INDUSTRIAL/BUSINESS PARK

INTRODUCTION

The following design guidelines seek to assure high quality development in industrial and business park districts by:

- Achieving well-planned, quality designed industrial development;

- Ensuring compatibility between new industrial development and existing community character; and

- Creating environments in which industrial, research and development activities and operations may be conducted with minimal impact on the natural environment and surrounding land uses.
SITE PLANNING GUIDELINES

GENERAL SITE PLANNING GUIDELINES

These guidelines are developed to protect adjoining uses from excessive noise, odor, objectionable views and unrestricted vehicular circulation.

a. The main elements of good industrial site design as illustrated on the graphic on this page include:

- controlled site access (1)
- service areas located at the sides and rear of buildings (2)
- convenient public access and visitor parking (3)
- screening of storage, work areas, and mechanical equipment (4)
- storage and service area screen walls, as required by the Zoning Ordinance (5)
- emphasis on the main building entry and landscaping (6)
b. A variety of building setbacks should be provided in order to avoid long monotonous building facades and to create diversity.

c. Larger than minimum required building setbacks should be provided on buildings 30-feet high or higher.

d. Avoid large expansive parking lots along street frontages. Place buildings not parking along industrial frontages.

e. A development should be located and designed to carefully fit into the surrounding environment and to not dominate the existing character of the area.

f. Auxiliary structures associated with industrial buildings or complexes such as trash enclosures and storage areas should be compatible with and integrated into the overall design of a business park.
**Site Access**

a. Industrial/Business Parks should be marked by entry features, such as a monument sign, special paving, or landscaping.

b. The entry to each development area should be clearly visible to motorists.

**Views and Screening**

a. Buildings should be located to minimize alteration of the natural topography and tree removal.

b. Landscape screening and building orientation should be used to minimize the visual impact of new development.

c. Buildings should not detract from the scenic and visual quality of the community, and should not impair views from major public roads, trails, or vehicular turnouts.

**Screen Wall Guidelines**

a. If walls are not required for a specific screening or security purpose they should not be utilized. The intent is to keep walls as low as possible while performing their screening and security functions.

b. Walls should be designed to blend with the site’s architecture. Landscaping is encouraged to be used in combination with walls.
Landscaping should be used to minimize impact.

Landscaping along security walls is encouraged.

Walls should be constructed with quality materials.
c. When security fencing is required it should be a combination of solid pillars, or short solid wall segments and wrought iron grille work.

d. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided in intervals along the wall. Also, include vines on wall surfaces to break up flat surfaces.

e. Walls and fences should be designed with architectural treatment or a decorative appearance on both sides, and should be solidly constructed of attractive and quality materials such as wood, masonry, native stone, detailed wrought iron, brick, or decorative block.

f. Walls and fences should be designed in such a manner as to create an attractive appearance to the street and to complement the architecture of the industrial park.

g. Gates should be provided in walls or fences where necessary to allow emergency access.

h. High solid walls and fences along public streets can have a negative impact and should be minimized.

i. Perimeter walls and fences topped with barbed wire, razor wire, or broken glass is strongly discouraged.
AMENITIES

a. Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged. Setback areas may be used to provide space for these areas.

b. Recreational facilities such as jogging trails, bicycle paths, etc. should be encouraged within industrial/business parks. Jogging trails and bicycle paths should connect with a regional or sub-regional bicycle path system.

Provide small commercial services within industrial/business parks.
NATURAL FEATURES

Business parks should demonstrate an effort to retain significant existing natural features characteristic of the surrounding setting. Where possible, existing vegetation, waterways, drainage courses, views, rock outcroppings, and other natural features should be protected, preserved, and integrated into the development plan where feasible.

a. All areas that are not paved or not covered by buildings should be retained in existing vegetation or landscaped.

b. Altered areas should be restored and revegetated to replicate the natural conditions prior to construction.

c. Mass grading that results in building sites separated by steep, geometric slope embankments should be avoided. Contour grading should be employed to replicate preconstruction site conditions.

PARKING AND CIRCULATION GUIDELINES

The design of industrial/business park onsite circulation systems should address the needs of different user groups; visitors, employees and truck loading and unloading.

a. Parking lots and cars should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building should be avoided in favor of smaller multiple lots separated by landscaping.

b. Parking lots adjacent to and visible from public streets should be screened from view through the use of rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof.
c. Optimize shade coverage of parking lots.

d. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consideration for emergency vehicle access and security gating systems.

e. Entrances and exits to and from parking and loading facilities should be provided in compliance with applicable City development requirements.

f. A vehicle entering the parking facility should not be required to enter a street to move from one location to any other location within the parking facility or premises.

g. Safe and convenient pedestrian walkways should be provided between buildings and building entrances and parking areas.

h. Pedestrian access should be provided between transit stops and buildings. Transit shelters should be provided where appropriate.

i. Pedestrian walkways should be accessible, safe, visually attractive, and well defined by decorative pavement, landscaping, low walls, and low-level lighting.
Use berming or grade differentials to screen parking lots.

