

North Logan City Manufacturing/Industrial Design Guidelines

The following Design Guidelines seek to assure high quality development in the MC zoning districts of North Logan. The provisions of this section shall apply to all industrial type development within the City. Additionally, any addition, remodeling, relocation, or construction requiring a building permit within any MC zoning district should adhere to these guidelines.

Common elements found in well-designed industrial projects include:

- Site Planning,
- Landscaping,
- Building Design, and
- Utilitarian Aspects.

North Logan City

Design Guidelines

Site Planning

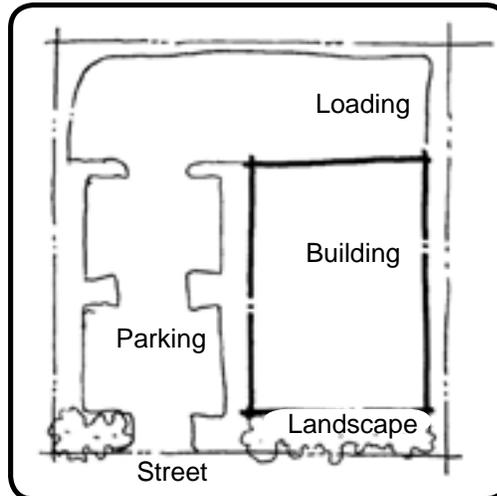
Guidelines:

- a. Visitor and handicap parking shall be located adjacent to the building entrance while employee parking areas are encouraged to be located at the side or rear of the building. (Figure 6)
- b. Expansive paved areas located between the street and the building should be avoided in favor of multiple small lots separated by landscaping and buildings. (Figures 1, 2, 3, 4)

Lot Layout

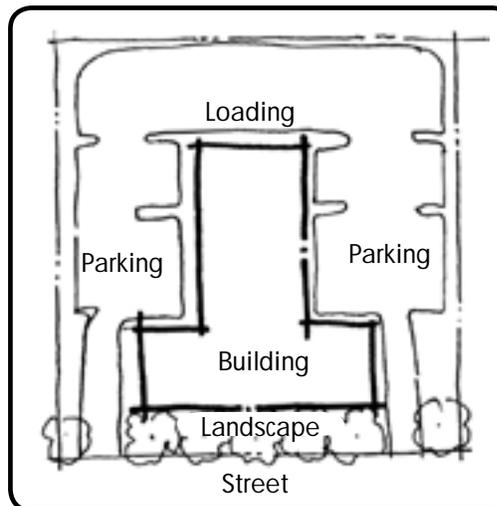
Intent:

Due to the nature of development within industrial districts, building architecture is generally considered secondary to an appropriate site plan. All industrial building site layouts should be designed to provide interesting street scenes, controlled site access, emergency vehicle access, convenient visitor parking, well-screened outdoor storage, loading areas, equipment and service areas, and an emphasis on the entrance or office portion of the building.



Encouraged
- building at side

Figure 1



Encouraged
- building at front

Figure 2

Industrial Guidelines

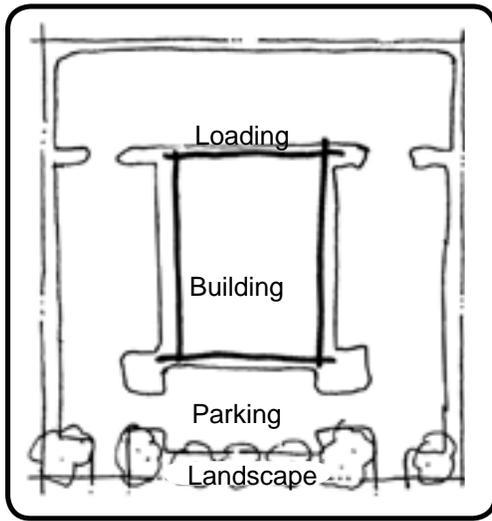


Figure 3 Street

Encouraged
- centered building

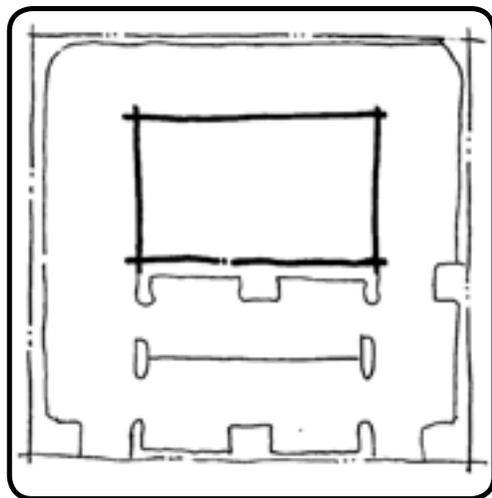


Figure 4 Street

Discouraged
- building at back
with parking in front

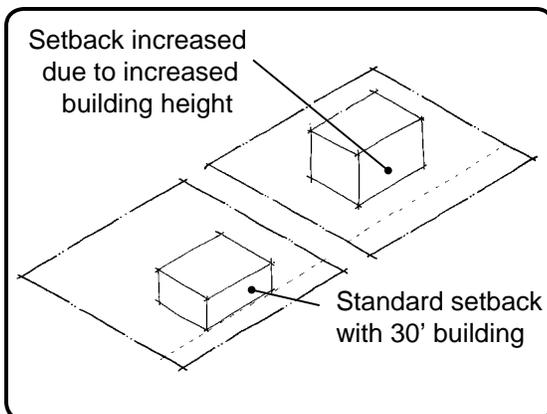


Figure 5

- c. Where industrial uses are adjacent to sensitive non-industrial uses, appropriate buffering techniques, such as setbacks, screening, and landscaping, should be provided to mitigate any negative effects of industrial operations. (Figure 6)
- d. Access to loading areas shall be separate from public access.
- e. Loading areas shall be screened from public view. (Figures 1, 2, 3, 4, 6)

North Logan City

Design Guidelines

Site Planning

Guidelines:

- a. Within the "Image Zone" there should be an emphasis on materials and landscaping and a quality architectural presence should be established. (Figure 6)

"Image Zone"

Intent:

North Logan City realizes that new industrial development cannot construct utilitarian-type structures which incorporate all of the amenities sought in an office building. The City does not want industrial development to look high quality, particularly from the public street. Therefore, the City will most closely scrutinize the "Image Zone" of all industrial development proposals. The area with the most public visibility shall be considered the "Image Zone." The developer should strive to place considerable attention to aesthetics in these areas.

