

Yolo County

INDUSTRIAL

Design Guidelines

YOLO COUNTY DESIGN GUIDELINES

YOLO COUNTY: Industrial Design Guidelines

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I. INTRODUCTION

A. APPLICABILITY

The design guidelines in this section apply to Limited Industrial (M-L), Light Industrial (M-1), and Heavy Industrial (M-2) zone districts within the unincorporated area of Yolo County. Examples of the types of uses the guidelines are intended to apply to include but are not limited to:

- Research and Testing Facilities
- Light and Heavy Manufacturing Facilities
- Agricultural Industrial Complexes
- Storage Facilities
- Automobile Service and Repair
- Corporation Yards
- Construction Shops and Yards
- Building Materials Sales
- Warehousing
- Canneries
- Trucking Terminals and Garages

These guidelines are advisory and are intended to augment, but not conflict with, applicable zoning regulations and General Plan policies. In some cases, the guidelines support policies in the Yolo County 2030 Countywide General Plan that may require specific design features. Where appropriate, the applicable General Plan Policy will be cited. Applicants are advised to consult with Yolo County Environmental Health and the local fire district to ensure project design does not conflict with any applicable standards or emergency requirements.

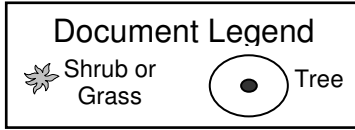
B. ORGANIZATION

This document separates industrial design into two main categories: site design and building design. Subtopics are addressed within each of these categories. Each subtopic begins with a guiding design principle and is supported by specific design guidelines. Visuals are provided for clarification and illustration. A short section on how to incorporate industrial specific sustainable building practices is provided at the end of this document.

C. CREATIVE DESIGN

The graphics, examples, and illustrations provided in this document are conceptual and intended to inspire design professionals and promote quality design. In order to provide visually appealing industrial projects in Yolo County, alternative concepts are encouraged so long as they achieve the guiding principles contained in this document. Design elements should be compatible with surrounding development in terms of scale, mass, detailing, and building patterns.

Though these guidelines are advisory, they reflect a strong commitment by the county to create industrial projects that are attractive and people-friendly, and that add to the neighborhoods in which they locate. They are the standard to which projects will be evaluated. We recognize that for many projects not all of these guidelines can be met, whether due to parcel size or configuration, interference with the efficient use of the site for its intended purpose, cost constraints, etc. In such cases, County staff is available to discuss these constraints with project proponents as early in the design process as possible. In this way, the spirit and intent of these guidelines can be met while guaranteeing the most effective use of private and public resources during design, review and approval, construction, and subsequent operations.



