

## Sec. 17.90.130. Light Industrial (I-2) and General Industrial (I-3) design standards.

### A. Access.

1. All lots shall abut or have legal access to a dedicated public street.
2. All lots ~~which~~ that have access to a public alley shall provide for all personal and service access for vehicles from that alley.
- ~~3. — Parking lots may include public alley accessed garages at the rear property line.~~
- ~~4~~3. Joint use of access points and interconnections shall be required, where deemed needed by the Director and ~~City Engineer~~ Public Works Director.
- ~~5~~4. Each lot shall be permitted one access point, except lots with street frontage of 150 feet or more may be permitted one or more additional access points, if approved by the ~~City Engineer~~ Public Works Director.
- ~~6. — Connection to Adjacent Properties: The location of any real improvements to the property must provide for a future street and pedestrian network to adjacent properties.~~

### B. Pedestrian Accessibility.

1. Special attention shall be given to designing a primary building entrance that, ~~which~~ is both attractive and functional.
2. Building entries ~~must~~ shall comply with the accessibility requirements of the Oregon State Structural Specialty Code.
- ~~3. — Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.~~
- ~~4. — Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.~~

### C. Building ~~Facades, Materials and Colors~~ for All Structures.

- ~~1. — Facades. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.~~
- ~~2~~1. *Building Materials.* Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, ~~and wood,~~ composite siding, and metal are permitted. ~~are encouraged. Metal is not allowed as the primary exterior building material except in the I-2 and I-3 districts, but it may be used for accents including awnings.~~
- ~~3. — Siding. Lap or horizontal siding or walls of brick, masonry or stone shall be required. Vertical grooved (i.e., T1-11) sheet siding is prohibited.~~
- ~~4~~2. *Masonry Finishes.* Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate a rusticated stone-type construction.
- ~~5. — Change in Relief. Buildings must include changes in relief on ten percent of the facades facing public streets or residential development. Relief changes include cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.~~

63. *Colors.* ~~Building exteriors shall comply with the following standards: Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.~~

~~a. Permitted colors include warm earth tones (tans, browns, reds, grays, and greens).~~

~~b. High-intensity primary colors, metallic colors and black, may be utilized as trim and detail colors only, not to exceed one percent (1%) of the surface area of any elevation. Such color shall not be used as primary wall colors.~~

~~c. Day-glow colors, highly reflective colors, and similar colors are not permitted.~~

74. *Ornamental Devices.* Ornamental devices, such as molding, entablature and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.

~~8. Alcoves, Porches, Arcades, etc. Building must incorporate features such as arcades, awnings, roofs, porches, alcoves, and porticoes to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.~~

~~9. Continuous Outdoor Arcades. Continuous outdoor arcades are strongly encouraged.~~

~~10. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:~~

~~a. Clearly delineated upper and lower facades;~~

~~b. A lower facade dominated by large display windows and a recessed entry or entries;~~

~~c. Smaller, regularly spaced windows in the upper floor;~~

~~d. Decorative trim, such as window hoods, surrounding upper floor windows;~~

~~e. A decorative cornice near the top of the facade.~~

D. *Roof Pitch, Materials, and Parapets.*

1.

Zoning District	Minimum Pitch (principal and accessory structures)
I-2 and I-3	3:12:12

2. Flat roofs (with minimum pitch for drainage) are permitted with detailed stepped parapets or detailed brick coursing.

3. Parapet corners ~~must~~ shall be stepped or the parapet ~~must~~ shall be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.

4. Visible roof materials ~~shall be wood shingle or architectural grade composition shingle, slate, concrete tile, or metal. Metal with standing or batten seam shall conform to the Color Palette in Appendix D.~~ must be wood or architectural grade composition shingle, slate, tile or sheet metal with standing or batten seam.

5. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

E. *Building Orientation and Entrance Standards.*

1. Primary entries shall face a public street or designated pedestrian way [that connects to a parking lot](#).
- ~~2. Primary entrances must be architecturally emphasized and visible from the public right of way.~~
- ~~3. Buildings must have an entrance connecting directly between the right of way and the building interior.~~
4. Secondary entries may face parking lots or loading areas. ~~Buildings must have an entrance connecting directly between the street and the building interior.~~
5. [Pedestrian Entries, but not garage door entries](#), shall be sheltered with an overhang or portico with a depth of at least ~~four~~ [five \(5\)](#) feet.
- ~~6. Multiple units: Ground floor units shall face a public street or designated pedestrian way and be visible from the street whenever feasible and shall avoid out of direction travel.~~

F. *Windows.*

1. ~~Windows, which allow views to the interior activity or display areas, are encouraged.~~ [Windows shall be located in a manner that enables tenants, employees, and police to watch over pedestrian, parking and loading areas.](#) Windows shall include sills at [the](#) bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
- ~~2. Ground Floor Windows. All new buildings must provide ground floor windows along street frontages.~~
  - ~~a. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.~~
  - ~~b. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.~~
  - ~~c. Darkly tinted windows and mirrored windows that block two way visibility are prohibited for ground floor windows along street façades.~~
  - ~~d. Any wall that faces a public right of way must contain at least ten percent of the ground floor wall area in display areas, windows, and doorways. Blank walls facing a public right of way are prohibited.~~
  - ~~e. Glass curtain windows are not permitted fronting public rights of way.~~
- ~~3. Upper Floor Window Standards.~~
  - ~~a. Glass area dimensions shall not exceed five feet by seven feet. (The longest dimension may be taken either horizontally or vertically.)~~
  - ~~b. Windows must have trim or molding at least two inches wide around their perimeters.~~
  - ~~c. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than two feet by three feet. Windows that have one foot by one foot grid inside double pane glass are appropriate and are encouraged.~~

G. *Landscaping/Streetscape.*

1. [All buildings \(regardless of use\) that are visible from a collector street, arterial street, or highway shall be screened from view by a vegetative buffer as specified below:](#)
  - [a. Minimum depth of the buffer shall be 20 feet measured from the property line and run the entire length of the property.](#)

- b. Existing trees shall be preserved to the greatest extent possible.
- c. Evergreen trees at least eight feet in height and capable of growing to at least 30 feet in height shall be planted at a density that will create a visual screen within five years.
- d. If the property does not abut a collector street, arterial street, or highway, the screening requirement can be met by an offsite screen that has the effect of screening the property from view from collector streets, arterial streets and highways.

2. Benches, outdoor seating, and trash receptacles ~~must~~ shall complement the existing ornamental street lighting and be in keeping with the overall architectural character of the area.

~~2.~~ Benches and other streetscape items may be placed within the public right-of-way but must not block free movement of pedestrians. A minimum pedestrian walkway width of five (5) feet ~~must~~ shall be maintained at all times.

#### H. *Lighting.*

1. Streetscape lighting shall conform to Chapter 15.30 Dark Sky Ordinance.

2. Exterior lighting shall be an integral part of the architectural design and shall complement any ornamental street lighting and remain in context with the overall architectural character of the district.

3. Lighting shall be adequate for safety purposes. Building entrances, walkways, and parking lots shall be illuminated to at least 1.5 – 2.0 foot candles.

~~1. All building entrances and exits must be well lighted.~~

~~2. Exterior lighting must be an integral part of the architectural design and must complement any ornamental street lighting and remain in context with the overall architectural character of the district.~~

~~3. Lighting must be adequate for safety purposes.~~

~~4. Lighting must be of a pedestrian scale and the source light must be shielded to reduce glare.~~

#### I. *Safety and Security.*

~~1. Locate windows in a manner, which enables tenants, employees and police to watch over pedestrian, parking and loading areas.~~

~~2. In commercial, public and semipublic development and where possible in industrial development, locate windows in a manner which enables surveillance of interior activity from the public right-of-way.~~

~~3~~1. Provide an identification system, ~~which~~ that clearly locates buildings and their entries for patrons and emergency services.

~~4~~2. On-site lighting shall be ~~l~~ located, orient~~ed~~, and select~~ed~~ on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

#### J. *External Storage.*

1. The exterior storage of merchandise and/or materials, except as specifically authorized as a permitted accessory use, is prohibited.

#### K. *Trash Collection/Recycling Areas.*

1. All trash collection/recycling areas ~~must~~ shall be located within the structure or behind the building in an enclosure in accordance with the provisions of the City of Sandy Design Standards, Appendix A.