

Chapter 17.33

Site Plan Review

Sections:

17.33.010 Purpose

17.33.020 Large Structure in Battle Rock Mixed Use Zone (10 MU)

17.33.010 Purpose

The purpose of Site Plan Review is to promote the public health, safety and general welfare by providing for nondiscretionary review of expansions of specified existing development and new development to assure that there is compliance with those city standards set forth in this section.

17.33.020 Large Structure in Battle Rock Mixed Use Zone (10-MU).

1. Commercial and residential buildings shall incorporate the following design standards to promote the intent of the underlying zone. Any omission of a following standard must be supported with reasons why such standard is inapplicable.
 - a. Clearly defined primary entrance, through use of any or all of the following: awning, canopy or porte-cochere, recess, projections.
 - b. Orient building close to street to promote pedestrian oriented development.
 - c. Off-street parking to be divided by landscaping areas into bays of not more than twenty-four (24) parking spaces per bay.
 - d. Corner buildings shall have corner entrances, or at least one entrance within twenty (20) feet of the street corner.
 - e. Buildings shall provide at least 50% of the ground floor façade facing the street with windows or building entrances.
 - f. On multistory buildings define and separate ground floors from upper stories by use of architectural features such as cornices, trim, overhangs, canopies, or other features.
 - g. Pitched roofs to incorporate two (2) of the following features: Eaves, hips, gables, clerestories, corner elements (e.g. tower), brackets, dormers.
 - h. Pitched roofs may be terminated in a parapet. Parapet must include two (2) of the following features: cornice, decorative frieze, brackets, ornamentation appropriate to the building architecture.
 - i. Facades shall be articulated on all street facing elevations and shall incorporate a minimum of five (5) of the following on each elevation: Building offsets, windows, entrances, weather protection (awning, canopy), projections, sheltering roofs, terraces, decks, distinct pattern of divisions in surface materials, ornamentation, small scale lighting, varying building mass, planters; other design features may be considered to meet the minimum of five (5) articulation standards for each elevation subject to the Conditional Use Permit application approval process.
 - j. Avoid parking accesses from or located on street corners.
 - k. Provide dark-sky lighting at main entrances of parking areas and pathways compatible with building architectural style.
 - l. Building shall have adequate fire protection as determined by the State Fire Marshal.
2. Commercial or multifamily residential structures shall demonstrate adequacy of access from principal streets together with the probable effect on traffic volumes of abutting and nearby streets.
3. No signage shall be displayed on building above thirty-five (35) feet.