II. SITE DESIGN AND RELATION TO SURROUNDING AREAS

A. GENERAL SITE DESIGN

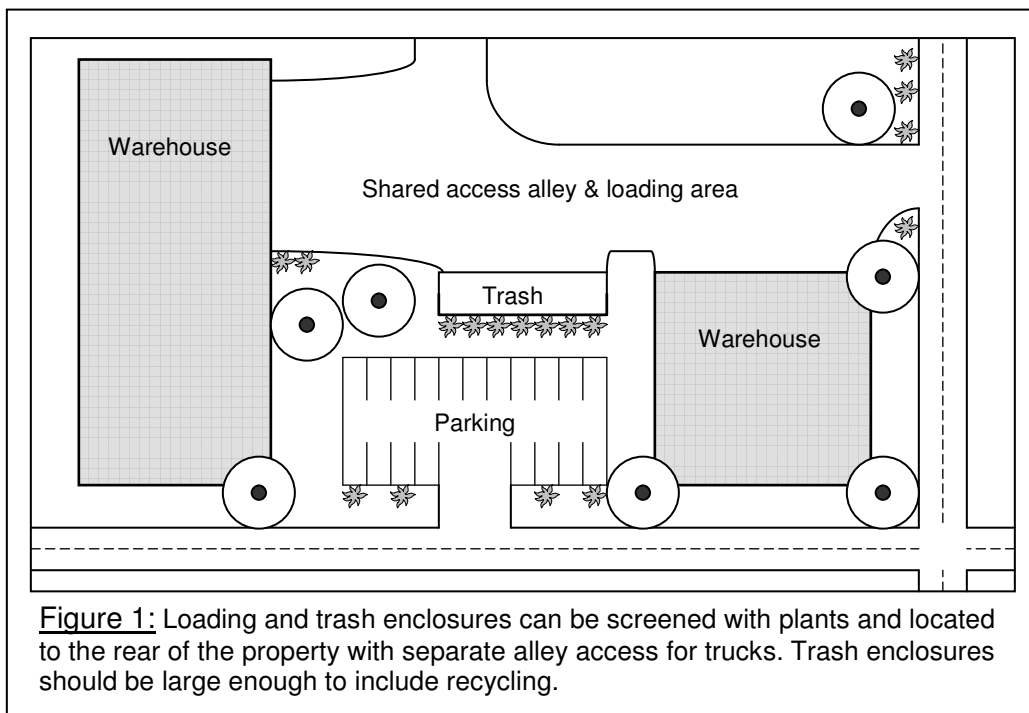
1. ORIENTATION AND PLACEMENT OF BUILT ELEMENTS: Orient buildings, parking areas, and industrial accessory areas to provide for an efficient and functional use of land, while maintaining a relatively uncluttered environment. Ensure access to all fire department connections. Supports Community Character Policy CC 4.23: *Except for approved plazas, seating areas and entry nooks, buildings in downtown areas shall have zero front setbacks and on-site parking shall be to the rear of the lot.*

I.G.1: Building Placement: Locate buildings adjacent to the sidewalk or roadway, where possible, to facilitate access to the buildings and alleviate views of large expanses of paved parking areas seen from the street. (Fig. 1)

I.G.2: Adjacent Parcels: Coordinate site design with neighboring parcels of similar uses. This may include shared parking and circulation systems, and shared trash and recycling collection enclosures. (Figs. 1 & 2)

I.G.3: Entrances: Clearly define lot entrances with the use of distinctive landscaping, signage or other prominent features. (Fig. 1)

I.G.4: Unsightly Uses: Locate loading and storage areas on the side or rear of the site when the project abuts a public right-of-way. (Figs. 1, 7, & 8)



a. TRASH ENCLOSURES

I.G.5: Collection Areas: Locate outdoor storage, trash collection and loading areas away from public access routes. Collection areas should not interfere with circulation routes. (Figs. 1, 7, 8 & 13)

I.G.6: Recycled Materials: Trash collection enclosures should be adequately sized and concealed, and include adequate space for recycled materials containers. (Fig. 1 & 13)

I.G.7: Enclosure Access: Locate trash and recycling enclosures in an area that is convenient for tenant and employee access. The enclosures should not block parking spaces or interfere with parking lot circulation. (Figs. 1, 7, 8 & 13)

2. PATHS OF TRAVEL AND ACCESS: Provide safe and efficient access and paths of travel for all forms of transportation, including pedestrians and emergency vehicles. Supports the following General Plan policies:

Circulation Policy CI-2.4: *The comfort, convenience, and safety of bicyclists and pedestrians are as important as, and should be balanced to the greatest feasible extent with, those same values for drivers.*

Circulation Policy CI-3.15 provides for greater street connectivity and efficient movement of all transportation modes.

Circulation Policy CI-3.18: *Ensure adequate access for emergency vehicles.*

Circulation Policy CI-5.5: *Integrate bicycle, pedestrian and transit facilities into new developments.*

Circulation Policy CI-5.16: *Construct and maintain bikeways and sidewalks in a manner that minimizes conflicts between bicyclists, pedestrians and motorists.*

a. NON-MOTORIZED TRANSPORTATION

I.G.8: Transit Access: When a transit stop exists in close proximity to an industrial building or development, provide a safe walkway from the transit stop to the place of business. (Fig. 3)

I.G.9: Pedestrian Access: When multiple businesses are located within walking distance of each other, provide a safe walkway separate from vehicular traffic with clearly defined crosswalks for pedestrian access between buildings. (Fig. 3)

I.G.10: Safe Access: Locate walkways in highly visible areas of the site to enhance safety and accessibility. (Fig. 2)