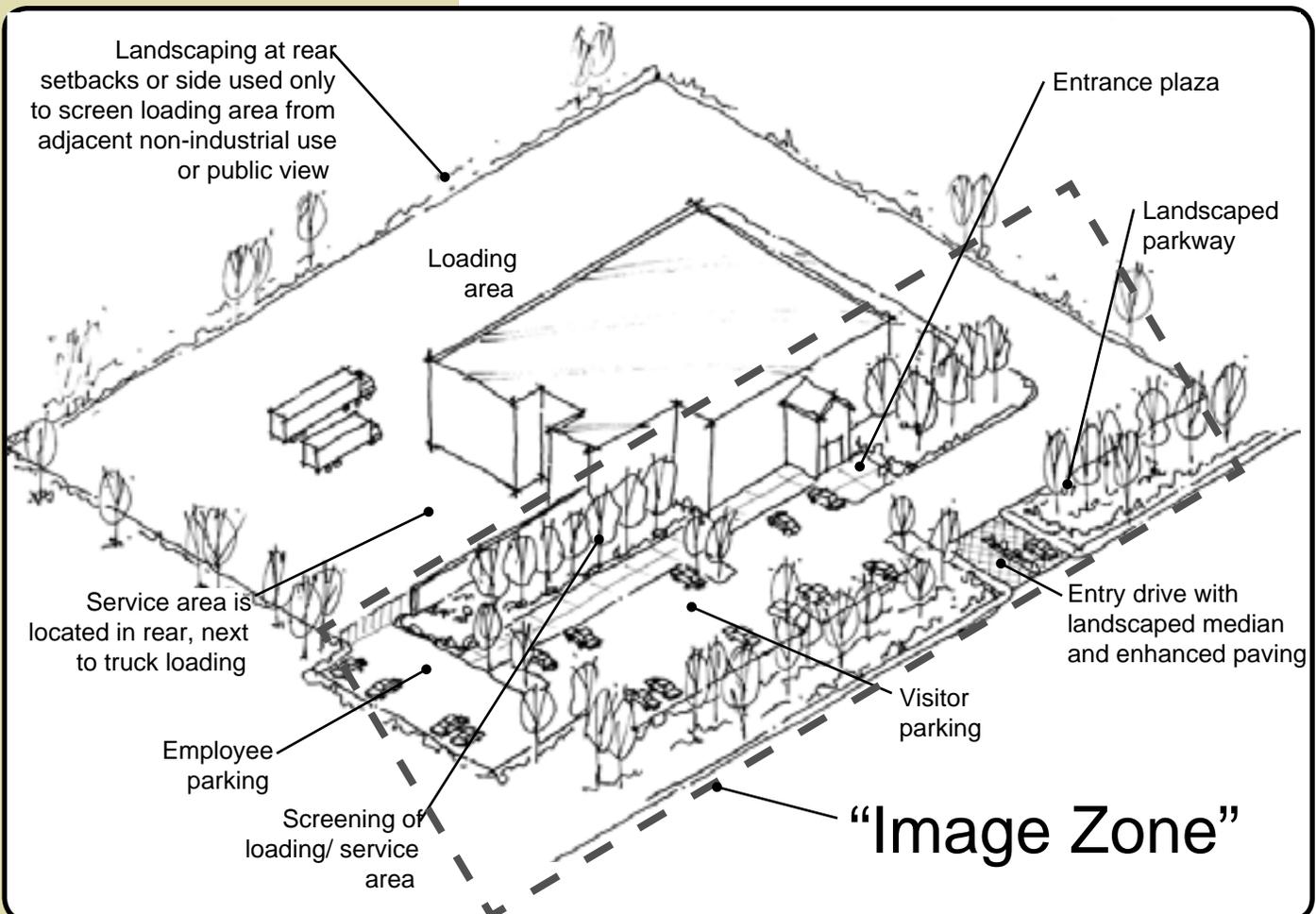


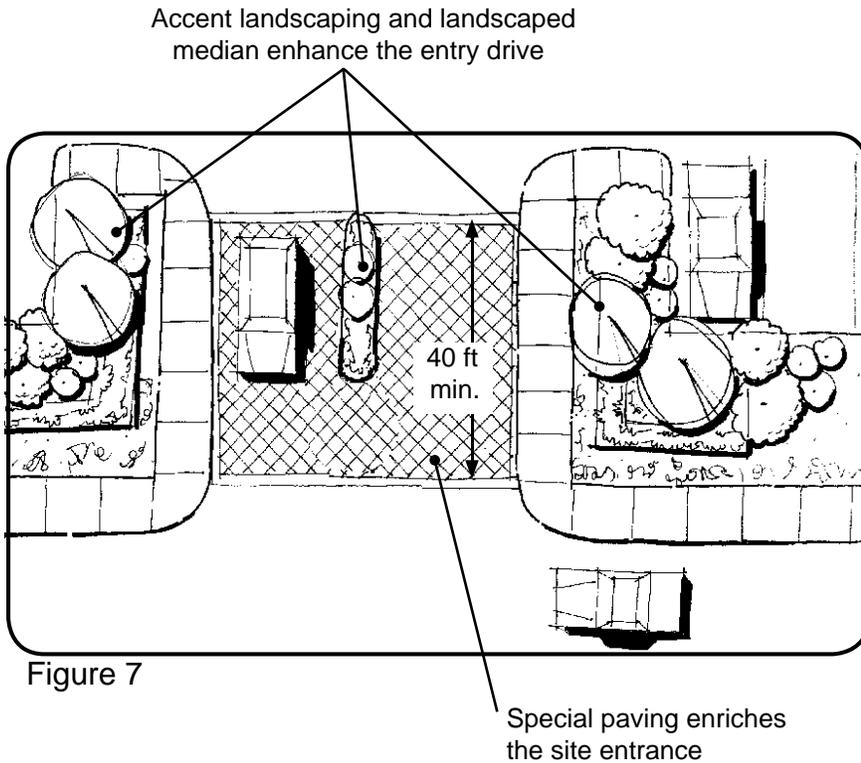
Figure 6

Visitor parking, employee parking and truck loading areas are all separated

Industrial Guidelines

b. Entry drive orientation and accent landscaping should be used to enhance/ identify entry sequence. (Figure 7)

- The entry drive should be oriented toward the main entrance of the building.
- Two 10-foot wide landscaped parkways shall flank the entry drive.



