

ARTICLE XXXII. Industrial Design Guidelines

§ 205-192. Purpose.

The purpose of industrial design guidelines for the City of Papillion are to:

- A. Encourage quality industrial development that produces economic development benefits to the city while minimizing negative visual effects associated with industrial uses.
- B. Develop commercial projects that become valued places within the fabric of the city.
- C. Set minimum requirements for site design and development, building design, accessory structure design, landscaping, and signage without discouraging creativity and flexibility in design.
- D. Permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians.
- E. Respect the relationship of industrial development to surrounding neighborhoods.

§ 205-193. Application.

- A. The industrial design guidelines apply to all industrial development constructed after the effective date of this Ordinance within the following areas:
 - (1) ¼ mile from the edge of the right of way of 72nd Street, Washington Street (84th Street), 96th Street, 108th Street, 114th Street, 120th Street, 132nd Street, 144th Street (Highway 50), Giles Road, Cornhusker Road/6th Street, Portal Road, Highway 370, Schram Road, Capehart Road, Fairview Road, and I-80.
 - (2) Industrial development within the MU Mixed Use District or the PUD Planned Unit Development unless specific exceptions are agreed upon in a city approved agreement, such as a Mixed Use Development Agreement.

§ 205-194. Site Design Guidelines.

- A. Relationship to landforms.
 - (1) Buildings shall maintain a minimum buffer of 30 feet from the edge of any floodway or from the edge of any wetlands identified by the National Wetlands Inventory or a site specific inventory of wetlands.
 - (2) Site design shall minimize cut-and-fill and generally follow the natural topography of the site.
 - (3) Developments shall preserve natural and scenic areas, streams and natural drainageways, floodplains, prairies, and wetlands. Developments shall, to the degree possible, preserve individual trees or stands of trees specified by the City of Papillion's list of recommended

tree species. Developments that remove specified trees shall replace such trees according to the Tree Replacement Schedule under §205-235. All replacement trees must also be listed on the list of recommended species and shall have a caliper of at least 3 inches.

B. Building location and orientation.

- (1) The arrangement of buildings on a site should screen operational and loading areas from view from surrounding public streets.
- (2) Buildings should be clustered within a site.
- (3) Buildings with customer entrances shall orient such entrances toward the primary access street. Buildings that do not invite public patronage shall maximize landscaped setbacks and buffers from the primary access street. However, service functions, including but not limited to loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection and processing, and other service functions, shall be oriented away from primary access streets.
- (4) In general, Accessory Structures shall not front a primary access street and shall be oriented away from public streets, open space, or residential areas. The Planning Director may waive this requirement, however, if the Planning Director determines that the applicant has sufficiently demonstrated that an alternative location and orientation design would: (1) serve a genuine business or aesthetic purpose, (2) provide visual interest and scale to the building, and (3) not adversely affect the public health, safety, or general welfare.
- (5) Buildings shall be arranged and oriented so that loading docks, outdoor storage, and truck parking and servicing areas are not visible from any of the principal arterials identified in this section. Site designs shall maximize the amount of landscaping in streetyards along these arterials. Customer and employee parking areas are permitted in these streetyards, subject to other provisions of this ordinance.

C. Pedestrian access.

- (1) Developments shall provide a continuous walkway connection at least 5 feet in width from the public sidewalk or right-of-way to the customer and/or office entrance of the development.
- (2) Where the walkways required by this section cross driveways, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of crosswalk striping, change in paving material, or other durable, low-maintenance surface techniques.

D. Vehicular access.

- (1) Development plans shall minimize the number of access points to adjacent arterial streets. Access from arterial streets shall be controlled and will typically be limited to one point of access per 600 linear feet, or as otherwise determined by the City of Papillion. Developments shall make maximum use of internal cross-easements and shared access points when possible.

(2) To the degree possible, access routes for automobiles and trucks shall be distinguished from one another.

(3) Drives and access points shall be directed away from residential areas.

E. Parking.

(1) Signage and site design shall distinguish employee and visitor parking areas from truck loading and servicing areas when the project is sufficiently large to make such separation functionally necessary.

(2) Landscaping shall be used to direct vehicles through the site, distinguish between automobile and truck service areas, manage stormwater, and break up the size of large impervious parking and loading areas.

F. Signs.

(1) Attached signs shall be integrated into the design of the building elevation.

(2) All new industrial development shall use monument or ground signs, unless an I-80 Corridor Pole Sign is permitted pursuant to § 204-264. For monument and ground signs, the width of any vertical element over fifteen feet in height shall not exceed ten feet.

(3) Other sign regulations and requirements are set forth in Article XXXVII.

G. Screening.

(1) Developments shall provide year-round screening of loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection and processing, and other service functions if these features are visible from adjacent public streets or neighboring residential properties. The screen shall be of sufficient height to hide the equipment, vehicles, materials or trash being screened from public view but in no case shall the screen be required to exceed 10 feet in height. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Planning Director. Chain-link fencing with inlaid wood or metal slats shall not be considered acceptable. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.