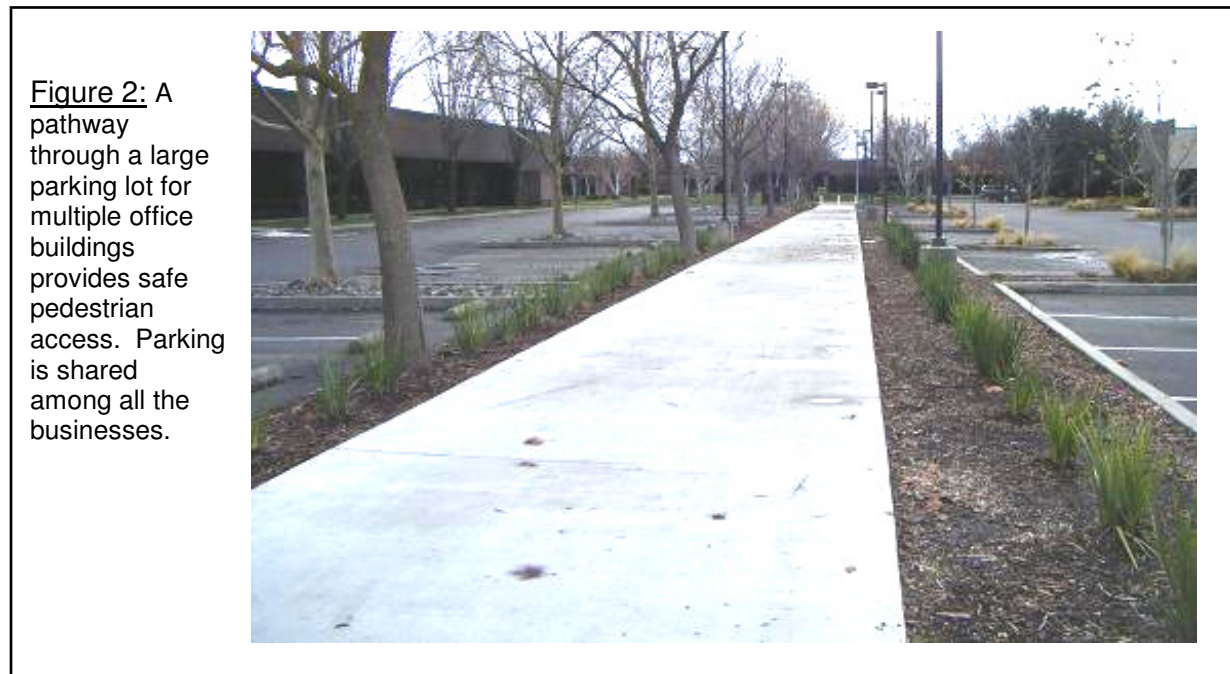
b. MOTORIZED VEHICLES

I.G.11: Non-Residential Street Access: Parking lots for industrial uses should avoid access from streets primarily serving residential districts.

I.G.12: Driveway Location: Coordinate driveways with existing or planned median openings and locate at a reasonable distance from intersections in accordance with County Improvement Standards. (Fig. 1)

I.G.13: Shared Driveway Opportunities: Limit the number of driveways, entrances, and exits and share with neighboring properties when possible in order to minimize interference with street traffic. (Fig. 1)

I.G.14: Separate Uses: Separate heavy equipment traffic from employee and customer traffic. This can be accomplished by providing separate entrances for heavy equipment and regular vehicular traffic. (Fig. 1)



3. PRESERVATION OF NATURAL LANDSCAPE FEATURES: Preserve existing site amenities such as wetlands, waterways, plant and animal habitats, and culturally significant

landscapes; restore, when feasible, in order to maintain a healthy ecosystem. Supports the following General Plan policies:

Community Character Policy CC-1.5: *Significant site features, such as trees, water courses, rock outcroppings, historic structures and scenic views shall be used to guide site planning and design in new development. Where possible, these features shall become focal points of the development.*

Conservation and Open Space Policy CO-2.1: *Consider and maintain the ecological function of landscapes, connecting features, watersheds, and wildlife movement corridors.*

