

1325.05 Design Standards.

Subd. 8 Additional Design Standards for New Development, Redevelopment, and Modifications to Existing Sites in the B2 and B3 Districts. (revised 04/27/15) Unless preempted by the standards in this section, all other zoning provisions shall apply:

A. Purpose and Intent. The purpose of these additional design standards is to promote a high level of architectural, landscaping, and site design in the business districts of Arden Hills. The City seeks to create a unified, harmonious, and high-quality environment to foster a distinct, positive, and successful image for the City. The criteria by which new development, redevelopment, and site modifications in the Districts shall be judged are as follows:

1. Consistency with provisions of the comprehensive plan and other guiding plans as amended from time to time; provisions of the zoning ordinance and subdivision ordinance; and all other applicable regulations.

2. Use of appropriate materials, lighting, textures, colors, and architectural and landscape forms to create a unified, high-quality design concept for each site that is compatible with adjacent and neighboring structures and functions.

3. Creation of unified site designs, each with a sense of internal order, that provide desirable environments for site users and visitors and the community as a whole and that consider all site elements.

4. Provision of safe and adequate access from public streets to sites giving ample consideration to the location and number of access points, the safety and convenience of merging and turning movements, and traffic management and mitigation.

5. Provision of on-site vehicular, bicycling, and pedestrian circulation by way of interior drives, parking areas, pathways, and walkways adequate to handle anticipated needs and to safety buffer pedestrians and cyclists from motor vehicles. Ample consideration shall be given to the width of interior drives, internal traffic movement and flow, separation of pedestrian, cycling, automobile; and delivery traffic, and the safe, convenient, and practical arrangement of parking spaces.

B. Application. The standards in this Section should apply only to the building or site elements being developed or altered (i.e. a proposal for changes to a building would be required to meet only those standards that pertain to buildings while changes to a parking area would be required to meet the standards for parking areas but not for buildings). The design standards shall be applied proportionately to the degree of change proposed. Upon recommendation from the Planning Commission, the City Council may waive specific design standards based on the scale of the project. The City Council shall make the final determination on the compatibility and consistency with the design standards.

C. Architectural Style and Building Character. Evaluation of a project shall be based on the quality of its design and on its relationship to its surroundings. Site characteristics to be evaluated for this purpose include, but are not limited to, building and landscaping materials, colors, textures, shapes, massing, building components, height, roof-line, and setback. Monotony of design, both within projects and between projects and its

surrounding, is prohibited. Variation in detail, form, and arrangement shall provide visual interest. (revised 11/25/13)

D. Buildings shall be constructed of materials that are enduring, timeless, and well-detailed. Other new materials of equal or better quality to those listed may be approved by the Community Development Department. (revised 11/25/13)

1. At least seventy-five percent (75%) of the exterior building materials shall be of brick masonry, tile masonry, natural stone (or synthetic equivalent), decorative concrete plank, transparent glass or any combination thereof. (revised 11/25/13)

2. Trim and other accent or decorative features may be metal, wood, split faced block, EIFS, or stucco. Metals shall have a matte finish and have visible corner moldings and trim when used on exterior walls. EIFS shall be located at least twelve (12) feet above the ground line. (revised 11/25/13)

3. Undesirable materials shall include simulated brick, vinyl or aluminum siding, sheet or corrugated metal siding, plain concrete blocks or panels, brightly colored metal roofing or canopies, pre-cast tilt-up walls, mirrored or reflective glass, and materials that represent corporate colors or logos not in conformance with approved building materials. (revised 11/25/13)

E. Building Design. The arrangement, massing, materials and colors shall work to create a high quality development that is responsive to existing buildings, site features, and site design on adjoining sites in the district. (revised 11/25/13)

1. At least fifty percent (50%) of the largest building on each site shall be constructed at the front setback line.

2. Façade treatment shall be carried around all sides. Architectural elements such as, but not limited to, windows, shutters, awnings, doors, masonry exterior veneers, cornice detailing, window casings, and other architectural details should demonstrate consistency on all sides of the structure that are reasonably visible to the general public. Plain flat walls shall not be permitted when viewable from the public right-of-way or public areas.