- A minimum 5-foot wide sidewalk on at least one side of the drive aisle should be provided to connect the street to the building.
- Signs, paving, and planting should be incorporated into a well-designed entry to visually link the site entry to the buildings.
- Landscaping that is drought-resistant and consist of native materials is strongly encouraged.

North Logan City

Design Guidelines

Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas or enhanced site features at the building entries.
- b. Focal points should be developed to create a definite sense of identification. Plazas, landscaping, fountains, artwork, textured pavement, and universally accessible changes in pavement levels may be combined to create focal points and identity. (Figures 9 10)

Project Entry and Character

Intent:

Provide attractive and inviting pedestrian scale features, spaces, and amenities within the “Image Zone” to enhance the project’s entry.



Figure 8

Accent planting, seating, and a definable space provide a desirable visitor area

Industrial Guidelines

- c. Site features should be provided adjacent to building entries or facades, in plazas, or in seating areas and should tie into paving at building entries



Figure 9

Water features, accent landscaping, and textured paving accentuate the building entry

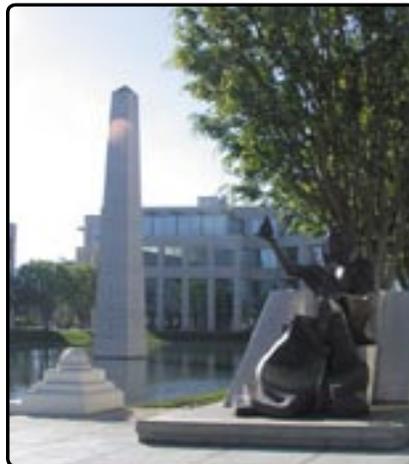


Figure 10

Public art enhances these projects

North Logan City

Design Guidelines

Site Planning

Guidelines:

- a. All industrial developments shall provide outdoor plazas and employee break areas. (Figure13)
- b. Plazas, employee break areas, and open spaces should be sheltered, as much as possible, from the noise and traffic of adjacent streets, trash enclosures, parking areas, and other incompatible uses. (Figures 11, 13)

Employee/Visitor Seating Areas

Intent:

Provide comfortable, convenient, and easily accessible employee break areas.



Trellis structure provides shade

Figure 11



Figure 12

Tables, trash receptacles and canopy trees enhance this break area

Industrial Guidelines

- c. Plazas and employee break areas should include: (Figures 12, 13)
- tables,
 - benches or seat walls,
 - trash receptacles,
 - canopy trees, trellis structures, or umbrellas,
 - lighting, and
 - enhanced paving.



Figure 13

Umbrellas provide shade for employees

Break area is screened and sheltered from parking areas, trash enclosures, and other incompatible uses

North Logan City

Design Guidelines

Site Planning

Guidelines:

- a. Parking facilities shall be designed with adequate area for a vehicle to maneuver without entering the public right-of-way. (Figures 1, 2, 3, 4)
- b. Crosswalks in parking lots should be accented. (Figure 14)

Access and Circulation

Intent:

Provide safe and convenient access to the building entry from the street, parking areas, and transit stops.



Textured paving at crosswalk provides additional pedestrian safety

Figure 14



Planters, bollards, and pedestrian scaled lighting create a focal point and plaza space in this project

Figure 15

Industrial Guidelines

- c. Easily identifiable pedestrian access shall be provided from the street, sidewalk, parking areas, and bus stops to building entrances and key areas within the site. (Figures 14, 16)
- d. Pedestrian walkways should be safe and visually attractive and shall be defined by landscaping and low level lighting. (Figure 15)

Landscaping enhances the walkway and provides a buffer from vehicles



Figure 16 Pedestrian amenities (benches, potted plants) and textured paving enhance the pedestrian walkway

North Logan City

Design Guidelines

Site Planning

Guidelines:

- a. Quality directional signs and pavement markings should be provided at all parking and loading facility entrances and exits. (Figure 18)
- b. Loading areas should be oriented or screened so as not to be visible from a public street or from a non-industrial property. (Figures 17, 20)
- c. Loading and service areas shall be screened from public view using a combination of portions of the building, architectural wing walls, decorative screen walls, and/or a 20-foot landscape buffer. (Figures 17, 19, 20)
- d. Screening shall be designed as an integral part of the building design and site layout. (Figures 17, 20)

Loading Areas

Intent:

The loading area needs to be sited with care on the industrial site. Wherever possible, various screening methods should be incorporated into the site design to reduce the visual impact of these facilities.

