

ORDINANCE NO. 1366

CITY OF LACEY

AN ORDINANCE RELATING TO INDUSTRIAL DESIGN GUIDELINES, AMENDING SECTION 14.23.083 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1. Section 14.23.083 of the Lacey Municipal Code is hereby amended to read as follows:

14.23.083 Industrial Design Guidelines

A. Site organization for multiple building complexes

1. Placement and orientation of multiple structures shall be designed to provide configurations that do not result in a strict geometric or monotonous look.
2. Multiple building placement should create the impression that the structures within the complex were planned and designed to compliment one another. However, each structure shall be of independent use and function except as provided for structures with shared facilities as set forth below.
3. Generally buildings shall be separated a distance similar to what would be expected if located on separate lots (60 feet or more considering setbacks, parking and/or access and yard area).
4. Structures may be arranged in a configuration to share common loading, unloading and truck maneuvering facilities for efficiency, reduction of impervious surfaces and general functionality. ~~, provided in no case shall structures with a combined footprint over 200,000 square feet be located in a shared configuration. ———~~

~~5. The Site Plan Review Committee shall not approve a building or buildings with a combined foot print of more than 200,000 square feet for any one user on one lot.~~

~~65.~~ Site components such as structures, parking, driveways, and out-door functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as existing mature trees and views, or superior architectural features, and disguise its less attractive scenes such as service facilities, outside storage and equipment areas, and trash enclosures through placement and design of the structure and landscaping.

B. General site circulation for multiple building projects.

1. Circulation shall be designed for the required function of moving trucks in an efficient fashion, but also to provide an attractive and natural flowing network.

2. Design, construction, and the look of access ways/streets throughout the parcel shall be similar to the result which would occur by a subdivision of the property into separate lots, including a city street system with collectors, local access ways, and private drives.

3. As much as practical and avoiding a loss of function, effort shall be taken to design an interconnected access system that avoids a strict geometric grid and provides interest. Long straight streets that transect a whole parcel should be avoided for light curves that provide interest and bring street trees and buildings into the natural line of site.

C. Additional site design guidelines.

1. For those industrial uses that utilize outdoor storage area, inventory shall be placed in an orderly manner and shall be screened from right of way areas.

2. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures shall be deigned to be consistent with the scale and aesthetic character of the building.

3. Landscaping shall meet requirements of chapter 16.80 for the intended function. Particular emphasis shall be focused on buffering and compatibility issues when adjacent to a zoning classification with different land use intensity.

4. In multi-building complexes, internal landscape areas shall be developed and designed in a similar fashion as if individual lots were developed and yard areas landscaped. Landscaping design should provide a visual connection between buildings and take maximum

advantage of landscaping by providing amenities for workers such as outdoor lunch areas and plazas between selected buildings.

5. All applicable requirements of Sections 14.23.084 and 14.23.086 shall apply.
6. All signs shall meet standards of Chapter 16.75 of the city zoning code.
7. Site lighting.
 - a. Lighting shall be installed throughout the site for entryways, parking lots, and pedestrian areas. This shall be achieved both at a pedestrian and overall site level.
 - b. Lighting shall be activated by photo electric cells or timers.
 - c. Lighting fixtures shall complement project design and shall be oriented to avoid direct glare to adjacent properties, particularly where properties are located in a different zoning classification.
8. Refuse:
 - a. Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high.
 - b. No refuse container shall be permitted between a street and the front of the building.
 - c. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse container.

D Architecture and building design

1. New buildings shall maintain diversity and individuality in style while improving the aesthetic character of their surrounding area.

2. In multi-building complexes, a comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colors.

3. New buildings shall have three distinct components: base; middle; and top. Each component shall be defined by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane, use of openings and projections, and material and color variations. Exceptions may be permitted by the Site Plan Review Committee only where a specific architectural style offers other types of building form and facade articulation.

4. Where function necessitates a basic, box-like building form, design strategies shall be utilized to provide an attractive façade where portions of the structure are visible to the public. A preferred technique is to provide exterior articulation such as change in color, material, or plane introduced on an outer decorative shell. Other architectural strategies may also be used, provided they accomplish the same purpose to provide a more attractive facade.

5. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by mature, dense landscaping. Landscaping size and location shall be determined on a site-by-site basis and may exceed the minimum required in the City Code.

6. To avoid flat walls building modulation shall be used to reduce the mass and bulk of the structure. This can be achieved by utilizing the following techniques:

- a. Building setbacks on upper floor levels;
- b. Recessed or clearly defined entryways;
- c. Building ornamentation;
- d. Varying roof lines, pitches, and shapes;
- e. Overhangs, awnings and marquees;
- f. Dormers, balconies, porches, staircases;
- g. Window and door fenestration.

h. Architectural technique that will have a modulation effect and meet the intent of this section.

i. Landscaping trellises with climbing vegetation or art work may be utilized for building walls that are located within public viewing.

j. Use of glass and storefront window systems;

k. Use of reveals to create patterning in the concrete

l. Main entrances to the buildings shall be well defined.

7. New buildings shall have at least one major focal point and minor focal points. Focal points may be achieved through horizontal and vertical lines, change in material, change in color, change in the form and shape of a portion of the building, or other means. Combining the main entrances and the focal points is encouraged.

8. Service doors visible from public streets shall be recessed and integrated into the overall design of the building, or have some other architectural treatment to enhance its appearance.

9. Buildings located within a multiple building complex shall utilize similar or complimentary colors, materials, window patterns and roof forms.

10. Consideration shall be given to colors and materials. Each shall complement the other and enhance existing buildings.

11. Consistency shall be used with architectural elements to ensure that building walls that are highly visible to the public are compatible with one another.

12. Building design for industrial uses adjacent to business park, commercial, open space institutional or residential zone districts shall blend with the adjacent neighborhood and create an attractive and functional transition between the zones. Items to consider include such things as scale, building height, colors, and materials to promote the blending of the zones and setbacks and buffering to reduce impacts from incompatible elements of the different zones and provide an appropriate transition.

E. Compatibility with adjacent residential and open space institutional developments.

1. Where industrial buildings are to be located adjacent to different zone districts, care shall be taken to ensure compatibility and integration of the development with the adjacent area. This will include the physical layout of the site plan, the architectural design of the buildings and improvements, and consideration of mitigation techniques to reduce or eliminate identified impacts to the adjacent environment. Impacts such as, but not limited to, light/glare, noise, traffic and aesthetics shall be considered.

2. In development of the site plan, consideration shall be given to how the layout fits into the surrounding neighborhood.

3. Architectural design shall consider compatibility with the character and style of adjacent uses. Special techniques shall be considered to adequately address impacts, such as security and automobile light and noise issues through such techniques as landscaping, buffering and other measures.

Section 2. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,

WASHINGTON, at a regularly-called meeting thereof, held this 12th day of

May, 2011.

CITY COUNCIL

By: Tom Nelson
Mayor

Approved as to form:



City Attorney

Attest:

Carl Little
City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE 1366

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on May 12, 2011, Ordinance No. 1366, entitled "AN ORDINANCE RELATING TO INDUSTRIAL DESIGN GUIDELINES, AMENDING SECTION 14.23.083 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

- 1. The Ordinance amends the section of the Lacey Municipal Code relating to industrial design guidelines to be consistent with earlier amendments made to the code for the industrials districts.**
- 2. The Ordinance adopts this Summary for publication.**

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: May 16, 2011.