
Northeast Industrial Park Design Standards



NORTHEAST INDUSTRIAL PARK DESIGN STANDARDS

This document contains design standards for development and improvement of industrial and office buildings within the Northeast Industrial Park. Applicants should refer to the Casselberry City Code, including the Unified Land Development Regulations, for basic requirements and discuss specific zoning/code issues with the Community Development Department. These standards apply in both the I and I-M zoning districts.

CHAPTER SECTIONS

- A. Goals
- B. Site Planning
- C. Building Design
- D. Landscape Design
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A. Goals

The following goals set forth the basic urban design intent implicit in the design standards formulated for the Northeast Industrial Park.

1. Encourage a development pattern that respects and responds to the character of the surrounding built and natural environments.
2. Improve the visual design of the city's industrial areas and remove thinking that such uses are inherently unsightly.
3. Establish standards that will enhance property values and attract high quality industry to the city.
4. Protect the visual character along major entry corridors.
5. Protect the surrounding communities from objectionable visual, noise, odor or vibration impacts often associated with industrial uses.
6. Promote design that improves the appearance and function of the individual developments and districts, and results in safe, efficient and high quality development.
7. Provide development standards that will encourage the development of unified industrial areas, while allowing enough design flexibility to encourage innovative building styles and site designs.
8. Establish an attractive and functional, industrial and office development standard.

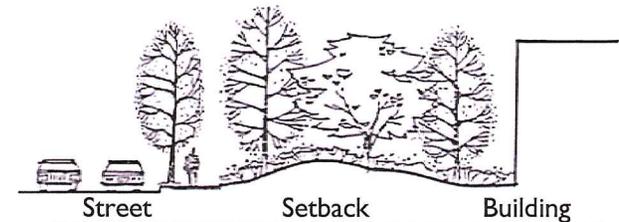
B. Site Planning

The standards in this section are to assist in the appropriate siting of buildings in the industrial areas of the City. These standards are intended to promote appropriate appearance for industrial buildings and the functional arrangement of buildings and site components. This section also gives guidance for an appropriate level of screening for all of a building's supporting elements, such as parking, utilities and service areas.

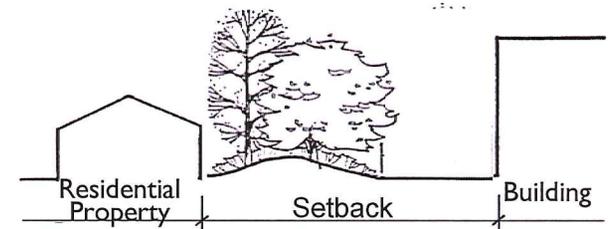
I. Building Setback

To ensure that an appropriate aesthetic quality exists in the semi-public zones between streets and industrial buildings, building setbacks should be designed to give good spatial definition to the pedestrian realm on public streets.

Rear yard setbacks shall be consistent with setbacks established in the Casselberry Unified Land Development Regulations (ULDR). Where the rear of an industrial use abuts a residential district, the landscaped setback shall be 40 feet minimum, with a 20' depth adjacent to the property line planted with landscaping to provide for transition areas between uses. The remaining 20' of the buffer area may be used for retention or drive aisles. Additional landscaping should be used to mitigate potential visual impacts.



Front yard setback facing public realm is designed to give good spatial definition.



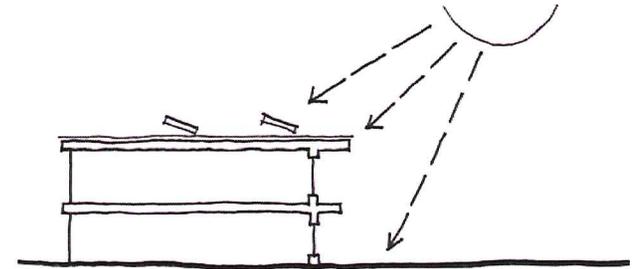
Landscaped rear yard setback screens the project from the adjacent residential district.

2. Orientation

To employ the existing environmental, geographic and topographic conditions to create new development that is unique and specific to Casselberry the placement and orientation of the building on the site should:

- preserve view corridors to any scenic vistas
- preserve, protect and maintain existing mature trees on building sites wherever possible
- facilitate access to major streets and thoroughfares
- provide for functional organization, such as the locations of service areas, public parking facilities and primary entrances
- make use of solar orientation principles in order to provide natural daylight and promote lower heating and cooling requirements for the building.

South-facing façades use overhangs to provide shade.



LEED (Leadership in Energy and Environmental Design) Elements or Certification.

The developer or builder should attempt to utilize as many LEED environmental elements as physically or financially possible.



3. Parking

Location:

(Industrial Areas)

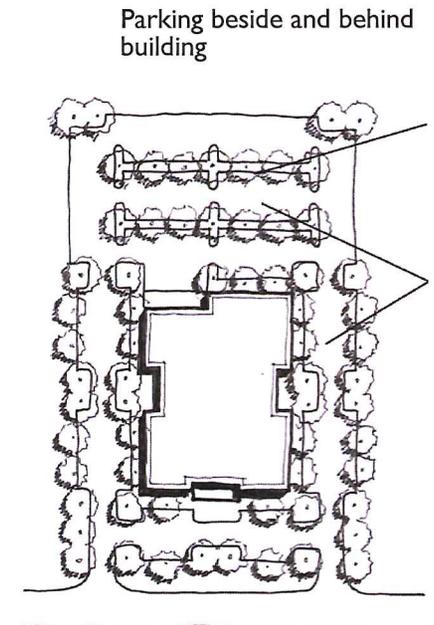
In order to reduce public views of parking areas, minimize the impact of large areas of surface parking, and to facilitate safe and efficient pedestrian movement between parking and structures:

- A significant amount of a development's parking area should be located beside or behind the building.
- All outdoor parking areas should be divided into smaller unit areas per the parking regulations. The methods for dividing office or visitor parking areas into smaller components include the incorporation of landscaped medians between parking spaces when the number of spaces exceeds ten.
- A maximum distance of 300 feet from any visitor parking space to a building entry should not be exceeded.
- Driveway radii and truck docks (High-docks and at-grade) should provide adequate clearance and turnaround areas. These areas should also not be intermixed with normal automobile parking areas.

(Office Areas)

In order to reduce public views of parking areas, minimize the impact of large areas of surface parking, and to facilitate safe and efficient truck movement, loading and unloading:

- A significant amount of a development's parking area should be located beside or behind the building.
- All outdoor automobile parking areas should be divided into smaller unit areas per the parking regulations and industrial truck and equipment movement areas should be separate and distinct. The methods for dividing office or visitor parking areas into smaller components include the incorporation of landscaped medians between parking spaces when the number of spaces exceeds ten.
- A maximum distance of 300 feet from any visitor parking space to a building entry should not be exceeded.