Provide clearly paved pedestrian walkways within parking lots.

Pedestrian walkways should be visually attractive.
LOADING FACILITY GUIDELINES

LOCATION

a. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear of the site.

b. When it is physically not possible to locate loading facilities at the rear of the building, loading docks and overhead doors should be located along the side of the building.

SCREENING

a. Loading facilities need to be sited with care on the industrial site. Whenever possible, these facilities need to be screen from public view as much as possible.

b. Where screening is required by applicable development regulations, a combination of elements should be used including solid masonry walls, berms, and landscaping.

c. The method of screening should be architecturally integrated with the adjacent building in terms of materials, colors, shape, and size.
LANDSCAPING AND LIGHTING GUIDELINES

LANDSCAPING

a. Landscaping should be used to define areas such as entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties, and provide screening for outdoor storage, loading and equipment areas.
b. Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.

c. Buildings should be located on ‘turf-islands’. A large landscape strip, including mow strips, should be provided between parking areas and the office (front) portion of a structure.

d. Landscaping around the entire base of the building softens the edge between the parking lot and building and should be accented at entrances to provide focus.

e. Use changes in building elevation or berming at the edge of the building in conjunction with landscaping to reduce structure mass and height along street facades.

f. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs. Concrete mow-strips are desired between turf and shrub areas.

g. In the instance where an industrial use is adjacent to a non-industrial use, appropriate buffering techniques such as additional setbacks, walls, screening and landscaping may be required on a case-by-case basis to mitigate any negative effects of the industrial use.

h. Use of vines on walls is strongly encouraged in industrial areas to reduce their visual impact and opportunities for graffiti.

**LIGHTING**

a. Large areas should be illuminated to minimize the visual impact and amount of spillover light onto surrounding projects. High-mounted, widely spaced pole fixtures that illuminate large areas from a single source are not appropriate.
b. Lighting fixture placement should provide the best illumination for outdoor areas such as parking, shipping and receiving, pedestrian walkways, and work areas.

c. The design of lighting fixtures and their structural support should be of a scale and architectural design compatible with on-site buildings. If possible, a light standard theme should be provided throughout the Industrial/Business Park.

ARCHITECTURAL GUIDELINES

Unlike the general commercial design guidelines, the guidelines for industrial/business park development seek not to impose strict scale and articulation guidelines, but to promote high quality and creative development, which will be an asset to the City of Glendora. These guidelines will assist the developer in understanding the City’s concept of “quality” design relative to industrial and business park projects.
General

a. Each business park should have a distinct architectural concept that is consistent in theme but rich in subtle variation. Buildings within the same industrial park should be designed to provide a clear, unified, and easily identifiable image. Methods to achieve this include using similar architectural styles and materials, complementary roof forms, signage, colors, and decorative pavement.
b. The architectural qualities and design elements for industrial buildings that are encouraged are:

- building modulation indentations and architectural details;
- building entry accentuation;
- screening of equipment and storage areas; and
- landscaping to soften building exteriors and buffer between uses.

c. The elements that are prohibited include:

- large blank, flat surfaces;
- exposed, untreated concrete block walls (except split face);
- unscreened loading doors facing the street; and
- exposed roof drains.

HEIGHT AND MASS

a. The design of industrial buildings should consider the visual and physical relationship to adjacent uses. A structure which dominates its environment by its relative size is discouraged.

b. Varying building heights/massing and setbacks to define different functions such as offices and warehousing is encouraged.
BUILDING

a. Employ variety in building forms to create visual character and interest.

b. Avoid long unbroken building facades. Facades with varied front setbacks are required.

c. Front and sidewall elevations should provide building offsets and architectural details.

d. Entrances to individual buildings should be readily identifiable to visitors and architectural integrated within overall building composition.

Entrances should be identifiable to visitors.
**ROOFS**

a. Roof drains and rooftop equipment should be screened from view by architectural features integrated with the design of the structure.

b. Roofs should be integral to the architectural theme of industrial buildings. Rooflines of industrial buildings should include variations to avoid long, continuous planes.

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**MATERIALS/COLORS**

a. Materials and colors should be used to produce diversity and visual interest.

b. Use various siding materials, i.e. masonry, concrete texturing, cement or plaster to produce effects of texture and relief that provide architectural interest.

c. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.

d. Plant material should be utilized immediately adjacent to walls to discourage graffiti. Vines where planted should be maintained on walls.
e. Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.

f. Compatible colors in a single facade or composition add interest and variety while reducing building scale and breaking up plain walls.

g. Light, neutral colors should be used on industrial buildings to help reduce their perceived size. Contrasting trim and color bands can help break up the vertical monotony of flat walls.

h. Brightly-colored industrial/business park buildings are strongly discouraged.