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## CHAPTER 8

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### OFFICE, COMMERCIAL, AND INDUSTRIAL PROJECT DESIGN REQUIREMENTS

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The design requirements outlined below apply to the districts specified in this section, in addition to the provisions outlined elsewhere in the *Central Florence Strategic Plan* - these requirements supercede the normal requirements of the *Boone County Zoning Regulations*. When specific development standards or requirements are not outlined in this Plan, the normal requirements of the *Boone County Zoning Regulations* shall apply. Specific, individual requirements in this section may be modified by the Zoning Administrator provided the proposal will create an equivalent or superior solution to the requirement in question, and the proposal does not diminish the design character which would otherwise be created by the normal requirement.

For additions or exterior modifications to existing buildings, these design requirements shall be followed to the extent that they will produce a cohesive overall design in which the new improvements and original structure are compatible with one another when viewed from public vantage points. If compatibility between the new improvements and original structure is not feasible based on these requirements, retrofit design concepts prepared by KZF Design may be used. These design concepts are available at the Planning Commission office.

Compliance with the *Central Florence Strategic Plan* design requirements shall be determined through the applicable Site Plan process as required by Article 30 of the Zoning Regulations. Architectural elevations and sufficient design details which demonstrate compliance with these requirements shall be submitted as part of the Site Plan application in addition to the materials listed in Article 30.

#### **General Requirements (All Areas)**

**Utilities:** All utilities shall be provided underground.

**Mechanical Equipment Screening:** All mechanical equipment within the districts outlined in this section shall be screened. Ground mounted equipment shall be screened either with landscaping or enclosed with an enclosure structure which uses the same materials, colors, and design detailing as the principal building. If roof mounted, the equipment shall be screened by a parapet wall (for flat roofed buildings) which is designed and constructed as an integral part of the overall building; applied, "stage set" style mechanical equipment screens are not permitted. For roof mounted equipment on pitched roofed buildings, the equipment shall be wholly contained within roof structure.

**Building Materials:** Only architectural grade materials shall be used. Flimsy or synthetic appearing exterior wall materials, such as ribbed, industrial style metal siding, T-111, EIFS systems with visually pronounced joints (not including designed scoring or reveals), plain faced CMU, vinyl siding, or hard board type materials are not permitted (unless they are permitted in the architectural design guidelines of a particular study area). Snap-in grids or applied mullions are not permitted in windows; only mullions which physically separate window glass into multiple panes shall be used for divided light type windows.

**Building Intensity:** Building intensity or density shall follow the requirements for the underlying zone stated in the *Boone County Zoning Regulations*. For sites that are within the Planned Development (PD) overlay zone, additional intensity may be requested per the requirements of Article 15 "Planned Development District" through the formal Concept Development Plan procedure.

### **Area 1 – Commerce Drive**

Intent: To reinforce a cohesive commercial district which has varying, unrelated land uses.

Streetscape/Street Frontage Landscaping: A minimum of one large canopy street tree per every 40 feet of street frontage shall be provided within the Commerce Drive and Commerce Place rights-of-way. The pavement surface of any parking or vehicular area which adjoins the I-71/75 right-of-way shall be at least 3 feet lower than the highest point in the adjoining right-of-way or on-site landscaped area adjoining the right-of-way; this shall be accomplished by either depressing the grade of the vehicular area or by constructing berming as part of the required landscaping. Any right-of-way fencing along the I-71/75 right-of-way shall be a white post and rail type fence.

#### Architectural Design:

- a) Materials/Colors: Exterior walls shall be constructed of “natural” appearing materials such as stucco/EIFS, architectural grade CMU, or brick which are red or red/brown or have light natural tones such as those in the beige/tan/warm grey range; siding type materials shall not be used. Other materials and colors may be used for trim and detailing. Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, or standing seam metal.
- b) Roof Shape: Parapet designs which have a defined cornice line and pitched roofs are permitted. Mansard or other “stage set” type designs are not permitted.

### **Area 3 – Tanners Lane**

Intent: To create a high profile, interrelated office and employment district with signature architecture that corresponds to the adjoining districts, with a unique, signature office building on the TA site should it redevelop, surrounded by a high quality office campus.