Conservation and Open Space Policy CO-2.3: *Preserve and enhance those biological communities that contribute to the county's rich biodiversity including blue oak and mixed oak woodlands, native grassland prairies, wetlands, riparian corridors, aquatic habitat, agricultural lands, heritage valley oak trees, remnant valley oak groves, and roadside tree rows.*

Conservation and Open Space Policy CO-2.9: *Protect riparian corridors to maintain and balance wildlife values.*

Conservation and Open Space Policy CO-2.10: *Encourage the restoration of native habitat.*

Conservation and Open Space Policy CO-2.11: *Ensure that open space buffers are provided between sensitive habitat and planned development.*

Conservation and Open Space Policy CO-2.22: *Prohibit development within a minimum of 100 feet from the top of banks for all lakes, perennial ponds, rivers, creeks, sloughs, and perennial streams. The setback will allow for fire and flood protection, a natural riparian corridor (or wetland vegetation), a planned recreational trail where applicable, and vegetated landscape for storm water to pass through before it enters the water body. Exceptions to this action include irrigation pumps, roads and bridges, levees, docks, boat ramps, and similar uses.*

Conservation and Open Space Policy CO-2.31: *Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat and vernal pools in land planning and community design.*

Conservation and Open Space Policy CO-4.1: *Identify and safeguard important cultural resources.*

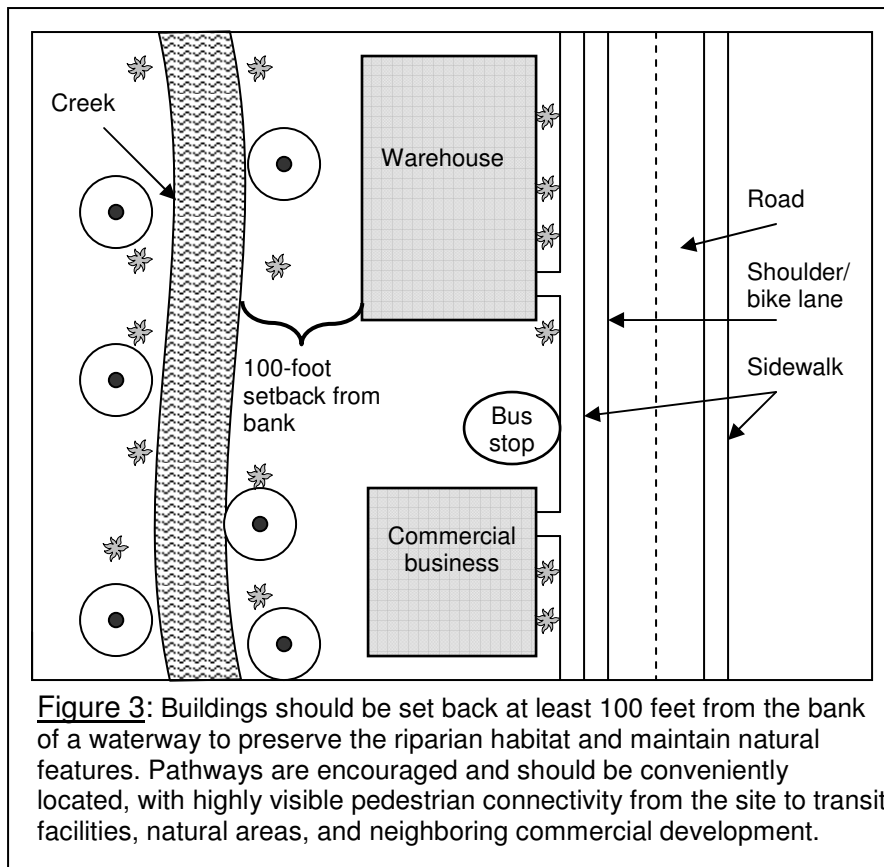
I.G.15: Habitat Preservation: Preserve significant areas of habitat and native vegetation in order to maintain the local ecosystem. (Fig. 3)

I.G.16: Character Preservation: Preserve culturally significant landscapes, such as scenic view sheds and landscapes of historical significance in order to maintain the local character of the area. (Fig. 3)

I.G.17: Site Amenity Preservation: Preserve natural site amenities such as pathways, views, mature trees, riparian corridors, and parks, and use to enhance the design of new projects. (Fig. 3)

I.G.18: Riparian Preservation: Site design and orientation should maintain, preserve, and when possible, restore any riparian vegetation and corridor areas. Maintain riparian corridors as open space features in any new industrial development. (Fig. 3)

I.G.19: Access to Natural Areas: The design and orientation of parcels should encourage the use of natural areas. (Fig. 3)



B. PARKING

1. LOT ORIENTATION: Design parking lots so that convenient parking and safe pedestrian and vehicular circulation is provided in an efficient manner. Access to all fire department connections shall be ensured.