Access Drives

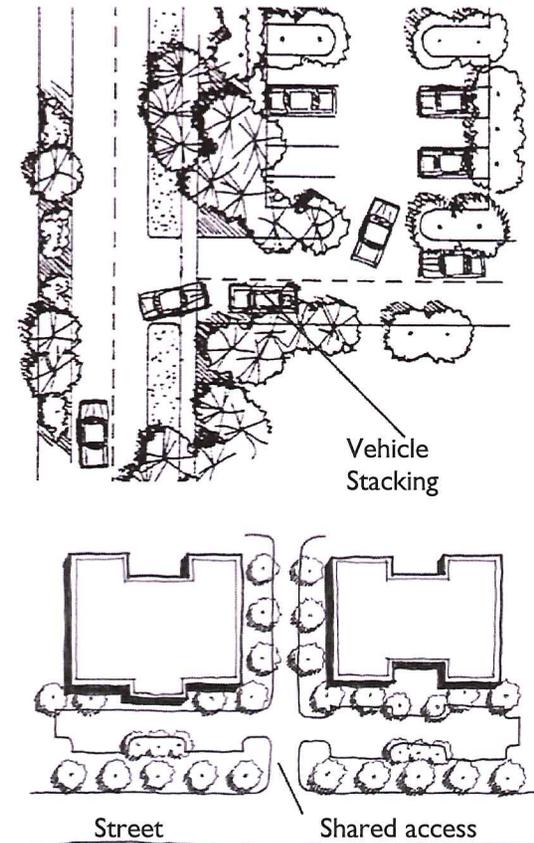
Access driveways shall be sufficient in number to provide safe and efficient movement of traffic to and from a site; they should, however, be kept at a minimum to reduce the potential for interference with off-site circulation.

Within the site, access drives should provide sufficient length to permit vehicle stacking during hours of peak use without impacting circulation within the parking lot or on the fronting public street.

Whenever possible access drives should connect to side streets. When not possible or when a side street connection is inefficient, connection can be made to a main street with the proper governmental approvals.

Common access driveways are encouraged for adjacent lots to reduce the number of access points onto the main roadway.

Multiple-lot industrial developments should provide access to individual lots from an internal street system.



Internal Circulation

(Office Areas)

Office parking areas shall include designated pedestrian access to building entrances.

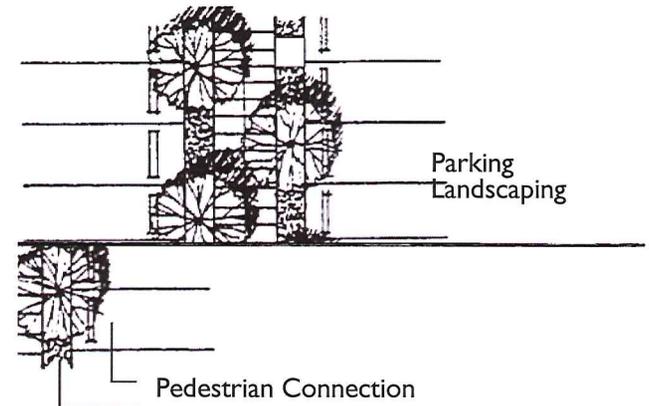
On-site pathways which are separated from vehicular traffic should be provided for pedestrians and bicyclists and should provide connections between building entries and public sidewalks.

Large office development should include at least one separated pedestrian pathway through the parking area to the main entrance.

Pedestrian walkways and spaces should include elements such as special paving materials, raised curbs, trellis structures, landscaping, pedestrian-scaled lighting, seating and trash receptacles, etc.

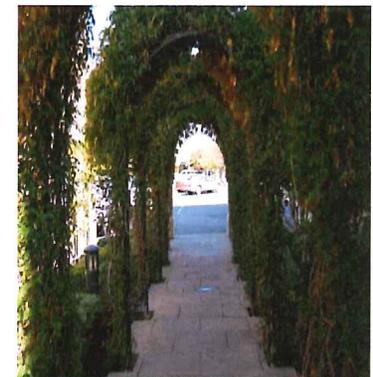
(Industrial Areas)

Office or visitor area requirements as part of an industrial area shall meet the requirements of the "Office Area" Internal Circulation requirements.



Trellis structure enhances pedestrian environment.

Landscaped shade structure provides attractive pedestrian circulation area.



Primary Pedestrian/Bicycle Pathways:

(Office Areas)

- Durable, all-weather surfaces should be located on medians and other landscaped areas to provide convenient routes and reduce wear on landscaped areas.
- Excessive steps or level changes should be avoided in order to reduce potential tripping hazards and facilitate circulation for strollers and wheelchairs.
- Secure bicycle parking should be provided adjacent to building entrances. The design and materials should be coordinated with the site and building design. Whenever possible, bicycle areas should be covered and located in areas which are clearly visible to site users in order to avoid security problems.
- Trellises or shade structures are encouraged to enhance the aesthetic design of the parking lot and to create a more comfortable pedestrian environment.

(Industrial Areas)

- Office or visitor areas part of an industrial area shall meet the requirements of the “Office Area” Internal Circulation requirements.



Tree-lined elevated pedestrian path separates parking bays.



Bicycle parking near building entrance.

4. Service Areas

Goals:

To minimize the impact of loading and service areas on the aesthetic character desired for quality development in Casselberry's industrial areas:

Loading docks and service areas, where possible, should be located at the rear of the development and should be separated from automobile parking areas.

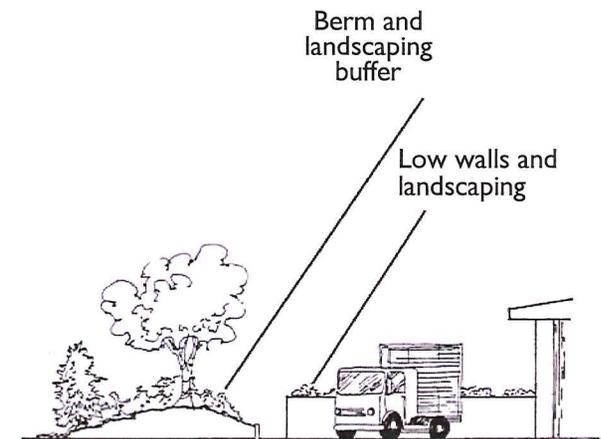
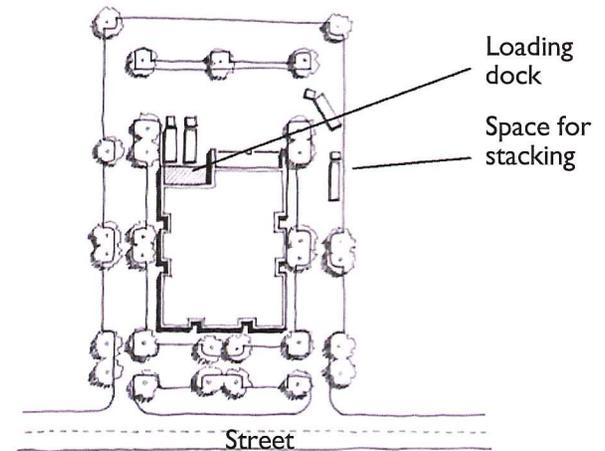
Loading docks and service areas shall not be located between the primary building and the primary street. Truck doors, except where required to be located on the front of the structure such as in a industrial condominium, may not be located between the primary building and the primary street.