(2) Architectural elements, materials, colors, and design of screening walls, coverings, and fences shall be consistent with the predominant materials, colors, and elements of the principal building.

(3) All rooftop mechanical equipment shall be screened. Acceptable methods of screening include parapet walls or a free-standing screen of a material and color consistent with the building. Screens shall be at least the same height as the equipment they conceal.

(4) Other screening requirements are set forth in Section 205-232, Landscaping and Screening Requirements.

H. Lighting.

- (1) All lighting used to illuminate off-street parking areas, signs or other structures shall be arranged so as to deflect light away from any adjoining property and from public streets through fixture type and location.
- (2) The maximum height of lighting standards shall be 35 feet, unless the city grants a specific exception as part of the application approval process.
- (3) Exterior lighting of buildings shall be limited to low-level incandescent spotlights, floodlights, and similar illuminating devices hooded in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets. The city may approve exceptions to these requirements for sports and athletic field lighting, flagpole lighting, public street lighting, temporary lighting for seasonal/holiday or special events, and lighting used for public safety.

I. Open space.

- (1) Open space shall be integrated and/or connected through trails and linear parks with the following types of lands located within or adjacent to the development area:
 - (a) Dedicated parks;
 - (b) Dedicated school sites;
 - (c) Dedicated open spaces;
 - (d) Any local or regional trail or open space system; and
 - (e) Activity or community centers.

§ 205-195. Building design guidelines.

A. Mass and scale.

- (1) For buildings with office areas that exceed 3,000 square feet, the mass of the office portion of a building shall be distinguished from the mass of the industrial operations portion of the building. Office and/or public entrances shall be distinguished by elements that provide both identification and scale to the development. Techniques include but are not limited to the use of canopies or porticos, overhangs, changes in horizontal or vertical plane, variations in façade height and design, arches, peaked or special roof forms, and changes in materials.
- (2) At least 30% of the surface area of the office and customer-oriented portion of a building shall be of transparent materials.

B. Building materials.

- (1) Permitted exterior building materials on primary exposure facades shall be high quality, durable materials that include, but are not limited to, brick; native or manufactured stone (Renaissance stone or similar masonry materials); integrally colored, burnished textured, or glazed concrete masonry units; pre-finished metal panel systems; quality metals such as copper; high quality pre-stressed concrete systems; architecturally treated tilt-up concrete panels; and drainable (water managed) EIFS. The Planning Director may approve the use of tilt-up concrete as a permitted primary exposure façade if the applicant demonstrates that the use of such material is consistent with the quality of the other permitted exterior building materials. Primary exposure facades shall include any façade that is oriented to a principal street identified in this section; all building facades that intersect the arterial façade for a distance of 200 feet back from such intersection; and any façade oriented to any other public street, open space, or residential area.
- (2) The following materials are prohibited on any development affected by these guidelines: split shakes, rough-sawn wood; field-painted standard corrugated metal siding; or barrier type EIFS.
- (3) Smooth-faced concrete block, tilt-up concrete, pre-engineered metal buildings, and standard single- and double-tee concrete systems shall be permitted only on facades that are not primary exposure facades.
- (4) These guidelines are not intended to inhibit creativity and innovation in building design. The Planning Director may permit the use of other materials if the applicant demonstrates that the use of such materials will result in a building that gives a sense of quality and permanence.

C. Roof forms.

- (1) Visible roof materials shall include clay or concrete tile, pre-finished metal, architectural grade asphalt shingles, architectural metals, copper, natural or synthetic slate, or similar durable materials. Membrane roof systems are prohibited on any routinely visible portion of the roof.
- (2) Mansard or false roofs shall not be used.

§ 205-196. Accessory structure design guidelines.

A. Freestanding canopy structures.

- (1) Design.
 - (a) Freestanding Canopy Structures, which are incidental to and customarily associated with a specific principal building on the same site, must be designed to be in harmony with said principal building in form, use of materials, and coloring.

(b) Freestanding Canopy Structure coloring shall also be neutral in appearance. Bright, highly-saturated, attention-grabbing colors are not permitted.

(2) Roof.

(a) The roof of the Freestanding Canopy Structure may be pitched, flat, or be a combination of pitched and flat depending on the architectural elements of the principal building.

(b) Pitched roofs shall be between 4:12 and 8:12 with roofing materials that match the principal building's sloped roofing materials.

(c) An architectural detail shall be applied to the edge of flat-roofed Freestanding Canopy Structures.

(d) Freestanding Canopy Structure coloring shall be neutral in appearance and consistent with the principal building. Bright, highly-saturated, attention-grabbing colors are not permitted.

(3) Columns.

(a) Masonry consistent with the principal building shall be utilized, at minimum, on the bottom eight (8) feet of Freestanding Canopy Structure columns.

(4) Lighting.

(a) All lighting used to illuminate Freestanding Canopy Structures shall be arranged so as to deflect light away from any adjoining property and away from public streets through light fixture type and location. All under-canopy lighting shall be recessed to the extent necessary to ensure that any visible light source, including the light fixture and lens, shall not extend lower than the plane of the underside of the canopy.

§ 205-197. (Reserved)