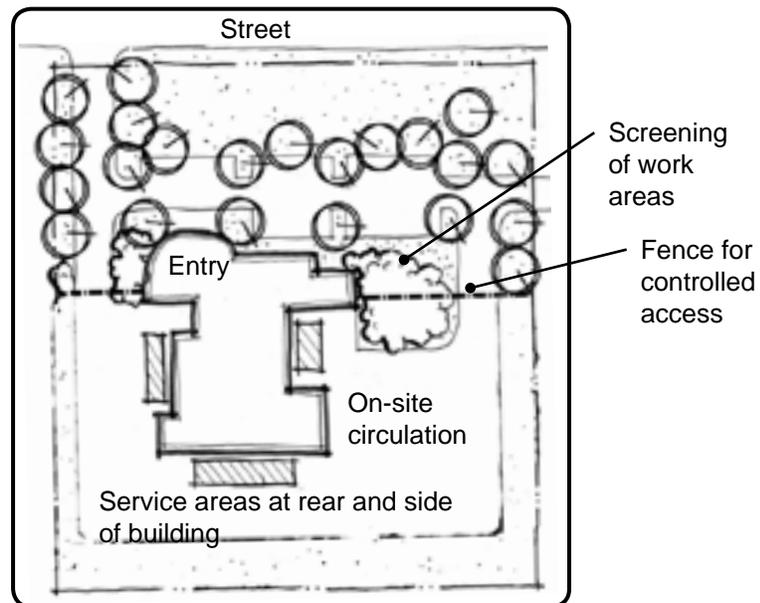


Figure 17



Figure 18 Easy to read signs should be located near the project entry and should complement the character of the building

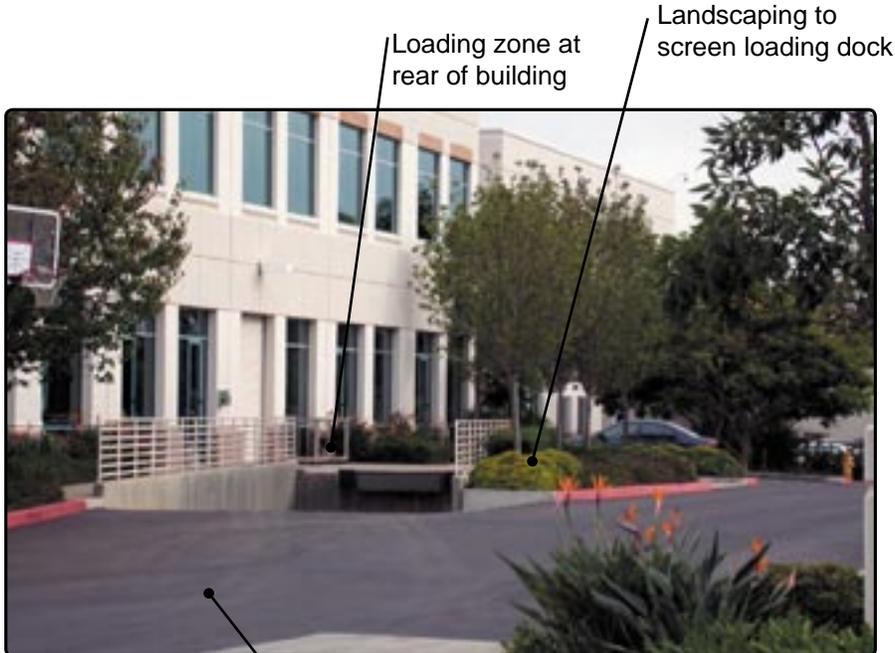
Industrial Guidelines



Trellis used to screen and enhance loading area

Screen wall is sized adequately to block loading dock from view

Figure 19



Loading zone at rear of building

Landscaping to screen loading dock

Ample space to maneuver within loading area

Figure 20

- e. Landscaping should be used to screen unsightly areas from the street. It is important to provide the majority of the landscaping where it provides the maximum public benefit. Landscaping throughout the project is essential. It is critical that the “Image Zone” be heavily landscaped, while it is less critical to heavily landscape rear and side elevations that are not visible from public streets or within public view sheds. (Figures 17, 20)
- f. Loading areas shall be located on-site so as to prohibit backing in from or onto a public street. (Figures 17, 20)
- g. No loading facility or maneuvering areas shall extend into any required minimum yard setback. (Figures 17, 20)

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Design Guidelines

Site Planning

Guidelines:

- a. Parking areas shall be screened from public view through the use of rolling earth berms (3:1 slope), retaining walls, low masonry walls, elevation changes, landscaping, or combinations of the former. (Figure 21)
- b. In addition to the standards set forth herein, new development shall meet the landscape requirements of the North Logan Development Code.
- c. A Landscape Plan shall be submitted to guide landscapers on the size and location of plants.

Parking Areas

Intent:

Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, provide adequate maneuvering and stacking areas, and consider access for emergency vehicles. Parking lots and cars should not be the dominant visual elements of the site from the public street. Parking lots should be landscaped to provide shade for parked cars and to visually enhance parking areas within the "Image Zone".

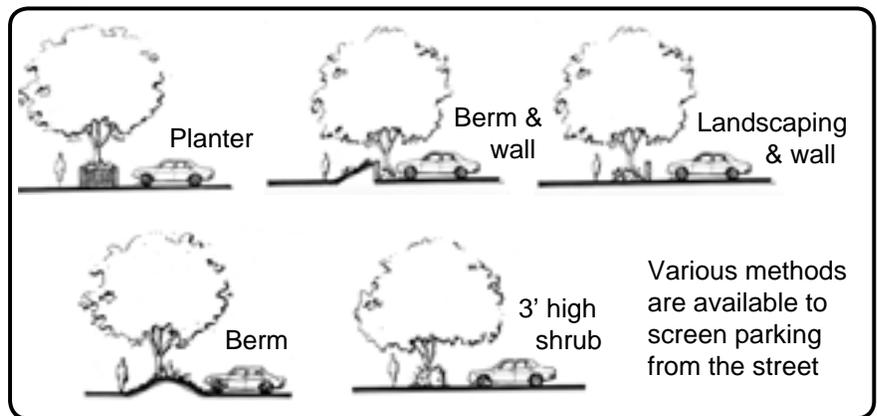


Figure 21



Figure 22

Trees are planted throughout the parking area

Industrial Guidelines

- d. Parking areas in the “Image Zone” shall be separated from buildings by a pedestrian sidewalk (minimum 5 feet) and landscape strip (minimum 6 feet). The landscape strip should be directly adjacent to the building edge to create a buffer. (Figure 23)

- e. Parking areas should provide pedestrian pathways.