Streetscape/Street Frontage Landscaping: The pavement surface of any parking or vehicular area which adjoins the I-71/75 right-of-way shall be at least 3 feet lower than the highest point in the adjoining right-of-way or on-site landscaped area adjoining the right-of-way; this shall be accomplished by either depressing the grade of the vehicular area or by constructing berming as part of the required landscaping. Any right-of-way fencing along the I-71/75 right-of-way shall be a white post and rail type fence. Additionally, a minimum of one large canopy street tree per every 40 feet of street frontage shall be provided along the south side of KY 18 and along any street or common/shared driveway within the interior of the Tanners Lane area; these trees shall have a formal, regularly spaced arrangement. If the TA site along KY 18 is redeveloped, a large architectural fountain or sculpture shall be provided in the front yard area within an axial alignment with the front building entrance.

Building and Parking Location: For sites along KY 18 and I-71/75, no more than twenty five percent (25%) of all on site parking may be located between the buildings and these respective right-of-way lines.

#### Architectural Design:

- a) Materials/Colors: Only high grade materials indicative of a class A office development and which have a "solid" appearance are permitted, such as clay brick, precast concrete, steel, or steel and glass. EIFS and other masonry products may be used for wainscots, knee walls, trim, and detailing. Exterior walls shall have rich, natural tones.
- b) Facade Treatment: Highly articulated or embellished three dimensional detailing shall be provided on all facades. All buildings should be multi-story.
- c) Roof Shape: Parapet designs which have a defined cornice line and full pitched roofs are permitted. Mansard or other “stage set” type designs are not permitted.

**Areas 2, 5, and North Part of 8 – KY 18 Area, Dream Street Area (including Monohan Subdivision site along Ewing Boulevard and adjoining U.S. 42 area), and Contiguous C-2 and C-3 Area on Southeast Corner of U.S. 42/Industrial Road Intersection**

Intent: To reinforce cohesive commercial districts which serve both interstate and local needs and act as geographic bridges between adjoining districts to serve local pedestrians and motorists.

Streetscape/Street Frontage Landscaping: The pavement surface of any parking or vehicular area which adjoins the I-71/75 right-of-way shall be at least 3 feet lower than the highest point in the adjoining right-of-way or on-site landscaped area adjoining the right-of-way; this shall be accomplished by either depressing the grade of the vehicular area or by constructing berming as part of the required landscaping. Any right-of-way fencing along the I-71/75 right-of-way shall be a white post and rail type fence.

For sites along KY 18, a minimum of one large canopy street tree per every 40 feet of street frontage shall be provided in/along the KY 18 right-of-way; these trees shall have a formal, regularly spaced arrangement.

Architectural Design:

- a) Materials/Colors: Exterior walls shall be constructed of “natural” appearing materials such as stucco/EIFS, architectural grade CMU, or brick which have subdued natural tones such as those in the beige/tan/warm grey, brown, red-brown, or red ranges; siding type materials shall not be used. White or exceptionally dark colors are not permitted. Other materials and colors may be used for trim and detailing. Materials for any pitched roof shall be architectural grade, three dimensional shingles or tiles, or standing seam metal.
- b) Facade Treatment: Architectural detailing such as defined window sills or lintels, transoms, masonry bands or alternate masonry courses, medallions, three dimensional cornice lines, etc., shall be provided on all facades. Signage or other exterior graphics shall not be integrally constructed as part of the exterior walls.
- c) Roof Shape: Parapet designs which have a defined cornice line and pitched roofs are permitted. Mansard or other “stage set” type designs are not permitted.

**Area 6 – U.S. 42 and Ewing Boulevard**

Intent: To reinforce and further define a higher density, suburban strip style campus character with naturalistically arranged landscaping.

Building and Parking Location: Buildings shall be located close to the U.S. 42 right-of-way with parking generally located at the side and rear of buildings. The maximum depth for parking areas between buildings and the U.S. 42 right-of-way shall be the width of one standard driveway, which runs parallel to the right-of-way, which is double loaded with parking stalls. No more than fifty percent (50%) of all on site parking may be located in the front yard area.

