

ORLAND AIRPORT INDUSTRIAL PARK DESIGN STANDARDS

The following design criteria shall apply, in addition to requirements of zoning regulations.

A. BUILDING DESIGN:

1. Facades of buildings shall be decorative and architecturally pleasing. At a minimum, all buildings shall be designed so that exterior walls look like wood or masonry regardless of their composition. All roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel, or consist of architectural metal roof sheathing with factory applied color coatings;
2. Colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings to achieve a total continuity of design that is visually pleasing and harmonious with adjacent development;
3. All roof-mounted mechanical equipment and/or duct work, which projects vertically more than one and one-half feet (1 - 1/2') above roof or roof parapet and visible from an adjoining street is to be screened by an enclosure which is detailed consistent with the building. Where total screening of roof-mounted mechanical equipment and/or duct work that projects one and one-half feet (1 - 1/2') or more above the roof or roof parapet is not practical, as determined by the Glenn County Building Inspector, the projections shall be painted consistent with the color scheme of the building;
4. No mechanical equipment except for emergency equipment and air conditioning equipment is to be exposed on the wall surface of a building. Such mechanical equipment shall be screened by an enclosure which is designed to be consistent with the building;
5. Plans for cyclone blowers, bag houses, tanks, etc., shall be reviewed at the time of site plan review to determine design integration with buildings and adjacent areas. Such equipment shall be painted to blend with or complement the surface to which attached, if visible;
6. All gutters, down spouts, vents, louvers, exposed flashing and overhead doors, shall be painted to blend with or complement the surface to which attached;
7. Overhead doors, garages, or loading zones shall be placed facing away from view of County Road P.

B. LANDSCAPING AND BUFFERING:

1. All undeveloped land areas shall be maintained in permanent vegetative cover, or alternatively be landscaped with a combination of materials to control runoff. All yards shall be landscaped such that there shall be no accumulation of silt, mud or standing

water causing unsightly or hazardous conditions, either within the yard or on adjacent properties, public roads or sidewalks.

2. The following minimum landscaping standards shall be met unless an alternative landscaping plan is approved by the review authority that meets the intent of this development project.
 - a. All development shall include an area or areas of the parcel for landscaping to serve as a visual screen and/or provide an increased aesthetic environment;
 - b. The front of the lot shall be landscaped with a minimum of a ten (10) foot wide planted area, starting at the edge of the road right-of-way. Landscaping shall not obstruct traffic or reduce sight distance at any driveway or intersection, unless because of the location or design of existing development, or appropriate site planning would make adherence to this standard result in development inconsistent with the purposes of this project. In such case, an alternative landscape plan may be approved by the review authority. The landscaping may be interrupted by building entrances or exits and driveways. A minimum of one (1) tree shall be planted for each thirty (30) feet of street frontage.
 - c. Not less than twenty (20) feet of landscaping shall be provided and permanently maintained in any front yard adjacent to County Road P. A minimum of one (1) tree shall be planted for each thirty (30) feet of street frontage.
 - d. Where a parking lot contains five (5) or more spaces and is visible from a street, not less than five percent (5%) of the parking lot, excluding the area of the landscaped strip shall be landscaped. Such landscaping shall be distributed through the parking lot and shall not be concentrated in any one area. Landscaping shall be computed on the basis of the total amount of parking and driveways provided (except spaces provided for enclosed vehicle storage areas);
 - e. A minimum of one (1) tree shall be planted for each twenty (20) parking spaces.
 - f. For landscaping required for parking lots, protective measures including, but not limited to, concrete curbing, railroad ties or decorative rock shall border all landscaped areas;

- g. Minimum plant size: Unless otherwise specifically indicated elsewhere all plant materials shall meet the following minimum standards as indicated in Table A:

Table A

Minimum Plant Size

Plant Material Type:	Planting Sizes:
Canopy Tree:	
Single stem	2 1/2 inch caliper
Multiple stem	10 feet (height)
Understory tree	1 1/2 inch caliper
Evergreen tree	5 feet (height)
Shrubs:	
Deciduous	5 gallon container
Evergreen	5 gallon container

