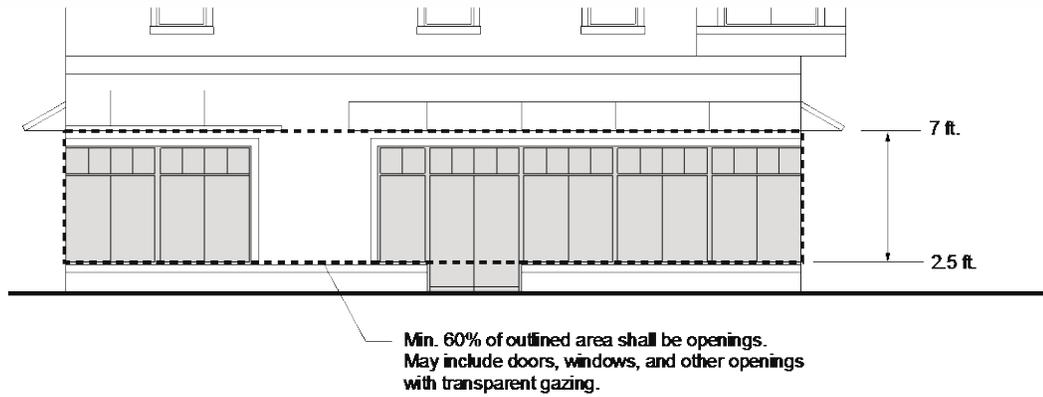
- D. **Enhanced Streetscape.** Projects in O Districts which include buildings with a front setback of less than 15 feet shall provide the following streetscape enhancements:
1. Sidewalks shall be no less than 12 feet in width.
  2. Street trees shall be provided as follows:
    - a. Street trees should be located no more than three feet from the back of curb, and whenever possible should be aligned with other trees on the block.
    - b. Street trees should generally be evenly spaced, no less than 20 feet apart, and not more than 40 feet apart.
    - c. Whenever possible, trees should not be located directly in front of building entrances.
    - d. Trees should be placed in tree wells measuring five feet by five feet. To maximize usable sidewalk area, tree wells shall be covered by grates of a design which is approved by the Director. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.
    - e. Street trees should be deciduous, fast growing, drought tolerant, and should eventually form a tall canopy. Not more than one species should be planted per block. Whenever nearby pre-existing trees are in good condition and meet the intent of this section, new trees should be of the same species.
  3. Pedestrian-scaled street lights shall be provided as follows:
    - a. Street lights should be located no more than three feet from the curb, and whenever possible should be aligned with street trees and other lights on the block.
    - b. Street lights should be generally evenly spaced, no less than 30 feet apart, and not more than 80 feet apart. Whenever possible, street lights should be no less than 15 feet from nearby street trees.
    - c. Street lights should not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the vehicular roadway. Lights should be ornamental and designed primarily for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights should be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting should be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.
  4. Facades located with 15 feet of the public sidewalk shall be oriented to the street as follows:
    - a. If there is a primary common building entrance which provides access to reception areas, elevators, stairs, and internal circulation, it shall face and be oriented to the street. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.

- b. Direct entrances from the sidewalk in to individual establishments located along the street frontage shall be provided. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.



**FIGURE 15-1304-D-4: BUILDING ORIENTATION TO THE STREET**

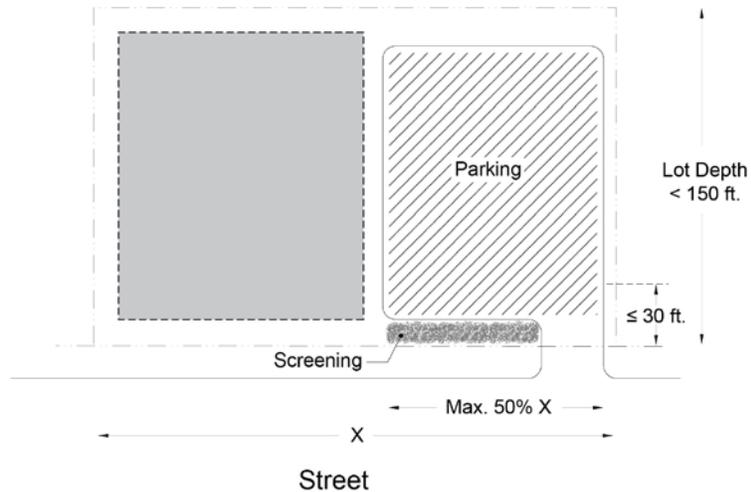
- 5. Exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep.