Any outdoor storage areas containing materials, supplies or equipment, including heavy trucks and trailers, shall not be located in front of the primary building and shall be screened from public view.

Loading docks and service areas shall be screened from public view. Truck doors shall also be screened, except where required to be located on the front of the structure such as in a industrial condominium.

Screening of loading docks and service areas should be integrated into the design of the building and shall be located so that trucks that are being loaded or un-loaded do not disrupt the smooth flow of traffic within the project area.

On-site space for stacking vehicles waiting to load or unload should be provided as necessary.



Refuse Areas

Trash enclosures shall be of sufficient size to house the number and size of trash bins and containers needed to accommodate the waste generated by the building user, including trash, cardboard, cans and bottles, food waste, green waste and other recyclables. Trash bins shall be located within a trash enclosure at all times. Trash enclosures shall be located away from public view.

Trash enclosures shall be:

- Integrated into the site plan to accommodate truck access, landscape screening and an adequate number of trash bins.
- Constructed of durable materials and the color, texture and architectural detailing shall be consistent with the overall site and building design.
- Located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage.
- Located and designed to facilitate users' convenience. Person doorways should be provided in addition to the gate opening.

Design:

- All structural screening should be supplemented with landscaping.
- Roofs of enclosures, if provided, should be designed to complement the project buildings' roof style and colors.
- A building wall may be used as one side of a trash enclosure.
- The enclosure design shall allow each bin to be removed and replaced without requiring the removal of other bins, to avoid stacking and to maximize access.
- Enclosure gate openings should extend the width of the enclosure with no single gate opening less than 9 feet in width. The dimension of opened gates should allow adequate clearance of approximately 18 inches clear on either side of bins for mechanized truck access or manual maneuvering of bins.
- Doors should face an approach drive aisle where possible.
- A smaller number of larger gate openings should be designed, rather than a larger number of small gate openings.



Enclosure roof design complements the roof design of the primary building

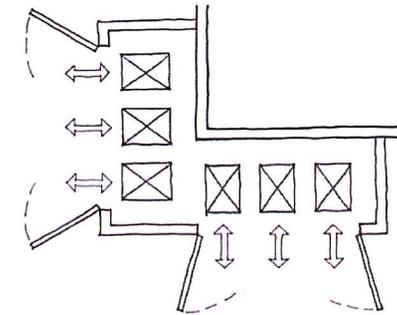


Trash enclosure continues façade design of adjoining building.

- Heavy duty doors should be used. The use of wheels under the doors to increase the durability of gate hinges should be considered.
- A concrete pad inside enclosures should be included to prevent damage to ground surfaces from filled containers. The pad should extend 10 feet in front of gates.
- If security lighting is needed, a minimum one-foot candle at ground level should be designed, integrated into the site design, shielded and located as low to the ground as possible.
- Driveways or travel aisles leading to trash enclosures should be a minimum of 16 feet wide with a 50-foot deep approach.
- In trash collection loading areas, the minimum overhead vertical clearance should be 22 feet to accommodate loading operations.
- Where no through-route exists for trash removal trucks, the turn-around area should be a minimum area in front of the enclosure to accommodate truck turning, but no less than 38'.
- Trash collection should be accessed from a side street, alleyway or parking area, to avoid collection trucks needing to maneuver on busy roadways.

Trash Compactors:

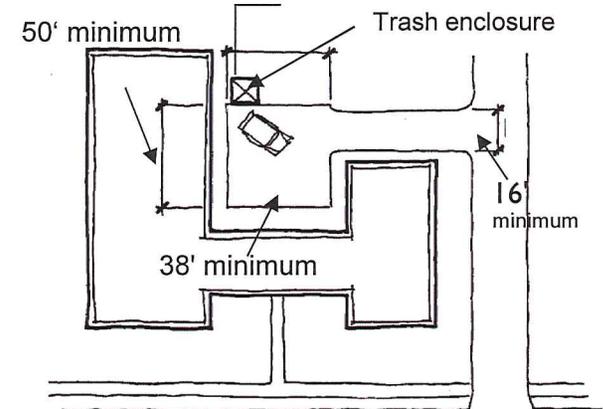
- Should be screened from public view within a trash enclosure or within the building volume.
- Should be enlarged to accommodate the space for required trash bins as well as the trash compactor. Trash compactors may not displace space required for trash bins.
- Should not block access to standard trash bins or interfere with standard trash enclosure operation.



Trash enclosure lay-out allows bins to be removed independently.



Minimum nine-foot wide opening for trash enclosures.



Utilities and Backflow Preventers

Utility cabinets and meters shall be contained within the building or other-wise fully screened.

Backflow prevention devices shall be fully screened from public view through the use of landscaping, berms, low walls or other screening techniques.

All required design and screening elements shall be shown as part of the site plan submittal.

Developers should use alternative designs for backflow prevention devices that are least obtrusive. Components should be painted to match the adjacent landscaping.



Backflow preventer screened by landscaping and low wall.

C. Building Design

The standards in this section give design guidance for the architectural components of buildings in the Northeast Industrial Park.

(Office Areas)

1. Architectural Character

To ensure that building design provides for development that enhances the character of industrial areas of the city, development should include a variety of building types and designs in addition to the concrete tilt-up type construction which is often used.

All development is required to provide quality architectural design; however, office uses, and industrial uses in the Northeast Industrial Park should provide even greater quality and architectural interest in their building design.

Massing/ Scale:

Buildings with industrial uses, particularly larger structures, shall be designed to a human scale and achieve variety in the building massing. The design shall incorporate two or more of the following components:

- a. Outdoor patios for passive or active recreation.
- b. Awnings, overhangs, trellises.
- c. Changes in building massing (e.g. change in wall planes or varying height).
- d. Changes in building materials and colors.
- e. A defined building façade should define the base, middle and top of the building.
- f. Unbroken façades in excess of 100 feet, without changes in wall planes, shall be avoided.



