



## INDUSTRIAL/WAREHOUSE BUILDING DESIGN STANDARDS

These standards were prepared to provide detailed guidance regarding the expectations of staff, Planning Commission, and Governing Body for the construction of these structures. The intent of these standards is to:

- Ensure high quality design of buildings constructed within the City of Shawnee;
- Create a lessened visual impact on surrounding land uses;
- Ensure building design is compatible with overall site design;
- Establish uniformity in acceptable exterior construction materials; and
- Ensure the construction of high quality buildings that will retain their value over the long term.

While the design standards below are minimum standards, it is the expectation of the City of Shawnee that the overall design will result in construction of facilities that exceed these standards. The following standards shall be established:

### General Design Standards

- Buildings shall be designed by an architect registered in the State of Kansas.
- Buildings shall be designed using scale, proportion, massing and building forms appropriate for their intended use.
- Buildings should reflect the character of the tenant and shall incorporate distinctive architectural features that distinguish the building from others, and provide diversity within a business park.
- Building designs shall incorporate off-set walls, variations in surface planes, shadow lines, curves and angles when appropriate, especially along lengthy facades and on large wall masses.
- Architectural features, especially for those uses of a more commercial nature allowed in the PI (Planned Industrial) zoning district, shall be proportionate in size to the overall design of the building and shall not be so dominant as to detract from the overall appearance of the building.
- Buildings located along major arterial and collector streets shall incorporate color accents and architectural features to enhance visual interest along these roadways.

### DO THIS:



Utilize building design that reflects the character of the use and breaks up large wall expanses.



- To provide enhanced architectural detail for buildings located along major arterial, major collector, or service collector streets, not less than fifteen percent of each front exterior facade and street sidewall, where a building is located on a corner lot, excluding windows and doors, shall be recessed, projected or alternately staggered from the primary plane of the wall, not less than one (1) foot in depth or projection.

### **Materials and Colors**

- It is expected that the materials selected will be used from the base of the building to the roof line. The same building materials will be used on front and side building facades. The rear of the building may provide a different finish provided similar materials are used, and provided the rear façade is not visible from surrounding streets. All building facades shall be constructed entirely or with a combination of the following:

#### **Primary and Secondary Wall Surfaces**

- Solid brick masonry veneer;
- Masonry block, pre-tinted, rough-hewn or ground face;
- Colored and textured architectural pre-cast concrete panels that incorporate rustication joints or inlaid brick, stone (including limestone, sandstone, granite, slate, marble, or other hard and durable all weather stone) or tile;
- Glass;
- Limited amounts of wood.

#### **Angled Roof Surfaces**

- Pre-finished Standing Seam Metal provided with a 20-year enduring finish such as KYNAR or equivalent;
- Pre-tinted concrete tile.
- Pre-finished flat metal wall panels may be used in industrial areas where the current predominant building material is metal. The metal panel may not be used on facades with street frontage, and sides of the buildings will be expected to be constructed of the materials mentioned above on no less than one-quarter of the depth of the side elevations.

\*All metal walls shall be provided with a 20-year enduring finish such as KYNAR or equivalent, and shall be of at least a 26 gauge metal. No corrugated or flat metal panels which do not meet the above mentioned standards shall be submitted for site plan approval. When metal panels are used, no exposed or semi-exposed connectors shall be allowed. The business parks that fall into this category are: Woodland Acres, K-7 Commercial Center and Cole Industrial Park.

#### **Exterior Materials Not Acceptable**

- Painted brick, block, stone or other masonry;
- Smooth faced pre-cast panels or block;
- EIFS (except to provide molded accents to enhance the architectural features of a building when trim such as limestone is not reasonable for use).

#### **Exterior Building Material Colors**

- Buildings shall be designed to provide a variety of color, or use materials that provide shadow lines that result in the appearance of different colors.
- Primary and secondary surfaces such as banding and highlights shall be neutral or earth tone colors.
- Standing seam metal roofs visible from the street shall be a neutral or earth tone color such as terra cotta, beige, bronze or hunter green;
- Portions of man doors not covered in glass, guttering and downspouts shall be colored to match the adjacent walls.



### Overhead Doors

- Overhead doors shall not be located along a street frontage. Overhead doors, when used, shall be the same color or shade as the adjacent building materials. The Planning Commission may consider allowing overhead doors along a street frontage on lots that have frontage on three or more streets. In that event, the overhead doors shall be placed on the side or rear elevation, along the street, which is expected to carry the least traffic, and is screened from view using dense landscaping.

## DO THIS:



Overhead doors do not face the street.

### Screens and Enclosures

- All rooftop mechanical units shall be completely screened from view and, to maintain a unified appearance, shall use materials and colors compatible with the building.
- Screening used to enclose storage areas shall be solid. Chain link fencing will not be acceptable.
- Trash enclosures shall be constructed of the same material as the building. Gates shall be constructed of a solid material such as metal and shall be securely anchored. Collection bins shall be kept inside the enclosure except on collection day. Enclosures shall be placed in a location behind the front line of the building, and shall not be readily visible from the street.
- Screens that may be visible from the street shall be landscaped on the street side of the enclosure.
- Buildings for uses that are located in the PI (Planned Industrial) zoning district, but which may also be allowed in commercial districts, shall adhere to a higher standard as would be expected of an office building or a commercial building.

### Implementation

The developer shall submit to the Planning Commission proposed covenants and restrictions that outline the use of building materials, exterior design features, cross access parking, as well as how conversion of warehouse, office/showroom, or manufacturing areas to strictly office spaces will be undertaken. The covenants and restrictions shall be filed with the register of deeds with the plat (if platting is required), or prior to issuance of a building permit if a plat is not required.