Streetscape/Street Frontage Landscaping: Clusters of a variety of large hardwood trees (such as red oak, pin oak, red maple, and lindens) and evergreen trees (such as blue spruce, hemlock, and austrian pine) shall be provided along all street frontages. The clusters shall be informal groupings spread throughout the street frontage area; formal axial or rectilinear planting arrangements are not permitted. Although the street frontage landscaping requirements in Article 36 must still be fulfilled, the clusters of trees required herein shall be credited towards the street frontage landscaping requirements

Architectural Design:

- a) Materials/Colors: Exterior walls shall be constructed of brick (clay only, although architectural grade CMU or stone may be used for knee walls) which have natural tones such as those in the beige/tan/warm grey, brown, red-brown, or red ranges. White or exceptionally dark colors are not

permitted. Trim and detailing may be any masonry or pre-cast product. Window framing and doors may use other colors. All colors must be warm tones.

- b) Facade Treatment: Defined masonry detailing shall be provided, minimally to include defined window sills or lintels; masonry detailing, such as quoins, soldier courses, herringbone detailing, or medallions can be substituted for the defined sills or lintels. Windows and doors shall be recessed within their openings (“punched” openings) to create shadow lines and three-dimensional relief. Facade treatments which emphasize or over-scale the main public entrance shall be provided.
- c) Roof Shape: Gabled and hipped roof designs which have a minimum 4/12 pitch shall be used. The pitched roof shall cover the entire structure. Multiple pitched forms and secondary roof elements, such as dormers, are permitted. Roofing materials shall be architectural grade, three dimensional asphalt shingles, clay tile, or slate. Standing seam metal roofing with darker, neutral tones, such as browns or grays, are also permitted.

### **Area 7 – Stadium District**

Intent: To create a tight knit, multi-story, walkable urban-like entertainment district.

#### Building Location:

Lots Fronting on Freedom Way and Safeway Drive

- Front Yard – 10 foot maximum
- Rear Yard – No setback required
- Side Yards – Zero lot line required for interior side lines. This standard may be increased up to a 20 foot maximum side yard setback on one side of the property in cases where a driveway connects the street to the side and/or rear yard of the property.

Lots Fronting on Industrial Road

- Front Yard – 20 foot minimum/50 foot maximum
- Rear Yard – No setback required
- Side Yard – 10 foot minimum yard setback for interior side lines.

Additional Access: A pedestrian/service vehicle street is recommended to run north-south, approximately parallel to Freedom Way and Industrial Road. If constructed, all adjoining properties shall provide improved, public pedestrian access to this pedestrian/service vehicle street.

Parking: No on site parking may be provided on any individual site within the Stadium District except for handicapped parking and spaces for service/delivery vehicles. Any on-site parking shall be shared between multiple buildings and/or sites.

Streetscape/Street Frontage Landscaping: A minimum of one large canopy street tree per every 40 feet of street frontage, preferably within sidewalk wells, shall be provided along Freedom Way and Safeway Drive.

#### Architectural Design:

- a) Materials/Colors: Exterior walls shall be constructed of brick (clay or pigmented concrete but not CMU except for knee walls) which are in the brown, red-brown, or red range. Trim and detailing may be any masonry or pre-cast product and may also be in the beige/tan/warm grey color range; tile detailing may

also be used. Window and storefront framing, doors, and tile detailing may use other colors. All colors must be warm tones. CMU, EIFS, or metal siding in deep natural colors may be used for facades on recreational buildings on the stadium property that are not visible from public roadways.

- b) Facade Treatment: Defined masonry detailing shall be provided, minimally to include defined window sills and lintels, and three dimensional cornice lines; masonry detailing, such as quoins, soldier courses, herringbone detailing, or medallions can be substituted for the defined sills, lintels, or three dimensional cornice. Windows and storefront units shall be recessed within their openings ("punched" openings) to create shadow lines and three-dimensional relief. Windows other than storefront type units shall have a vertical height to width orientation. Italianate style arched windows, transoms, and main/public entrances which are recessed behind the exterior facade are preferred. Facade projections, such as fabric awnings and roof awnings/canopies at street level, and shingle style projecting signs are encouraged.
- c) Roof Shape: Parapet designs which have no apparent pitch from ground level shall be utilized for buildings along Freedom Way and Safeway Drive. Gabled and hipped roof designs may, in addition to parapet designs, be used for buildings along Industrial Road provided the pitched roof covers the entire structure and has at least a 4/12 pitch. Materials for pitched roofs shall be architectural grade, three dimensional asphalt shingles, clay tile, slate, or standing seam metal.

**Area 8 – Sussex Drive and Columbia Drive (Area Recommended for O-2/I-1/PD Zone)**

No supplemental design requirements other than those described in the General section.