Industrial/Office building of high quality design.



Changes in mass, texture and color

Outdoor seating area with trellis

- g. Changes in the façade plane shall be employed to add shade and shadow patterns that will render the façade more interesting and aesthetically pleasing.
- h. Exterior building walls should be varied and the façade articulated to achieve human scale in building design by at least one of the following means:
 1. Change in plane of at least 2 to 3 feet.
 2. Change in elevation that incorporates the building's massing.

In addition, exterior building elements such as buttresses, trellises or entries should be incorporated that break up the plane of the building, so as to provide visual interest.

Spaces created by varied building plane offsets should accommodate landscaping or areas for employee use.



Façade steps back to break up building mass.



Building mass is broken down into various volumes.

Landscaped building setbacks.

Proportion:

Buildings shall have a clearly defined base, middle and top.

The base of a building should be defined by appropriately contrasting materials or color.

A building should appear heavier at the base than at the top so that it appears to be firmly grounded and not top heavy.

Large buildings should be broken into smaller components that share an architectural relationship and establish a better scale for the building.

Facade:

Building facades viewed from a residential district or publicly accessible area shall be articulated to add visual interest, distinctiveness and diminished visual scale.

Architectural Rhythm:

Façades should incorporate structural or design elements to break wall expanses into smaller parts. Windows, doors and other openings should be incorporated into this rhythm.



Rusticated stone gives emphasis to base.



Window openings, columns and color scheme define a building rhythm.

Vertical breaks in the façade may be structural elements such as columns that define an architectural rhythm, window openings or façade components that are recessed or enhanced.

Projections

The type, form, material and color of all building projections, including awnings, trellises and canopies, shall be consistent with the overall building design.

Awning shape should be conducive to the design of the building.

Awnings should be constructed of a durable material, such as canvas or metal, so as to make them more permanent. All awning installations must meet the hurricane loading requirements.

Building projections, such as awnings and trellises, should relate to the architectural design of the building façade and avoid running the entire length of the façade, this is to allow for the continuation of the visual break requirements shown in the other areas.



Architectural Breaks and Rhythm can be emphasized by window openings, enhanced façade components and color.

Canopy emphasizes building entry and utilizes materials consistent with building design.



2. Architectural Detailing

Design elements should be faithful to the overall architectural theme of the building to ensure that buildings with large façades incorporate design elements and details that relate and bring the elevation down to the human scale or form.

Design Details

Enhanced entry elements or entry plazas may break long façades into smaller components.

Upper floor setbacks may break a façade into smaller components and present a less dominant presence on a parcel.

Dynamic building and roof forms may create greater visual interest and variety.

Cornices, parapets and eaves can denote the top of a building and provide greater visual interest on tall façades.

Awnings, balconies and trellises may break up long façades and provide a place for employee-related activities.

Distinctive window patterns may provide greater visual interest on large façades.

Accent lighting may provide greater visual interest on façades at night and can be integrated architectural components of a building. Landscaping components may help to mediate the transition between set-back areas and adjacent large façades.



Canopy over building entry.



- Defined top of building
- Enhanced corner treatment
- Distinctive window pattern
- Landscaped entry area

3. Windows

Openings in the façade should be utilized to contribute to the overall design of the building and promote a relationship to the scale of building.

Window Proportion

All building windows shall have a proportional relationship and shall be consistent with the design of the building façade.

Window proportions should generally be vertically oriented. However, other orientations may be used provided they enhance the overall design of the structure.



Windows are part of the overall building design and proportionally related to each other.



Window design and sun screening add complexity and interest to a building's façade.

Window Detailing

Recessed windows are strongly encouraged.

Window frames should generally be inset a minimum of 4 inches to enhance the depth and volume appearance of the façade.

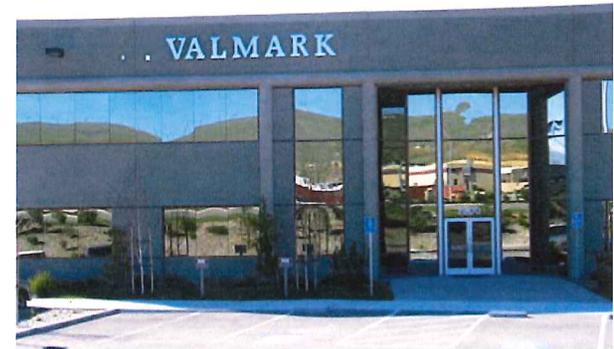
Other means of accenting the windows, such as built-up window trim and sills, should also be considered to create shadows and depth on the façade.



Window detailing features an inset and built-up window trim and sills.

Window Materials

Mirrored glass should only be accepted if it is used as an important architectural element or captures views to the outside that help to define place making qualities specific to Casselberry.



Successful use of mirrored glass.

4. Building Entries

Building entries shall be emphasized by changes in building mass, building height, or both.

Building entrances may be further articulated by integrating their design with other architectural features, such as canopies, appropriate to the architectural style of the building.

Architectural detailing and materials should be used to distinguish the hierarchy between primary and secondary building entries. Building entries should include a scale that brings the vertical and size elements down to a proportional size for feel.



High quality canopy design articulates entrance.



Entrance is articulated with change in color and material and with design canopy and podium.



Changes in mass articulates building entrance.

Doors

For security and safety reasons doors at building entrances shall include windows that permit views into the establishment.

Doors at building entrances with windows on the façade should match the materials, design and character of the adjacent window framing. High quality materials such as crafted wood, stainless steel, bronze and other ornamental metals should be considered.



Entrance permits views into building and door design matches window design.

5. Colors and Materials

All colors and materials shall enhance the overall design of the building and be compatible with the surrounding natural and built environment

Colors

- Exterior building colors shall be compatible with the surrounding natural and built environment.
- A building color shall not be such that it serves as signage or business identification.
- Primary colors or other bright colors should generally be used only as accents to compliment and enhance the architectural design, such as in Art Deco.
- Repetition and over reliance on a single approach to the use of color such as multiple horizontal stripes or bands should be avoided.



Materials

(Office Areas)

The use of a variety of related or appropriately contrasting materials is encouraged within the design theme of the building. These can include:

- Concrete, smooth or textured
- Concrete masonry unit (CMU) blocks, plain or rusticated
- Exterior plaster stucco

Use of accent materials, such as stone, metal, bricks or wood, should be used on all visible façades of the building, not just the front of the building.

(Industrial Areas)

On sites developed for industrial or warehouse activities, the areas other than the office and public areas can utilize standard industrial building materials, provided that they are compatible with the office or public areas in color and design.

(All Areas)

All development, office or industrial, must present a well defined architectural appearance to the front right-of-way.



Façade with contrasting materials and textures.