Figure 23

Landscape strip at building edge and pedestrian walkway separates the parking field from the building edge

North Logan City

Design Guidelines

Site Planning

- h. Raised concrete curbs and traffic barriers shall be utilized at material transitions to protect building edges and surfaces from damage caused by vehicles or machinery. (Figure 23)
- i. One landscaped finger island shall be provided per every 20 spaces. Landscape islands shall be a minimum of 8 feet (inside dimension) in width to allow for tree growth and to avoid tree trunks from being hit.

Parking Areas continued

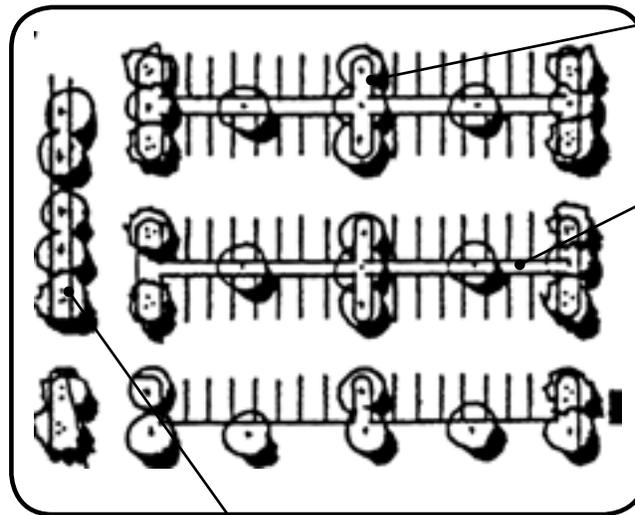


Figure 24

Accent trees define the entry and delineate drive aisles

Landscape finger

Continuous landscape planter between parking spaces

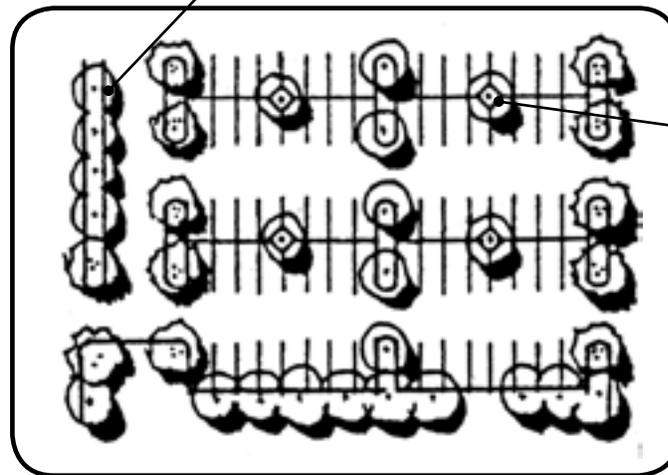


Figure 25

Landscaped diamond-shaped planters between parking spaces accommodate trees planted between landscape fingers

Industrial Guidelines



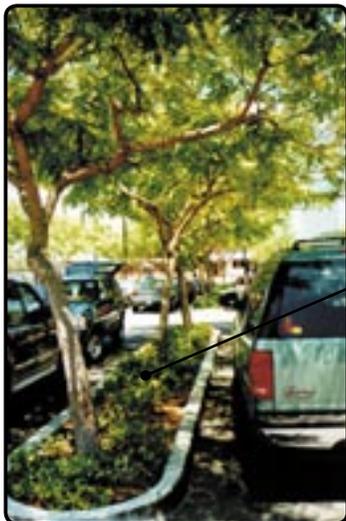
Canopy trees provide shade and visual enhancement

Figure 26



Figure 27

Accent landscaping identifies entry drive



Raised planting surface with curb used to protect landscaping

Figure 28

- j. Trees shall meet the standards called for in the Landscaping section of the North Logan Land Use Code. (Figure 26)
- k. Parking areas shall not interfere with the access and operation of loading areas.
- l. Accent landscaping shall be used to enhance and identify the entry drive and to delineate drive aisles. (Figure 27)
- m. Parking areas shall be designed to accommodate snow removal and storage and other seasonal conditions.
- n. Development shall incorporate existing natural features into the overall site design, including major landforms, significant trees and vegetation, streams, and drainage areas, etc. and drainage areas.

A minimum 6-inch concrete mowstrip shall be provided between turf and shrub areas.

North Logan City

Design Guidelines

Landscaping

Guidelines:

- a. All landscaped areas shall include trees, shrubs, and groundcover. The layout of plant material shall be consistent with the city's suggested water efficient landscape guidelines. (Figure 29)
 - b. The minimum size of plant materials shall conform to the landscaping section of the North Logan Code. (Figure 29)
-

Planting Areas

Intent:

For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define plazas and break areas, define the edges of incompatible land uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading, and equipment areas. The most intensive landscaping should be planted in the "Image Zone".

Industrial Guidelines



Figure 29

Shrubs adjacent to the building edge reduce risk of graffiti and provide a buffer

- c. Vertical landscape materials shall be utilized to reduce the scale of two story walls.
- d. Wall vines may be incorporated into landscape plans to minimize the potential for graffiti and to soften large wall expanses.
- e. Groundcover may be installed in landscaped areas to provide a finishing treatment, as well as erosion and weed control. Mulch, bark, and stones/ rock cover shall not be used as a mix with the groundcover.
- f. Turf should only be used when it serves a function. Turf areas should be minimized to conserve water.

North Logan City

Design Guidelines

Building Design

Guidelines:

- a. Desirable Elements: The architectural qualities and design elements for buildings that are most actively encouraged are:
- variety of building indentations, architectural details, and materials;
 - building entry accentuation;
 - screening of equipment and storage areas; and
 - landscaping to soften building exteriors.
- b. Undesirable Elements: (Figure 31) Elements to avoid or minimize are:
- large, blank, flat surfaces;
 - exposed, untreated concrete block walls (except split face);
 - loading docks facing the street;
 - exposed mechanical equipment;
 - highly reflective surfaces;
 - trash enclosure doors facing the street or visible from street; and
 - barbed wire and razor wire (should never be used unless it is needed to solve a demonstrated security problem).
- Excessive noise
 - Objectionable orders

Building Form

Intent:

The guidelines for industrial development seek not to impose a particular architectural theme or style but to promote quality development that will be an asset to the City. Developers should strive to provide the most attention to aesthetics within the "Image Zone" of the project.



