

## Chapter 23.60 - Combining Districts

### 23.60.250 Site Design District-SD.

The SD District is a combining district classification designed to minimize the aesthetic impact of large commercial buildings that may be visible from and/or in close proximity to residential areas. (Ord. 08-01).

### 23.60.260 Site Design District-Permitted Uses.

Permitted uses in an SD district are all uses permitted in the primary district with which the SD district is combined. (Ord. 08-01).

### 23.60.270 Site Design District-Site Design Standards.

The following standards apply to the design of buildings and uses within the SD district:

- A. Building Design.
  - 1. Wall planes shall not run in one continuous direction for more than sixty (60) feet without an offset or setback in the building face, unless the building face contains windows, alcoves, canopies, cornices, cupolas or similar architectural features.
  - 2. At least twenty-five percent (25%) of the wall area fronting on a street should be occupied with windows, alcoves, canopies, cornices, cupolas or similar architectural features.
  - 3. Large buildings should have height variations to give the appearance of distinct elements.
  - 4. Rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building.
  - 5. Roof-mounted equipment should be painted a compatible color with the roof screen.
  - 6. Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture.
  - 7. Reflective glass is not permitted for glazing.
  - 8. Buildings, whose exterior surfaces are more than fifty percent (50%) comprised of metal, excluding roof surfaces, are not permitted.
- B. Loading and Service Areas.
  - 1. Truck docks and loading areas shall not be permitted on the side of the building that faces or abuts a public street.
  - 2. Refuse areas and service areas shall be screened from view of the public street.
- C. Site Lighting.
  - 1. Lighting should be used to provide reasonable illumination for the security and safety of on-site areas such as parking, loading, shipping and pathways.
  - 2. Lighting shall be designed to minimize glare or objectionable effects to adjacent properties.
  - 3. Site lighting poles shall not exceed twenty (20) feet in height and shall direct the light downward.
  - 4. Lighting sources shall be shielded from adjacent properties.
- D. On-Site Utilities.
  - 1. All site utilities shall be placed underground.
  - 2. Pad mounted equipment shall be appropriately located and screened in a manner consistent with required access and safety requirements.
- E. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, a property owner may apply to the Richland Planning Commission for a deviation from these site design standards. The Richland Planning Commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
  - 1. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and

2. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent.
3. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. (Ord. 08-01).