



# **Community Design Standards**

**In accordance with the Zoning Ordinance Update**

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*Research and Development Design Standards*

Adopted December 15, 2015

## **Community Design Standards**

### **Research and Development Design Standards**

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## **RESEARCH AND DEVELOPMENT ZONE DESIGN STANDARDS**

### **Sections:**

- 5.0 Architectural Design
- 5.1 Landscaped Buffers and Shade Requirements
- 5.2 Other Screening and Buffering Standards
- 5.3 Standards Under an Approved Development Plan

### **5.0. Architectural Design.**

Architectural treatment shall be applied to all elevations of a building facing public areas, to include roads, parking lots, pedestrian walkways, open space, and adjacent residential developments. To eliminate design review discretion while ensuring continuity among buildings, the architecture of any structure allowed in the Research and Development zone shall be deemed in compliance with acceptable community design criteria when:

- a. Any of the following building materials are used:
  - 1. Glass curtain-wall;
  - 2. Poured-in-place concrete and precast concrete siding;
  - 3. Brick or stone masonry;
  - 4. Tile;
  - 5. Wood;
  - 6. Plaster or stucco finishes; and
  - 7. Pre-finished metal paneling not to exceed twenty-five percent of the exterior wall surface.
- b. The following architectural standards are applied:
  - 1. Two exterior wall materials plus one accent material listed under Paragraph 1.a is required. Window framing, doors, and door framing shall not be counted as part of this requirement.
  - 2. Two exterior building colors plus one accent color is required. Primary colors are not allowed. Glass curtain-wall(s) will count as a basic color, however, tinted window glass will not.

### **5.1 Landscaped Buffers and Shade Requirements.**

All setback and parking areas shall be landscaped and shaded as set forth in the Parking and Loading Standards and the Landscaping and Irrigation Standards included as part of the Community Design Standards.

### **5.2 Other Screening and Buffering Standards.**

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The following requirements shall apply to all development in the Research and Development zone:

- a. Loading. All loading and unloading of goods shall be conducted within a building or an area fenced for outdoor storage. Loading bays and roll-up doors shall not be located on any building elevation facing a street frontage. Additionally, if proposed loading areas are visible from the street, they shall be screened from view by using any combination of decorative fence, wall, or landscaped earth berms.
- b. Trash Collection Areas. All refuse collection areas shall be visually screened with a solid six-foot-high enclosure of masonry, and shall be compatible in appearance with the buildings on site. Gated trash enclosures shall remain closed when not in use.
- c. Rooftop Equipment. Rooftop mechanical equipment shall be screened from view by using screens or parapets as high as the mechanical equipment. Screens must be architecturally consistent with the building in design, material(s) and color(s). Vents and ducts are encouraged to be screened; however, those not screened shall be painted to match the building or roof, in whichever color results in the least visual impact.
- d. Other Storage. Any article, goods, material, machine, equipment, vehicle, or similar items to be stored other than in an enclosed building shall be screened from view by any combination of decorative fence, wall, or landscaping so it is not visible from the public areas included under Subsection A.1 above.

**5.3 Standards Under an Approved Development Plan.**

Development, design, and architectural standards under an approved development plan may supersede the requirements of this Section where applicable.