Figure 30

Stepped building heights should be incorporated into multi-story buildings

Stepped wall planes are encouraged to break up long flat facades



Exposed, untreated concrete block walls should be avoided

Mechanical equipment should be screened instead of exposed



Figure 31

Large blank, flat surfaces should be avoided

Loading docks should not face the street

Undesirable elements

Industrial Guidelines



Figure 32



Figure 33

Colonnades and projecting wall planes create a human scale and add interest to the building elevation



Figure 34

Changes in color and material provide additional articulation to the building

- c. Architectural elements, including overhangs, trellises, projections, awnings, and/or insets, should be incorporated into the building design to create shadow patterns that contribute to a buildings character, particularly in the “Image Zone”. (Figure 34)
- d. Overall building mass shall be divided into smaller identified parts. Large, blank, flat surfaces are not permitted. Wall forms should be articulated with changes in massing, colors, and materials, and a change in horizontal wall plane should occur. (Figure 30)

North Logan City

Design Guidelines

Building Design

Guidelines:

- a. Rooflines shall be broken by changes in height or wall plane. (Figures 38)
- b. Roof forms shall be designed to completely screen roof-mounted equipment from public view. All screening shall be constructed consistent with the materials of the building and not simply "box-in" the equipment. (Figure 36)
- c. Where feasible and appropriate to the architectural style of the building, a full pitched roof should be provided over the entry and/or office portion of the structure. (Figure 35)

Roof Forms

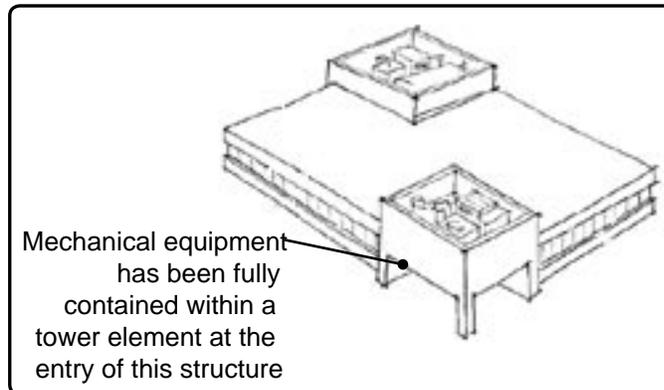
Intent:

Roof forms and planes should be varied to create visual interest and to define the building edge.



Figure 35

Full roof forms over portions of the image portion of the building and the arcade enhance the facade



Mechanical equipment has been fully contained within a tower element at the entry of this structure

Mechanical equipment should be completely screened from view

Figure 36

Industrial Guidelines



Parapet caps should be used to articulate the roofline

Figure 37

- d. Parapets shall have sufficient articulation of detail, such as precast treatments, continuous banding (contrasting paint color), or projecting cornices or lentils, or caps. (Figure 37)

Variation in the wall and roof planes and forms reduce the scale of the buildings



Figure 38

North Logan City

Design Guidelines

Building Design

Guidelines:

- a. Front elevations in the “Image Zone” shall express a high window to wall ratio. (Figure 43)
- b. Window type, material, shape, and proportion should complement the architectural style of the building entry. (Figure 41)
- c. Windows shall be inset into the primary wall plane a minimum of 3 inches where appropriate to the architectural style of the building, in order to provide some shadow detail. (Figure 42)
- d. Entries shall be articulated, covered, and/or recessed. (Figures 39, 41, 42, 43)
- e. Architecture, pedestrian plazas, landscape materials, artwork, and pedestrian-oriented lighting shall be used to emphasize entries. (Figure 41)

Windows and Entries

Intent:

Entries and street fronting elevations should have a high window to wall ratio; however, windows are encouraged on all elevations to enhance the facade and provide natural daylight. Entry features should be designed as a significant aspect of the building’s overall composition.



Figure 39

Varying rooflines, projecting elements, and recessed entries create an easily identifiable entry feature



Figure 40

Entry signs should be similar to the architectural style of the building

Industrial Guidelines

- f. Entry plazas should incorporate landscape components and decorative paving accents.
- g. Entry signs should be similar, in scale and imagery, to the architectural style of the building. (Figure 40)
- h. A dominant entry should offer protection from the elements. Projecting elements or recessed doorways provide shelter. (Figures 39, 43)
- i. Project icons, thematic pilasters, special paving treatment, water fountains, and specialty landscaping should be used at building and common space entryways to unify a project.



Figure 41

Additional mullions complement the architectural style of the building

Large entry plaza



Figure 42

Recessed windows add depth to the elevation

Entry element is a different height than the rest of the building and has a unique roof form



Figure 43

High window (void) to wall (solid) ratio

Landscaping, a fountain, and potted plants enhance this entry

Recessed entries provide protection from the environment

North Logan City

Design Guidelines

Building Design

Guidelines:

- a. Multiple exterior wall finishes, including stucco, plaster, glass, stone, brick, and/or decorative masonry, should be used to define building form and create interest at entries. Buildings shall not employ a singular material from base to parapet. (Figures 44, 45, 46)
- b. Entries and building bases should be articulated through the use of color, material change, and/or texture. (Figure 44)
- c. Pre-cast walls should incorporate reveals, recessed panels, recessed windows, and/or molding to articulate the building exteriors. (Figures 44, 47)

Materials and Colors

Intent:

Materials and colors should be varied to create visual interest in building facades.