3. To avoid long unbroken expanses and to increase visual interest from the street, buildings of more than 40 feet in width shall be divided into smaller increments (between 20 and 40 feet) through articulation of the facades to convey the impression of individually-constructed small storefronts or, in the case of housing, housing units. This can be achieved through the combination of the following techniques:

- a) The use of windows and doors;
- b) Façade modulation-stepping backward or forward or extending a portion of the façade;
- c) Vertical divisions into storefronts with separate display windows and entrances;
- d) Recesses and projections such as porches, dormers and bays that create shadows and add visual interest;
- e) Variation in the rooflines by using multiple roof and ridge lines perpendicular to one another, offsetting single roof lines, stepped roofs;
- f) Providing a lighting fixture, trellis, tree, or other landscape feature with each interval.

4. Awnings or overhangs shall be provided at the primary entryway and at all entrances fronting a public street to provide protection for pedestrians. Awnings shall be

opaque so as not to create a glowing effect with lights under the awnings. Awnings shall be constructed of durable and protective material, and shall be properly maintained. Plastic or fiberglass awnings shall not be permitted. (revised 11/25/13)

5. Any multi-level building shall distinguish the ground floor level from the upper floors by use of any or a combination of these techniques: an intermediate cornice line, difference in building materials or details, awnings trellis or arcade, special window details, or brick corbels or quoins. A strong base and top for multi-story buildings shall be established; middle layers shall be simpler. Detail shall be an integral part of the architecture rather than a series of applied elements.

6. Standardized corporate or franchise architecture identified with a particular chain shall be discouraged unless it is compatible with surrounding architecture and conforms to these design standards. (revised 11/25/13)

7. Entrances shall have convenient access to the street frontage and to parking serving the use. For those properties along County Road E, access to the street frontage shall be given priority where feasible.

F. Window and Door Openings (revised 11/25/13)

1. Commercial Façade Transparency.

a) Fifty percent (50%) of all first level building façades that front a public street shall be comprised of transparent windows or doors in order to allow views of interior uses and activities. ~~Transparency requirement may be waived by the City where privacy concerns warrant.~~ (revised 11/30/15)

~~b) Twenty percent (20%) of all other first level building façades that are reasonably visible from the public right of way shall be comprised of window or door openings. Simulated or opaque windows may be used on service areas. (revised 11/30/15)~~

~~b~~e) If the building is a one story design and the first floor elevation exceeds twelve (12) feet, then only the first twelve (12) feet shall be included in calculating the façade area. (revised 11/30/15)

~~c~~d) The City may consider a proportional reduction in the transparent window and door requirement on the public street façade if additional transparent glass is used on the remaining sides. (revised 11/30/15)

2. Residential Façade Transparency. Twenty percent (20%) of all residential building façades that front a public street shall be comprised of transparent windows or doors in order to allow views of interior uses and activities. Transparency requirement may be waived by the City where privacy concerns warrant. (revised 11/30/15)

3. Configurations. The shape, size, and placement of windows and doors shall emphasize the intended organization and articulation of the façade. Windows and doors shall be recessed at least one inch rather than being flush with the building façade. (revised 11/25/13)

4. Materials. Acceptable materials for window trim include anodized aluminum, steel, wood, and clad wood. Door trim shall be made of steel, wood, or clad wood. (revised 11/25/13)

5. For buildings with a use or function that does not readily allow windows (e.g. cooler or freezer areas, mechanical rooms, security areas, storage areas) the transparent

window standards may be reduced at the discretion of the City Council. However, aesthetic interest must be provided by the use of upper level windows or architectural detailing that provides arches, patterning, recesses, and shadowing. Architectural detailing may include such things as change in materials, change in color and other significant visual relief provided in a manner or at intervals in keeping with the size, mass, and scale of the wall. (revised 11/25/13)

G. Building Color. Building colors shall be muted. Recommended colors include browns, grays, tans, beiges, and dark or muted green, blues, and reds. Bright or brilliant colors and sharply contrasting colors may be used for only accent purposes occupying a maximum of five percent (5%) of building façades. (revised 11/25/13)

H. Fences. Fences shall blend into the landscape, be compatible with other materials used on site, and be made of a material that minimizes corrosion. Finished and treated wood, brick, stone or wrought iron is encouraged.