I.G.20: Vehicle Circulation: Parking lot circulation routes and parking areas should be distinct, with circulation routes having direct access to parking aisles and parking aisles having direct access to parking spaces.

I.G.21: Pedestrian Access: Design parking areas to accommodate safe pedestrian access. This can be accomplished through the use of separate walkways with textured paving to clearly define crosswalk areas. (Fig. 2)

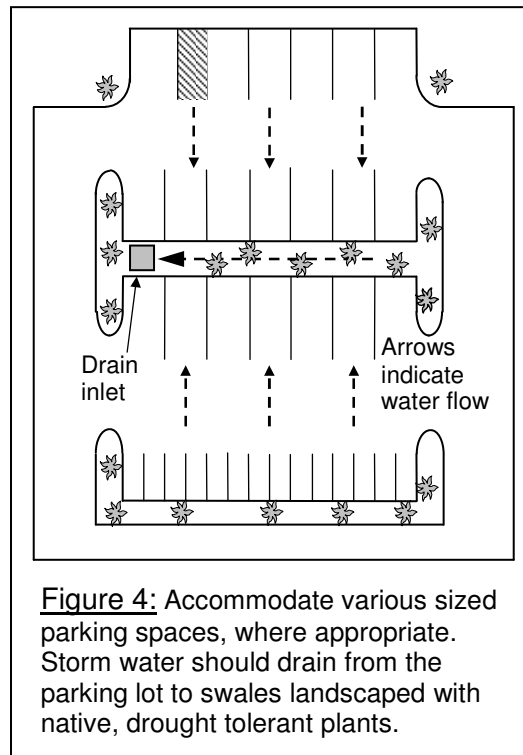
I.G.22: Shared Parking: Owners of adjoining properties should share parking facilities to reduce the amount of land consumed by parking lots. (Figs. 1, 2 & 8)

I.G.23: Hazardous Materials: Design consideration should be given to staging areas where hazardous materials can be safely loaded and unloaded. (Fig. 1 & 8)

2. PARKING SPACES: Provide clearly labeled and reasonably sized parking spaces for any type of vehicle that may use the lot.

I.G.24: Defined Parking: Clearly paint stripe parking areas to show the planned circulation and parking pattern.

I.G.25: Parking Space Sizes: Size parking spaces to accommodate differing automobile sizes and driver needs, where appropriate. These spaces should provide for traditional size, compact, larger work truck, and ADA access. Parking space sizes shall comply with Article 25 of the Yolo



County Code. (Fig. 4)

3. DELIVERY AND LOADING AREAS: Design adequately sized and safe delivery areas efficiency. Ensure access to all fire department connections.

I.G.26: Truck Access: Provide adequate maneuvering space for trucks and heavy equipment. This maneuvering should not encroach on parking spaces or public right-of-way. (Figs. 1, 7 & 8)

I.G.27: Loading Areas: Loading areas should maintain clear access without interfering with pedestrian and vehicular circulation. (Figs. 1, 7 & 8)

I.G.28: Shared Loading Areas: Two or more businesses should utilize common loading areas to reduce excessive paving. (Figs. 1 & 8)

4. SHADE AND LANDSCAPING IN PARKING LOTS: Reduce “heat island effect” through the use of shade trees in parking lots. Landscaping should not obscure or interfere with any fire hydrants or fire department connections. Consult with Yolo County Environmental Health if landscaping within a leach field area. Supports the following General Plan policies:

Community Character Policy CC-4.8: *Require measures to minimize “heat islands” by requiring light-colored and reflective roofing materials and paint; “green” roofs; light colored roads and parking lots; extensive numbers of shade trees in parking lots; and shade trees and/or overhangs on the south and west sides of new or renovated buildings.*

Conservation and Open Space Policy CO-7.5: *Require all new parking lots to significantly increase shading to relieve the potential for “heat islands.”*

I.G.29: Minimize Heat: Landscape parking lots with shade trees or other shading devices in order to cool large expanses of paved area; incorporate the use of lighter colored paving materials.