Molding used for parapet cap

Tile accents

Reveals in the tilt up wall surface

Projecting awning

A different color, material and the brick layout helps to define the building base and add visual interest to the facade

Figure 44



Figure 45

A combination of split face and smooth finish block create interesting textures and pattern on the facade

Industrial Guidelines

- d. Large areas of smooth finish concrete wall panels should be enhanced with some form of texture. Consider using heavy textured paint or forming textures into selected areas of wall panels to avoid a glossy/high glare look on building surfaces.
- e. Warmer earth tones are preferred to white or other bright colors that produce glare. (Figure 46)
- f. All metal buildings and concrete tilt-up buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces should include portions of stucco, plaster, glass, stone, brick, or decorative masonry. Stock, "off-the-shelf" metal buildings are not permitted as primary structures.

Warm colors and earth tones used in window mullions and building exteriors create a high quality appearance and reduce glare



Figure 46

A different color, material and the brick layout adds visual interest to the facade



Figure 47

Scoring on the otherwise smooth concrete wall panel adds visual interest

North Logan City

Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room, along with the roof access ladder. Where this location cannot be achieved, these features shall be designed as an integral part of the building on a rear or side elevation or otherwise screened from the “Image Zone” view. (Figures 48, 49)
- b. Per North Logan City Fire Prevention requirements fire risers shall be located in a separate room with direct exterior access. The fire riser and fire alarm panel are the only items that may be located in this room.
- c. Transformers shall be well screened (per utility company standards and approval) and placed in the rear or side yard, if possible. (Figures 49, 50)

Utilities

Intent:

Utilitarian aspects of the project should be aesthetically screened from view.

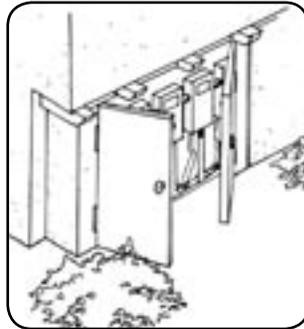


Figure 48

Electrical meters, cable boxes, junction boxes, and irrigation controllers shall be located within a utility room



Figure 49

Outdoor equipment shall be screened from view



Figure 50

A combination of materials and textures enhance this enclosure

Industrial Guidelines



Figure 51

Utility area should be designed as an integral part of the building

- d. Backflow preventer valve assemblies should not be located at visually prominent locations such as the end of drive aisles or at site entries, subject to approval by the local fire department. (Figure 51)
- e. Exterior storage shall be oriented so as not to be visible from a public street and shall be screened using a combination of solid walls similar to the main building and a landscaping buffer. (Figure 52)
- f. A continuous screen shall be provided around any outdoor equipment and should follow the screen wall guidelines.
- g. All vents and flashing should be painted to match the color of the adjacent surface.
- h. All gutters and downspouts should be internalized. If this location is not possible, then these elements should be painted to match the color of the adjacent surface, unless being featured as a unique architectural treatment, such as a copper downspout. (Figures 53, 54)

Figure 52



Figure 53

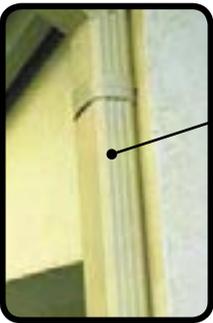


Figure 54

Gutters and other exposed exterior features should be painted to match the wall surface, unless intended as an accent element

North Logan City

Design Guidelines

Utilitarian Aspects

Guidelines:

- a. All non-transparent perimeter walls and/or fences in the "Image Zone" shall be architecturally treated on both sides. For example, if one side of a concrete block wall is covered with plaster to make it aesthetically pleasing, both sides should be finished in the same manner.
- b. Large expanses of fences or wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided at minimum intervals of 50 feet along screen or perimeter walls. Vines planted adjacent to walls to break up flat surfaces are also strongly encouraged. (Figures 55, 58)

Walls and Fences/Screening

Intent:

Walls should be designed to blend with the site's architecture. Landscaping should be used in combination with walls to soften the appearance and to aid in the prevention of graffiti.

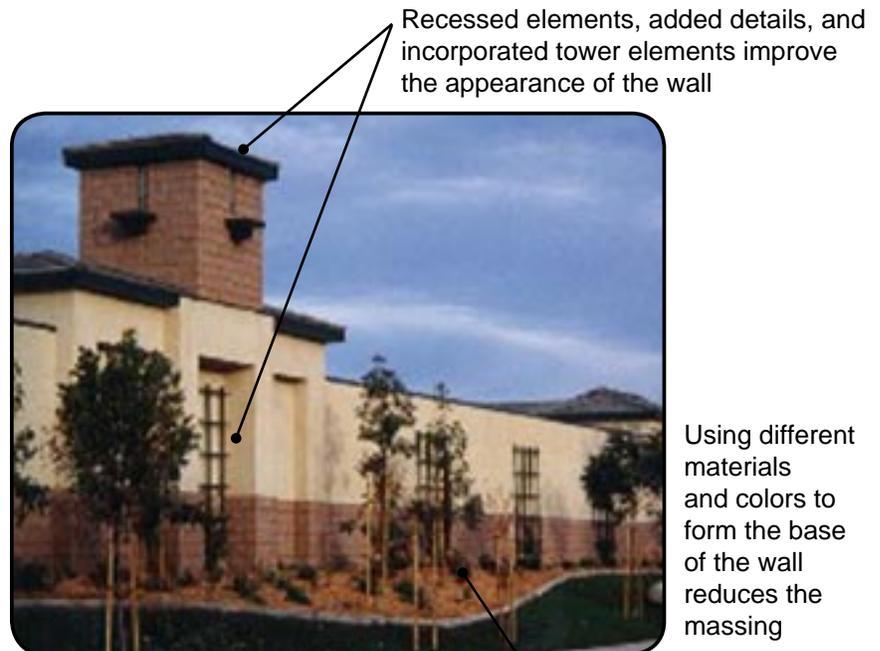


Figure 55

Various materials and colors as well as projecting wall planes and heights enhance the wall's appearance