**FIGURE 15-1304-D-5: BUILDING TRANSPARENCY**

6. Where buildings are located within two feet of a public sidewalk, the sidewalk shall be shaded by awnings or canopies as follows:
  - a. Awning or canopy depth shall be no less than four feet and no more than 10 feet.
  - b. Clearance shall be no less than eight feet and no more than 12 feet from the finished floor.
- E. **Parking Setbacks.** In the O, BP, and RBP Districts, parking shall be set back from the street facing lot line as shown in Table 15-1303-2, except as provided below:

1. **Surface Parking.** On lots less than 150 feet in width or depth, the parking setback may be reduced to six feet. This area shall be landscaped. Parking spaces shall be screened with a minimum three foot high berm, wall, or hedge, or combination thereof.



**FIGURE 15-1304-E.1: SURFACE PARKING SCREENING**

2. **Partially Submerged and Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure. A maximum six feet of the parking structure height may extend above the street grade if screened along street facing elevations by foundation plant materials. Gates need not be screened.
  3. **Underground Parking.** Parking that is fully underground and below the street grade may extend from property line to property line.
  4. **Carports.** If proposed on a Major Street in the O or the BP Districts, carports:
    - a. Should generally be located away from major streets.
    - b. There shall be no more than six consecutive carport spaces parallel to major streets, with a minimum distance of 20 feet between every six carport spaces.
  5. **Driveways.** The location and width of driveways shall be minimized; they are permitted only to provide access to garages, carports, and parking areas. Curb cuts are limited to one for every 50 feet of street frontage.
- F. **Pedestrian Access.** Within the O District, on-site pedestrian circulation and access must be provided according to the following standards.
1. **To Streets.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

2. ***To Transit.*** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
  3. ***To Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
  4. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
  5. ***External Connections.*** In the O District, a system of pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed Use, Office districts as follows:
    - a. If the adjacent Residential, Commercial, Mixed Use, and Office districts are undeveloped, stub connections shall be provided at a frequency of one per 600 feet. Upon the development of the adjacent parcels, any fencing or gates at the stubs shall be opened.
    - b. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed and provide connection points via breaks in the perimeter wall/fence or stub streets, then the project shall provide pedestrian walkway connections at those locations.
    - c. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed there are no possible connection points via breaks in the perimeter wall/fence, then the project shall not be required to provide connections.
  6. ***Pedestrian Walkway Design.***
    - a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
    - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
    - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.
- G. **Service Areas and Loading.** Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading can minimize adverse impacts to residents.

### 15-1305 Façade Design Development Standards

- A. **Building Articulation.** In the O District, all street-facing façades must include at least one projection or recess at least two feet in depth for every 25 feet of horizontal feet of wall.

**B. Building Materials and Finishes.**

1. In the O District, the following standards shall apply:
  - a. Each side of a building that is visible from a Major Street shall be designed with a complementary level of detailing and quality of materials.
  - b. There shall be a minimum of two exterior wall finish materials.
  - c. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.
  - d. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.
  - e. Metal buildings should employ a variety of building forms shapes, colors, materials, and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.
  - f. Unless roofing materials are part of the design element (for example, tiles, concrete, or metal roofing elements), the ridge line elevation should not exceed the parapet elevation.
  - g. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.
  - h. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.
2. In the BP and RBP Districts, buildings within 100 feet of a major street shall apply at least two of the following standards:
  - a. Use a minimum of two exterior wall finish materials shall be used.
  - b. Use a minimum of three exterior paint colors.
  - c. Design street-facing façades to have an overall wall composition of at least 20 percent glazing.
  - d. Provide one inset of six inches in depth, 10 feet in height, and 20 feet in width for every 50 feet of wall length.
  - e. Provide canopies or awnings with at least four feet of projection for at least 50 percent of the wall length.
  - f. Employ an architectural treatment to the primary entrance(s) such as decorative lighting, increased height, or enhanced materials.