I. Signs.

1. Business signs shall be architecturally compatible with the style, materials, colors and details of the building. Signs shall be incorporated into the façades of the buildings rather than extending past the roof line and should not project more than twelve (12) inches beyond the plane of the façades. Retail business wall signs shall be located in a position above the front window that is located consistently among stores. (revised 11/25/13)

2. All other provisions in Chapter 12, Sign Code, shall apply.

J. Site Furnishings and Seating Areas.

1. Site furnishings shall be provided based on the scale of the project. The site furnishings may be spread out on the site or clustered to provide a more formal area. Placing site furnishings near landscaped areas is encouraged. These areas may be shared by multiple tenants on a property or adjacent properties and may include tables, chairs, benches, plantings, and other outdoor amenities such as a plaza. These areas shall be maintained for year round use. Creativity is highly encouraged. These spaces shall be connected to the sidewalk system.

2. Benches and decorative plantings shall be provided near the primary entrance of all buildings on a site.

3. Restaurants shall include a functional outdoor seating area with tables, chairs, plantings, and access to the restaurant.

a) No outdoor seating shall be permitted in any portion of the public sidewalks where normal pedestrian traffic flow is obstructed.

b) The outdoor seating area shall not be used for exterior storage when the area is not in use. (revised 11/25/13)

c) These areas shall be distinguished with decorative fencing and/or plantings.

d) If alcoholic beverages are served, the establishment shall take reasonable steps to insure that alcoholic beverages are consumed only by patrons of the establishment who are of age. All other provisions related to the license to serve alcohol shall apply.

K. Screening.

1. Trash and recycling equipment, materials, and containers shall be fully enclosed and integrated into the architecture of the buildings.

2. All mechanical equipment, whether roof-mounted or ground-mounted should be integrated into the architecture of the building. It shall be completely screened from the ground-level view of adjacent properties and public streets. Wood screening shall not be permitted.

3. Truck docks and delivery areas shall face away from the public street and shall be integrated into the architecture of the building.

L. Landscaping. A minimum of one tree shall be placed along the right-of-way every forty (40) feet. The tree shall not interfere with the roadway and shall be on private property. (revised 11/25/13)

M. Parking.

~~1. Placing parking between the street right-of-way and a building shall be discouraged.~~

~~2. No more than fifty percent (50%) of the parking on a site may be between buildings or in the side yards.~~

13. Sufficient parking shall be provided to accommodate the reasonable hourly peak on a given site. Shared parking is encouraged to reduce land devoted to parking. Hourly variations among different types of land use may be considered when estimated parking demands.

24. Plantings shall be used to soften and shade parking lots and parking structures. Parking adjacent to streets should be screened from view with landscaping, including but not limited to trees, hedges, flowers and other bushes and/or decorative masonry walls. Berms shall be discouraged. (revised 11/25/13)

35. Parking lot islands shall be used to distribute large parking lots into separate areas. Parking lot islands shall be planted with trees or include infiltration basins and plantings. Entry drives shall be defined by trees and shrubs. (revised 11/25/13)

46. A concrete curb shall be provided around the periphery of all parking lots and access roads, except where the City Engineer determines that a curb would impede drainage.

57. Parking structures that are visible from off the site shall display an integration of building materials, form, and colors with the principal building. No signs other than directional signs shall be permitted on parking ramp facades. (revised 11/25/13)

68. Parking structures that are visible from off the site shall display an integration of building materials building form, textures, architectural motif, and building colors with the principal building. No signs other than directional signs shall be permitted on parking ramp facades.