I.G.30: Shade Trees: Landscape parking lots so that within 10 years, 50% of the total parking area will be shaded. Evenly space and disperse parking lot trees over the entire parking area; install an irrigation system that is designed for efficient water usage. Each parking lot tree should have a curbed tree well of sufficient depth and overhang distance to prevent tree damage from vehicle bumpers. See Appendix A *General Landscaping Design Guidelines and Plant Selection Grid*.

I.G.31: Landscaped Islands: Use landscaped islands to create separate “pods” of parking and to provide breaks in the paved area. (Figs. 2 & 4)

5. SURFACE RUNOFF: Site design should mitigate for potentially adverse environmental effects of storm water runoff by minimizing impermeable surfaces and allowing groundwater recharge where feasible. Supports the following General Plan policies:

Public Facilities and Services Policy PF-2.1: *Improve storm water runoff quality and reduce impacts to groundwater and surface water resources.*

Public Facilities and Services Policy PF-2.4: *Encourage sustainable practices for storm water management that provide for groundwater recharge and/or improve the quality of runoff through biological filtering and environmental restoration.*

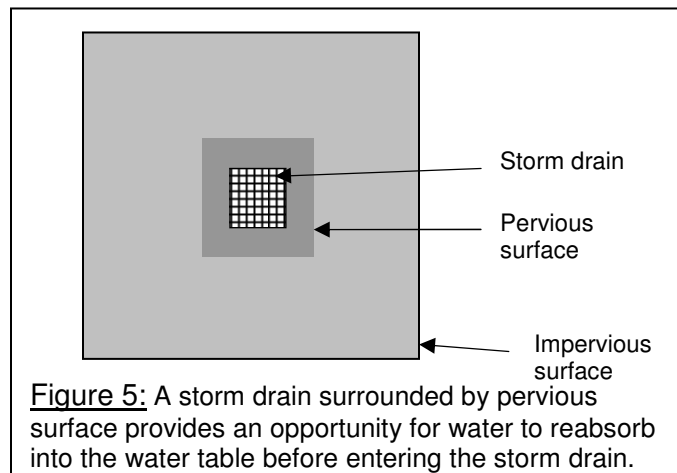
Conservation and Open Space Policy CO-5.17: *Require new development to be designed such that nitrates, lawn chemicals, oil, and other pollutants of concern do not impair groundwater quality.*

I.G.32: Parking Lot Swales: Utilize swales and planters to capture storm water runoff in strategic locations of the parking lot and other paved areas for re-absorption into the ground. (Fig. 4)

I.G.33: Pervious Materials: Construct parking lots, walkways, and other paved areas with pervious materials, to the maximum extent possible, to allow for storm water infiltration. Pervious materials should only be considered where unpolluted storm water is disposed. Pervious materials or ground disposal may not be suitable for industrial facilities where pollutants might impact groundwater. (Fig. 5)

I.G.34: Pervious Surfaces: If pervious surfaces are used, load bearing capacity must meet the heaviest anticipated use, including emergency vehicles.

I.G.35: Roof Runoff: Drain roof runoff from industrial buildings to a swale, or retain and use for landscape irrigation. (Fig. 4)



C. LANDSCAPING

1. SCREENING: Use landscape screening to hide unsightly areas without blocking the line of sight for drivers. Landscaping should not obscure or interfere with any fire hydrant or access to fire department connections. Consult with Yolo County Environmental Health if landscaping within a leach field area. See Appendix A for information on plant species. Supports Community Character Policy CC-1.8: *Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails.*