- h. All landscaping shall be provided with a drip irrigation system or in-ground sprinkler system. If all plant materials are indigenous or drought-resistant, a temporary or portable irrigation system may be provided;
- i. A landscape plan, either as an overlay of the proposed site plan or a separate drawing, shall be submitted for review and approval. The following information shall be included in the plan:
- 1) The location of all landscaped areas with the proposed shrubs, trees and other plant materials clearly labeled with information on size, type and spacing,
 - 2) A description and layout of the proposed irrigation system,
- j. No use shall commence nor occupancy permit issued until:
- 1) The landscape plan has been implemented and approved as required herein, or
 - 2) The tenant has entered into an agreement and posted bonding as required for that portion or portion(s) of the landscaping plan determined incomplete;
- k. Bonding required:
- 1) Where the tenant has failed to implement an approved landscape plan, the tenant shall enter into an improvement/maintenance agreement with the County and provide financial assurance for completion of the required landscaping within one year. The financial assurance may take the form of a certificate of deposit, letter of credit, bond or other financial assurance acceptable to the County,

- 2) Such financial assurance shall be set at one hundred fifty percent (150%) of the costs necessary to cover all landscape improvements as indicated on the approved landscape plan, and
1. A maintenance agreement shall provide for maintenance of plantings utilizing acceptable horticultural practices, and for replanting of new material where a required planting has not survived the first year after planting.

C. STREETS:

1. Curb, gutter and sidewalk are to be provided.
2. Street lights are to be provided.

D. PARKING AND DRIVEWAYS:

1. Grading and Drainage. The grading and drainage of all parking areas shall conform to the requirements of the public works director.
2. Driveway Widths.
 - a. The minimum width of a driveway for two-way traffic shall be eighteen (18) feet;
 - b. The minimum width of any driveway shall be ten (10) feet.
3. Surfacing and marking.

The parking area shall be maintained in good condition at all times and shall be surfaced in a manner to be consistent with the type and level of use so as to provide safe and convenient use in accordance with the following guidelines:

- a. Parking areas shall be surfaced with asphaltic concrete or its equivalent;
- b. Parking spaces, entrances, exits and circulation directions shall be marked and shall remain discernible at all times.
4. Each parking space shall be not less than eighteen (18) feet in length and nine (9) feet in width, exclusive of driveways, ramps and columns, for medium and large automobiles and not less than sixteen (16) feet in length and eight (8) feet in width for subcompact and compact automobiles. A maximum of forty percent (40%) of all parking provided may be compact car parking. Such spaces shall be signed or otherwise designated for smaller compact cars.

E. OUTDOOR STORAGE:

1. Outdoor storage in any district shall be maintained in an orderly manner and shall not create a fire, safety, health or sanitary hazard.
2. Open and outdoor storage and operation yards (work areas) of an interior lot shall be confined to the area to the rear of a line which is the extension of the front wall of the principal building and shall be screened from view from any street by appropriate walls, fencing, earthen mounds or landscaping as approved in the required landscaping plan. Storage or operation yards on a corner or through lot shall be subject to approval of the planning director.
3. Open and outdoor storage of materials or products, except for trucks and other vehicles necessary for the operation, shall not exceed a height of eight (8) feet.
4. Open and outdoor storage shall be located so as not to constitute a hazard to adjacent buildings or property.
5. Exterior trash and storage areas, service yards and electrical utility boxes shall be screened from view of all nearby streets and adjacent structures in a manner that is compatible with the building design. Smaller areas near the building shall be screened with a wall of the same construction as the building wall. Larger areas shall be screened by a solid six foot (6) high fence. Chain-link fencing shall be permitted only when accompanied by heavy landscaping which will grow to screen the fence in three (3) years. Provisions for adequate vehicular access to and from trash, garbage or refuse areas shall be provided.
6. Outdoor storage of materials and equipment shall not face the County road.

F. PUBLIC SAFETY:

All proposed development shall comply with the following public safety requirements beyond those required elsewhere:

1. An emergency access way to the rear portion of the lot shall be provided where deemed necessary or where required by the standards of the applicable local fire protection district.
2. Adequate lighting of parking lots and buildings shall be provided.
3. Clearly marked street numbers with lighting for night visibility shall be provided.
4. Required landscaping shall not totally shield a security officer's view of doors, windows, or entrance areas.

G. SIGNS:

There shall be a common theme to the signing of the development. The theme should include some identifiable common element or elements such as dimension, construction material, color scheme, lighting or lettering style. All signs in the development shall be integral components of the common theme.