N. Traffic Study. A traffic study shall be required for all new developments, redevelopments, and significant modifications to existing sites unless waived by the City Council.

O. Lighting. Exterior lighting shall be provided for the safety and convenience of occupants and visitors.

1. A lighting plan shall be submitted that shows location, type of illumination and design. A photometric analysis of site and building shall be submitted for City approval with all new construction or redevelopment projects.

2. Exterior lighting shall be consistent in type, design, scale, and color to create unity in the Districts. High-pressure sodium lighting and other similar types of lighting color may be required by the City to promote a unified lighting color throughout the Districts. Other lighting colors may be considered during the City review process.

3. Exterior lighting for parking lots and buildings shall not be excessive and shall be directed at their intended purposes.

4. Lighting under a gasoline station canopy shall not be directly visible from the street but shall be recessed into the canopy or otherwise shielded.

5. Light washing of buildings and accent lighting may be permitted through the City review process provided that it does not negatively impact residential areas or traffic safety and is complementary to the district as a whole.

P. Pedestrian and Bicycle Circulation. Pedestrian and bicycle improvements shall be installed in accordance with the City of Arden Hills Comprehensive Plan and the local guiding plan and shall be in conformance with the following:

1. Site design shall facilitate pedestrian connections and mobility within and between buildings, sites, and uses by providing clear visual indicators through door placement, signage, striping, raised pathways, and integrating landscaping components. (revised 11/25/13)

2. An internal sidewalk system shall link the primary entrance of each building on site with the public sidewalk or trail network. In the event a building is subdivided into multiple separated tenant spaces, a sidewalk must link the primary entrance of each separated tenant space with the public sidewalk network. (revised 11/25/13)

3. Where there is new building construction or renovation where the renovation value is thirty percent (30%) or more of the pre-renovation value of the structure, a minimum six foot concrete sidewalk adjacent to or in all rights-of-way shall be provided. The location of the sidewalk shall be prescribed by the Public Works Director. The new sidewalks shall connect to sidewalks on adjacent properties if they exist. At the discretion of the City Council, the property owner may, in lieu of constructing the sidewalk, pay the City an amount equal to the cost of constructing the sidewalk to satisfy the obligations of this section. Said payment shall be used by the City to further maintain and construct the pathway system within the City. (revised 11/25/13)

Q. Bicycle Parking. (adopted 11/25/13)

1. General Requirements.

a) Bicycle parking may be provided using the following approaches: bicycle racks, bicycle lockers, or bicycle parking stations.

b) Bicycle racks must support a bicycle frame at two locations and enable the frame and one or both wheels to be secured. The City requires that bicycle racks meet inverted "U", ring-and-post, or comparable design standards.

c) Bicycle racks or lockers must be securely anchored to a level, concrete or pavement surface.

2. Location Criteria. Bicycle parking shall be located in a safe, designated area and should be within fifty (50) feet of the primary building entrance. Bicycle racks shall be visible either from within the building or the public right-of-way.

3. Dimension Criteria.

a) At least two (2) feet of clearance shall be provided from the centerline of each adjacent bicycle rack.

b) An access aisle of at least five (5) feet shall be provided in each bicycle parking facility.

c) Bicycle racks shall be at least twenty-four (24) inches from a wall to which they are parallel and thirty (30) inches from a wall which they are perpendicular.

4. Number of Required Bicycle Parking Spaces. For commercial uses, one bicycle parking space shall be provided for every twenty (20) automobile parking spaces. A minimum of two (2) parking spaces is required.

R. Drainage/Water Management Plan. Stormwater management plans shall comply with Rule C: Stormwater Management Plans of the Rice Creek Watershed District Rules.

S. Environmental Conservation and Sustainability. The City encourages the use of green materials and environmentally friendly construction and site design such as the use of pervious surfaces, green rooftops, energy efficient materials, LEED standards, and other green building techniques.