6. Roof

Form, color and texture of the roof shall be designed as an integral part of the overall building design.

Form

Sloping roof forms are encouraged but not required.

Materials

Reflective roofing materials should not be used on visible roof surfaces.



High quality and architecturally integrated roof design with slightly set back parapet.



Roof cornice design consistent with overall architectural language.



Sloping roof forms are encouraged.

Detailing

Roof cornices, where employed, shall be consistent with the overall building design. Changes in parapet height should relate to a change in the building's massing and should be incorporated into a distinct building volume, rather than create a higher "false" façade.

Where a parapet extends a façade plane higher, it should return from the façade plane to define a three dimensional building volume.

Perforations in the parapet to facilitate roof drainage and downspouts should be designed so as to be consistent with the architecture of the building.

Neon or lighting bands shall not be used to articulate the building facades.



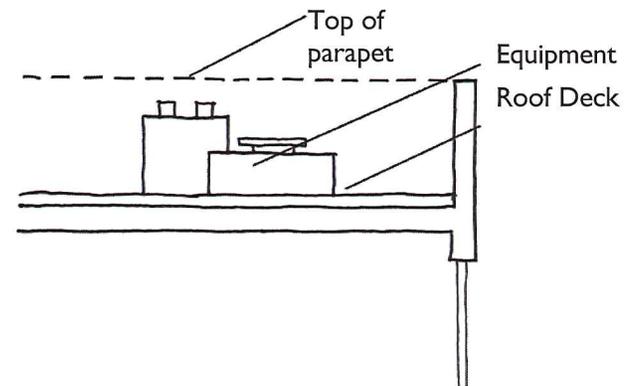
Parapet perforation for rainwater downspouts used as architectural feature.

Rooftop Equipment

Aesthetic impacts to neighboring parcels created by HVA C and other building equipment located on rooftops shall be minimized.

All mechanical and electrical roof-mounted equipment shall be fully screened from public view by means that are architecturally integrated into the overall building and site design.

Plans submitted for design review shall indicate how roof-top equipment will be screened.



D. Landscape Design

City regulations require that all landscaping be regularly and permanently maintained in good condition. All landscaping shall comply with water efficiency requirements. Please refer to the City of Casselberry's Unified Land Development Regulations, Article XIII, for additional landscaping requirements.

1. Coverage

Landscaping materials should provide adequate coverage and enhance the appearance of development projects.

Altogether, the landscaping required in the front, side, and rear yard setbacks and in the parking areas represents the minimum acceptable landscape coverage for industrial and office sites.

Developers are strongly encouraged to provide more than the minimum standard landscaping, particularly in publicly viewed areas, in order to create a more attractive environment for employees and the general public.



Swale between parking bays.

2. Function

Adequate pedestrian design and an attractive environment shall be provided between public streets and office and industrial office development.

- Landscaping should be used to provide an attractive setting for development; soften hard building contours; shade walkways, parking areas and other large expanses of pavement; buffer and merge various uses; mitigate building height; and screen unsightly uses.
- Landscape materials should provide an aesthetically pleasing transition between the building and adjacent sidewalks or pedestrian paths.
- Landscaping should enhance the built environment and contribute to the spatial organization of the site.
- Landscaping along street frontages should provide a unifying character to the street and enhance the appearance of individual developments. Landscape elements should detract from adjacent development but be coordinated with adjacent properties to at the least provide a consistent visual character.

3. Layout

Existing Vegetation. Existing stands of mature native and naturalized vegetation should be evaluated, preserved and protected where possible and practical throughout the construction area.

Landscaping should be designed and located to provide storm water treatment. Roof-top drainage should be directed into landscaped areas and swales should be provided to treat parking lot run-off. This together with the use of water tolerant or native plants shall reduce the overall need for irrigation.

Planting plans for building setbacks should include a hierarchy of plantings in terms of size and types of plant materials that mark the transition between the horizontal ground plane at the sidewalk or parking area and the tall, vertical façades of buildings.

Landscaping close to the sidewalk should provide shade on the sidewalk, while also allowing views into the site. Denser plant material should be located closer to the building.



Densely landscaped street frontage provides a nice transition between building and street.

Within the Northeast Industrial Park development, a 7-foot minimum landscaped planting strip shall be maintained adjacent to building façades facing any major street frontage and a 5-foot minimum strip shall be maintained facing a collector street. The depth of the landscape area may be varied to provide visual interest or to accommodate specific site needs as long as the total area is equal to or greater than a continuous 5 or 7 foot depth (whichever is applicable) and that the minimum depth is not less than 3 feet.

Trees shall be planted a minimum of 3 feet behind the curb and shall be trimmed to a minimum of 6 feet above the root crown prior to planting.

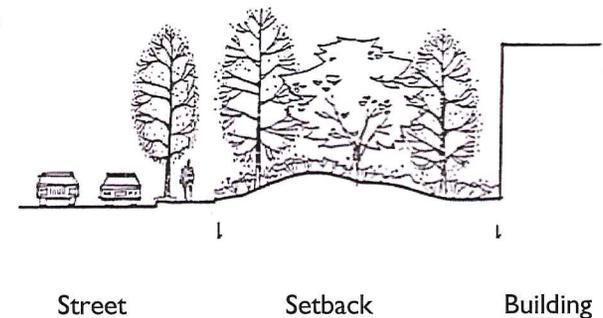
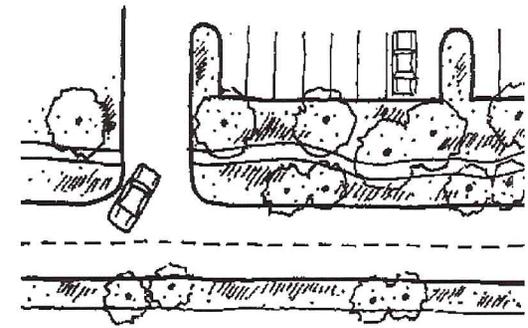
All required minimum front, side and rear setbacks shall be adequately landscaped.

Building façades facing side or rear yard property lines not adjacent to a street frontage shall have a 5-foot minimum landscape area adjacent to the structure, except in areas used for storage, loading or other activities that would make the landscaping inappropriate or superfluous. These areas have their own requirements for screening, as noted in Service Areas, of this chapter.

Landscaping adjacent to driveways shall be designed so that it does not interfere with sight distance requirements.