Landscaping pockets and vines are strongly encouraged

Industrial Guidelines

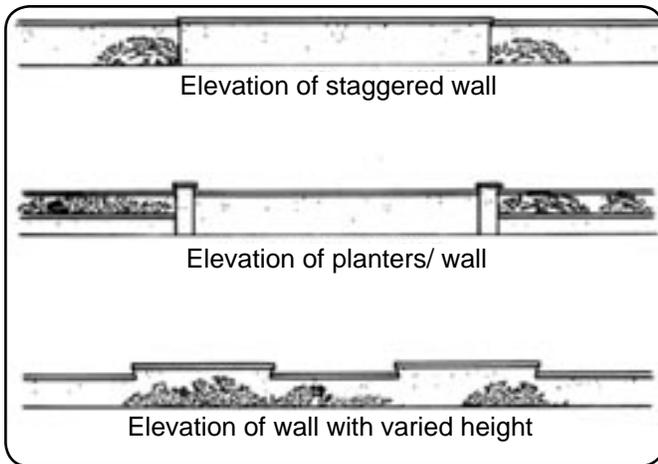
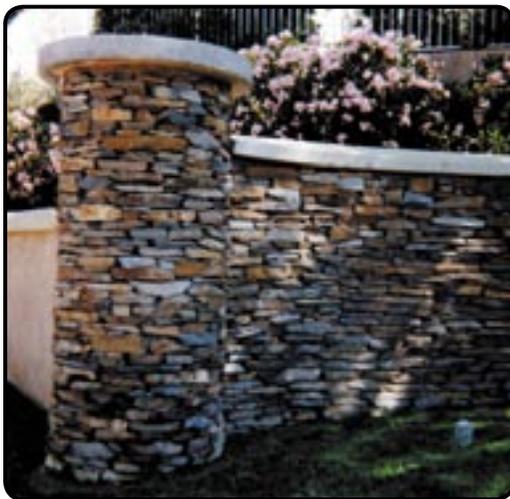
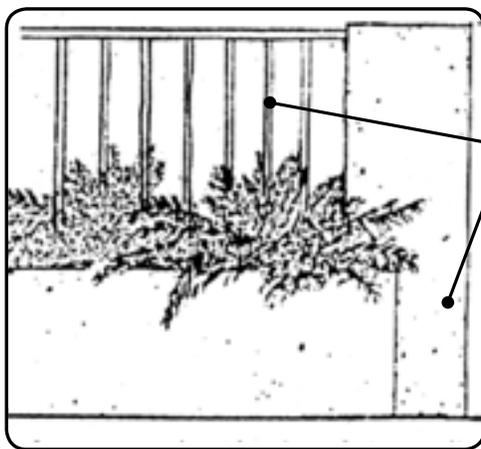


Figure 56



A cap provides a finished look to a wall and is strongly encouraged

Figure 57



A combination of wrought iron and solid wall is recommended for security fencing

Figure 58

- d. Walls that are less than 6 feet tall can substitute a variation in the wall plane by incorporating pilasters as applicable.
- e. All fences and walls required for screening purposes shall be of appropriate material, painted and textured to match elements of the adjoining building elevations. Trees and shrubs shall be planted adjacent to the walls to soften the wall's appearance. (Figure 56)
- f. Where required and where visible from the street, security fencing shall be a combination of solid pillars or short solid wall segments and wrought iron grillwork. Chain link or similar metal wire fencing is strictly prohibited for screening purposes when visible from the street. (Figure 58)
- g. Walls and fences should be designed with materials and finishes that complement project architecture and should be planted with vines, shrubs, and trees. (Figure 55)

North Logan City

City-Wide Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Trash and recycle enclosures should be consistent with the design of the project and building architecture. Materials that are the same or similar to the materials used on the building should be used on the enclosure. (Figures 59, 62)
- b. Enclosures shall be located away from adjacent residential uses to minimize nuisances to neighboring properties.
- c. Enclosures shall be separated from adjacent parking stalls with a minimum 5-foot wide planter to screen the enclosure. (Figures 61, 62)

Trash Enclosures

Intent:

Trash enclosures should be carefully designed, located, and integrated into the site plan. The enclosures should not detract from the street viewsheds or create a nuisance for adjacent property owners. Trash enclosures are not permitted in the "Image Zone".



Figure 59

Enclosures should be designed to complement the architectural style of the project



Figure 60

Combinations of chain link fencing and wood enclosures are prohibited

Industrial Guidelines

- d. Enclosures should be surrounded by buildings or landscaping on three sides. Doors shall not face the street.
- e. Trash/ recycling containers shall be large enough to handle the refuse generated by the site and to accommodate extra containers for recycling.
- f. The use of chain link fencing and gates with wood slats to screen trash/ recycling containers is prohibited. (Figure 60)



Figure 61

Landscaped planters help to screen enclosures and protect the landscaping from damage caused by motorists

Trash enclosures should complement the architectural style of the building



Figure 62

North Logan City

Design Guidelines

Utilitarian Aspects

Guidelines:

- a. Light poles shall be to scale with the building or complex and surrounding area. (Figure 63)

- b. Pedestrian light poles along sidewalks or pathways should be appropriately scaled. Decorative illuminated bollards and fixtures incorporated into the steps are encouraged. (Figures 64, 2)

- c. Exterior building and site lighting shall be directed away from adjacent properties and light sources shall be shielded from direct off-site viewing.

- d. Security lighting fixtures shall not project above the fascia or roofline of the building and shall be shielded. The shield shall be painted to match the surface to which it is attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures.

Lighting

Intent:

The type, location, style, and intensity of lighting should be carefully selected to avoid direct glare into neighboring properties and to be architecturally compatible with the character of the development.



Figure 63



Figure 64

Light poles in industrial areas should be scaled appropriately and lighting should be shielded to avoid direct glare into neighboring properties

Industrial Guidelines

- h. Light fixtures shall be architecturally compatible with the building design to help to define the character and unify the project. (Figures 65, 66)



Figure 65

Lights should complement the architectural character of the building and project



Figure 66

Use of bollards to illuminate pathways within the project is encouraged

North Logan City

Design Guidelines