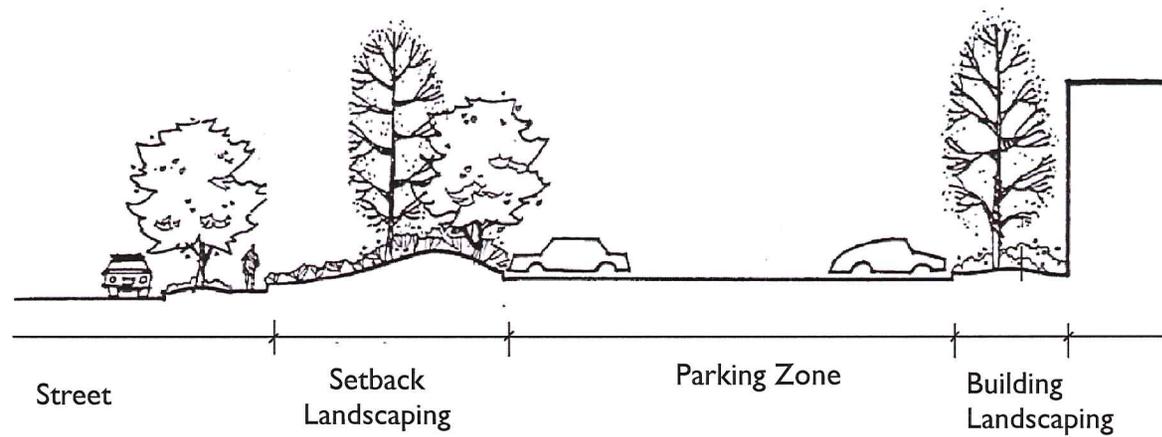
Walls and fences that extend out from the main structure for purposes of screening service, storage, loading or mechanical areas shall also have a 5-foot minimum landscape strip adjacent to the exterior-facing side of the wall.

Street frontage landscaping.



Parking Buffer

Surface parking areas facing a public street shall be buffered by berming or landscaping. For security purposes, openings should be incorporated into the landscape design to provide clear views into the site.



Focal Elements

The use of trees for purposes of creating focal elements, including tree clusters, is encouraged. Such a design element would augment rather than replace required street tree planting.

Swales

Drainage swales that are incorporated into landscape designs shall conform to the standards for swales.

Longitudinal slope of swales should be between 1% and 5%. Proposed swales with a slope of less than 1% will not be approved unless adequate under-drains are provided to prevent ponding, or adequate infiltration rate is demonstrated in the design. Swales of greater than 3% may be required to install check dams or other means of erosion protection and energy dissipation to reduce velocity through the swale.

Swale bottom should be graded flat to improve pollutant removal. Swale bottom should ideally be at least 4 to 6 feet wide, with a minimum of 2 feet. Where feasible, swales should be modified to serve as bio-retention areas.

Swales are strongly recommended to reduce water quality impacts associated with site runoff.

Plant material in and adjacent to swales should delineate the transition between the swale area and the surrounding landscape.



Trees create focal elements.



The design of swales for parking lot runoff reduces impact on overall water quality.

4. Materials

Landscaping materials shall be of an appropriate age and size to enable the materials to be fully functioning site amenities.

Plant Selection

Street trees and other plant materials within the public right of way shall be consistent with adopted City regulations.

Plant and landscape materials should be selected and sited to reflect both ornamental and functional characteristics. Full-canopy shade trees, greenery and brightly colored flowering materials all add to the overall favorable impression of Casselberry.

Plant species should be generally hardy, drought tolerant and not require extensive maintenance. Species which are native or well adapted to the climatic conditions in Casselberry are preferable, since those will generally require less water and maintenance.

A well coordinated palette of plant species should be selected for general landscaping purposes, such as parking lots and setback areas.

Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated adjacent to walks, or as a frame for building entrances and stairs.

Evergreen shrubs and trees should be used for screening along rear property lines, around trash/recycling areas and mechanical equipment and to obscure.

Native plant species are encouraged. Landscape materials are strongly encouraged to be comprised of drought tolerant species to reduce the impact on the area's water resources by minimizing irrigation requirements while being consistent with the architectural design of the building.



Plant Size

Mature plants are encouraged to ensure an immediate effect on the project's appearance. The following minimum sizes for plant materials are required at the time of installation:

- Trees shall be a minimum 12 feet in height with a minimum 2.5" DBH.
- Twenty percent of all trees shall have a 24-inch box or larger container and should be located in highly visible locations.
- Shrubs shall be upright and have a minimum 24-inch height and spread.
- Ground cover shall have a maximum spacing of 12 inches on center or, when planted from one-gallon cans, a maximum spacing of 24 inches on center.

5. Maintenance. Landscaped areas, including trees and other planting, as well as paving, walls and fences, shall be regularly maintained.

6. Irrigation. Any landscaped area shall have an adequate automated irrigation system, which is efficient and minimizes water run-off. Water usage shall comply with the City's water-efficient landscape ordinance. Drip irrigation systems are preferred.

7. Hardscape.

Hardscape materials shall be comprised of high quality paving materials, such as stone, concrete, pavers, tile or brick.

Benches, site fixtures and public art elements shall be comprised of high quality, durable materials.



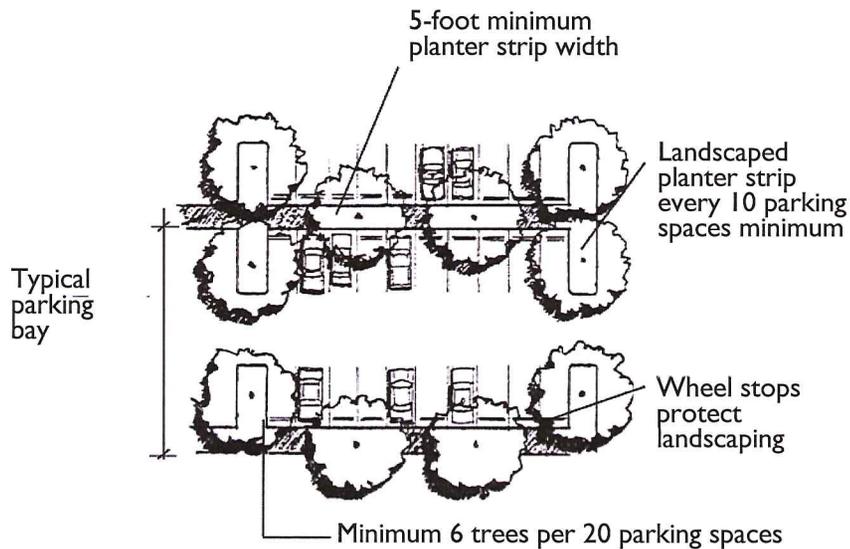
Parking area with ground cover that is not water-intensive.

8. Parking Area Landscaping

Shading is extremely important to reduce glare and heat buildup as well as to provide an attractive, functional, comfortable environment.

Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of three trees per 10 parking spaces for single loaded stalls, six trees per 20 parking spaces for double loaded stalls and one tree for every three parking spaces for smaller parking lots

All parking areas shall provide landscaping within the parking lot for shade and aesthetic enhancement.



Parking area landscaping will provide shade.



Curbed planter along travel lane.

Curbed planter areas shall be provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.

No more than 10 parking spaces should be located in a row without an intervening landscaped planter strip. The intervening planter strip should be 9-feet in width and the depth of the adjacent parking spaces.

Planter areas should provide a 6-foot minimum width of clear planting space.

Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs. In place of wheel stops, the planter curb may be used for car overhangs, provided the 6-foot minimum clear planting area is maintained.

Drainage into swale areas is encouraged and may be accommodated through design elements such as flush curbs, perforated curbs and tree offsets.

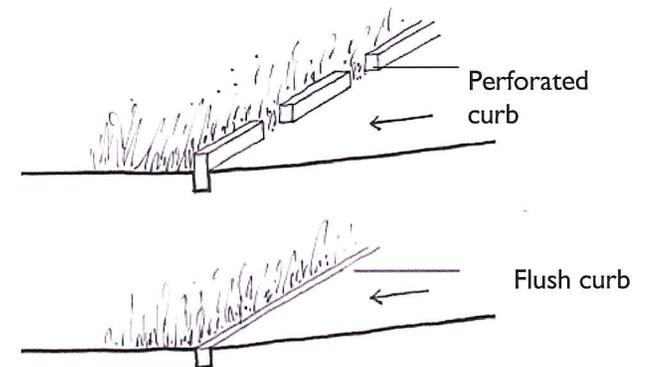
Sidewalks, parking areas and other infrastructure should be protected through the use of root barriers, engineered soils or similar techniques.



Planter area of minimum 5-foot width.



Walkway to parking area.



Water drains off surface lots into swale.

9. Plazas and Outdoor Areas

Outdoor areas for employee and guest amenities should provide design opportunities for mitigating the mass and scale of industrial buildings.

Plazas

Publicly-accessible plazas and open spaces shall be landscaped and incorporate high quality paving materials, such as stone, concrete, tile, pavers or brick. Paving, planting and other landscape materials shall be coordinated with the design of the building and site.

Protected Seating Areas

Benches, tables and shade structures are encouraged to provide a human scale to plazas and other outdoor areas. These features should be made from high quality, durable materials consistent with the architectural theme of the building.

Where practical, outdoor areas should be visible from public streets or trail networks and accessible from the building, street or potential network. Fences around plazas and outdoor areas should be semi-transparent and architecturally compatible with the building.



Outdoor seating area is protected by low wall with openings onto the site.

Publicly accessible outdoor seating coordinated with the design of the building.



Publicly accessible outdoor seating designed with high quality material.



10. Fences, Walls and Berms

Fencing should contribute in a positive way to the overall design of industrial buildings and development.

Design

All screening shall be designed as an integral part of the overall building design.

Screening fences and walls are not recommended between industrial buildings and the street along primary and secondary street frontages. Screening fences and walls are permitted on internal side and rear property lines.

Screening fences located to the sides and rear of properties should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation and related post spacing should be used to enhance compatibility.

Adjacent to residential properties, screening fences should maintain a character and scale appropriate to residential neighborhoods; more detailed fencing types with heightened design detailing and additional ornamentation are recommended.

Fences around plazas and outdoor areas should be semi-transparent and architecturally compatible with the building and should be no more than 3 feet tall.



Unobtrusive fence design contributes to overall building and site design.

Height

Walls or fences separating adjoining parcels can be located at the property line, but no wall or fence taller than 6 feet shall be placed forward of the front facades of the building.

No wall or fence exceeding 3 feet in height shall be located on the property line or within the required landscape setback fronting a public street, except when used to screen storage areas, transformers and other similar utility equipment, and as approved by the Design Review Committee.

Within the landscaped setback facing a public street, walls and fences are discouraged and where used, should not exceed 3 feet in height. Portions over 3 feet in height should be designed so as to be semi-transparent where possible.



Low wall, accompanied by landscaping, facing public street.

Articulation

Walls and fences 60 feet or longer along street frontages shall be articulated with a significant change in appearance. Means to achieve articulation include:

- Change in wall plane
- Change of material or texture
- Greater mass and height for posts and columns than the remainders of the wall



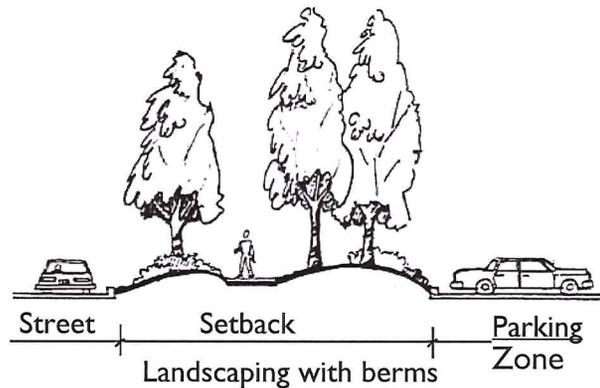
Fence is articulated by a change in the vertical plane, a change in materials and wall columns.

Berms

Earth berms are convenient devices for providing variation in the ground plane and for screening interior portions of the site. Berm areas should have a center height above curb level of 2-3 feet. Maximum slopes for berm areas should be 3:1 for turf areas and 2:1 for groundcover areas to allow for proper maintenance.



Earth berms and landscaping provide screening of interior portions of site.



Earth berm screening a parking lot.

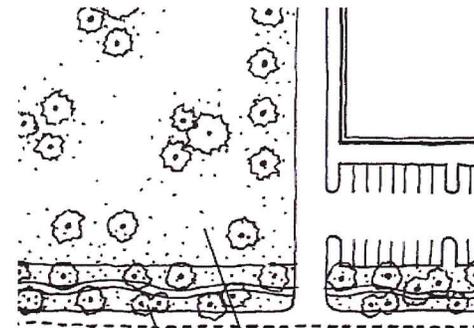
11. Undeveloped Areas

Vacant parcels should not detract from the overall goal of attractive and visually distinctive industrial development areas.

All undeveloped portions of each occupied parcel shall be maintained as landscaped area.

For phased developments, landscaping shall be installed along the entire street frontage during the first phase. Unless there is a satisfactory reason not to that is approved by the City.

Undeveloped areas shall be maintained and shall not be used for any kind of storage.



Landscaped vacant land

E. Signs

The standards and guidelines in this section give design guidance for signs in the Northeast Industrial Park. All signs shall conform to the minimum standards specified in the City of Casselberry's Unified Land Development Code, Article XVI.

1. District Identification Signs

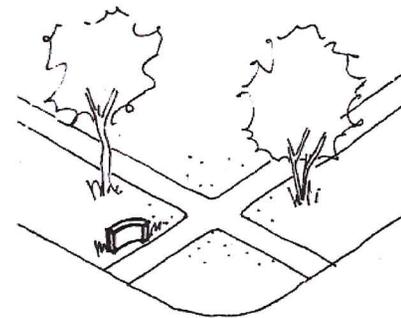
- "Can" or panel signs shall not be used.
- Exposed raceways shall not be used.
- The information displayed on the sign shall be limited to district identification and shall not include advertising.
- Signs shall not impede visibility at intersections.
- District identification signs should not be combined with business identification signs.

Design:

External illumination is preferred, although internal illuminating methods, such as halo lighting and routed letters, can be employed to illuminate signs.

A maximum of one detached sign for each side of the street should be permitted at the street entrance to the industrial park development.

Monument type signs should be no taller than 5 feet in height and located in the landscape setback at least 10 feet from the street right-of-way line.



District identification sign located between the sidewalk and curb.



Monument sign with landscaping identifies development complex.

2. Multi-Tenant Signs

Multiple-tenant buildings shall develop a Master Sign Plan to minimize the potential visual conflicts and competition among tenant signs, while ensuring adequate identification for each tenant. The Master Sign Plan should include monument signs, attached signs and informational signs. Upon approval by the Development Review Committee (DRC), the sign criteria should be incorporated into the conditions of approval for the project.

Multiple-tenant buildings should display information proportionately on the freestanding sign.

3. Single-Tenant Building Signs

One freestanding sign shall be permitted per development site frontage for the purpose of identifying the business occupant of the site, including street address.

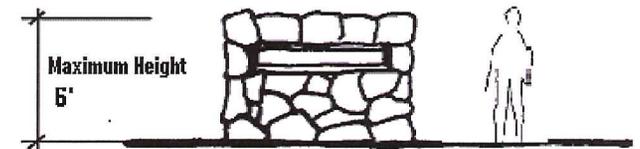
The maximum height shall be 4 feet for monument-type signs. No advertising or changeable copy shall be permitted on these signs.

External illumination is preferred, although internal illuminating methods, such as halo lighting and routed letters, can be employed to illuminate signs.

Natural materials such as concrete, aggregate, stone, or brick are acceptable materials for the sign. Sign materials should incorporate the building materials and design features of the building which the sign serves. If a more attractive alternative is presented the City may allow the change.



Freestanding business identification sign.



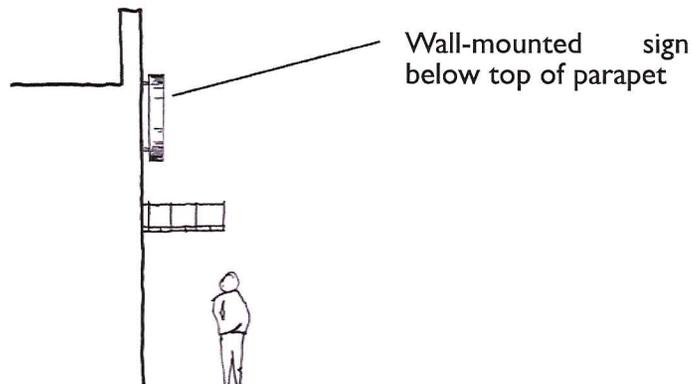
4. Wall Signs

The purpose of wall signs is to identify the occupant of the building, including street address. No advertising shall be permitted on these signs. Fascia and roof signs shall not be permitted. The sign should be an integral component of the overall building and site design, including the scale of the sign and the materials and colors employed.

“Can” or panel signs shall not be used, with the exception of logos. Exposed raceways shall not be used. Changeable copy signs are not permitted.

External illumination is preferred, although internal illuminating methods, including halo lighting and routed letters, can be employed to illuminate signs. Neon lighting shall not be used for signage or to articulate the building façade.

Signs should be attached to vertical surfaces of the building or walls associated with the building.



Wall sign designed as integral component of building façade.

F. Lighting

The standards and guidelines in this section give design guidance for exterior lighting of developments in the Northeast Industrial Park.

1. Lighting Design

Exterior lighting should be considered as an integral part of the architectural and landscape design and not added as an afterthought. Site plans and architectural plans should include the locations of fixtures, their design and the nature of the illumination they will provide.

2. Lighting Fixture Height

The following standards and guidelines apply to all light fixtures, including those mounted on buildings.

The height of luminaries shall be in scale with the building and site design and in no case shall they exceed 20 feet in height as measured from grade. Light fixtures shall be equipped with a cut off shield, unless approved by the Development Review Committee, and then recommended as a condition of approval.

Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

Decorative light fixtures should be encouraged on visible parts of the building.



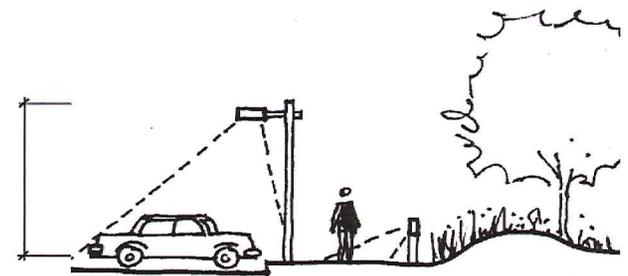
Downward
directed
lighting



Lighting with cut-
off shield

Area lighting should be directed downward or employ control features so as to avoid light being directed offsite and to avoid lighting of the night sky.

Maximum height 20'



Lighting directed downward

3. Lighting Levels

Lighting levels shall be designed to meet the standards provided in ULDR Section 3-10.2(6).

Project lighting should be adequate to meet safety requirements but should also recognize the need for energy conservation.

Excessive overall lighting and overly bright lighting should be avoided. Lighting should be located so as to support the anticipated use and should not exceed the amount of light actually required by users.



Bollard lighting for pedestrian path.

Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths that, if left unlit, would cause the user to feel insecure.

In parking areas, illumination should achieve a lighting level of 5.0-foot candle on the parking lot surface. At the boundaries of the project site, illumination levels should be at or approaching zero foot-candles, so as to minimize impacts on surrounding properties.

4. Structural Lighting

Night lighting of building façades should articulate the building's architecture and façade and should be used sparingly and in key locations. Such lighting should highlight points of visual interest.

5. Service Area Illumination

Lighting of outdoor service, loading or storage areas should be contained within the specific yard space boundaries and enclosure walls. No light spillover should occur outside the service area and light sources should not be visible from the street or adjacent properties.

6. Prohibited Lights

Blinking, flashing or otherwise changing lights shall not be permitted. No mercury vapor utility lights or other light fixtures with high intensity discharge lamps or bulbs that are not designed to limit or control light direction, or do not shield the light source from neighboring properties and streets, shall be permitted.