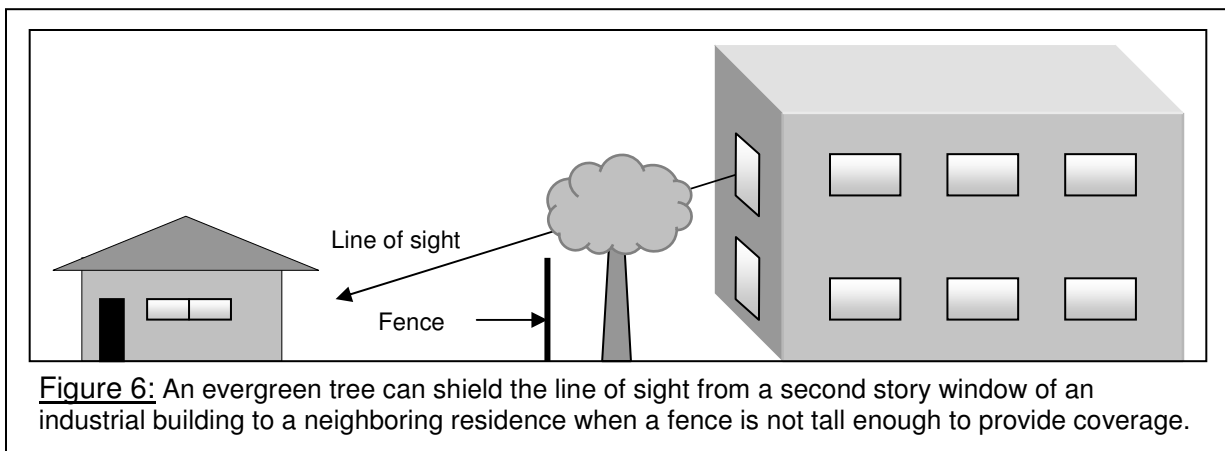
I.G.36: Areas to Screen: Screen and enclose outdoor storage, trash collection areas, loading areas, and utility equipment so they are out of public view. (Figs. 1 & 13)

I.G.37: Plants for Screening: Use landscape features such as vines or hedges to hide unsightly areas. (Fig. 1)

I.G.38: Line of Sight: Screening shall maintain the line of sight for drivers entering, leaving, or driving through the site.

I.G.39: Drive-Through Facilities: Screen stacking areas for vehicles in drive through facilities from public view.

I.G.40: Neighboring Residential: Windows that allow a direct line of sight into neighboring residential areas should be screened with appropriate plants or building materials to ensure the privacy of the neighboring areas. (Fig. 6)



2. INTEGRATION WITH AND IMPROVEMENT OF THE SURROUNDING AREA: Design new landscaping in a way that uses water efficiently while providing aesthetic and environmental benefits. Supports the following General Plan policies:

Community Character Policy CC-4.32: *Emphasize the use of regionally native drought-tolerant plants for landscaping where appropriate.*

Conservation and Open Space Policy CO-1.22: *Emphasize the use of native grasses, shrubs and trees as the primary focus of landscaping within resource parks and other open spaces.*

Conservation and Open Space Policy CO-2.16: *Existing native vegetation shall be conserved where possible and integrated into new development if appropriate.*

I.G.41: Trees: Retain existing large trees and plant new drought tolerant, native trees to improve air quality, provide shade, and create buffers. See Appendix A for information on native and drought tolerant plant species. (Fig. 3)

D. BUFFERING AND INTERFACES

1. INTERFACES: Locate and buffer industrial sites appropriately so they do not create a nuisance with neighboring sites. Supports Land Use Policy LU-3.6: *Avoid or minimize conflicts and /or incompatibilities between land uses.*

I.G.42: Nuisances: Locate activities generating noise, traffic, dust, odor, or other nuisances adjacent to similar activities. (Figs. 1 & 8)

I.G.43: Natural Buffers: Use innovative landscaping techniques and berms in place of sound walls, where feasible, to provide a more natural and aesthetically pleasing environment.

2. INDUSTRIAL BORDERING RESIDENTIAL: Industrial development that borders a residential district should include design elements that mitigate for any potential nuisance the industrial use may impose on the residential zone. Supports Community Character Policy CC-4.29: *Provide appropriate buffers or barriers between incompatible residential and non-residential uses. The last-built use shall be responsible for design and construction (and/or other related costs) of the buffer/barrier.*

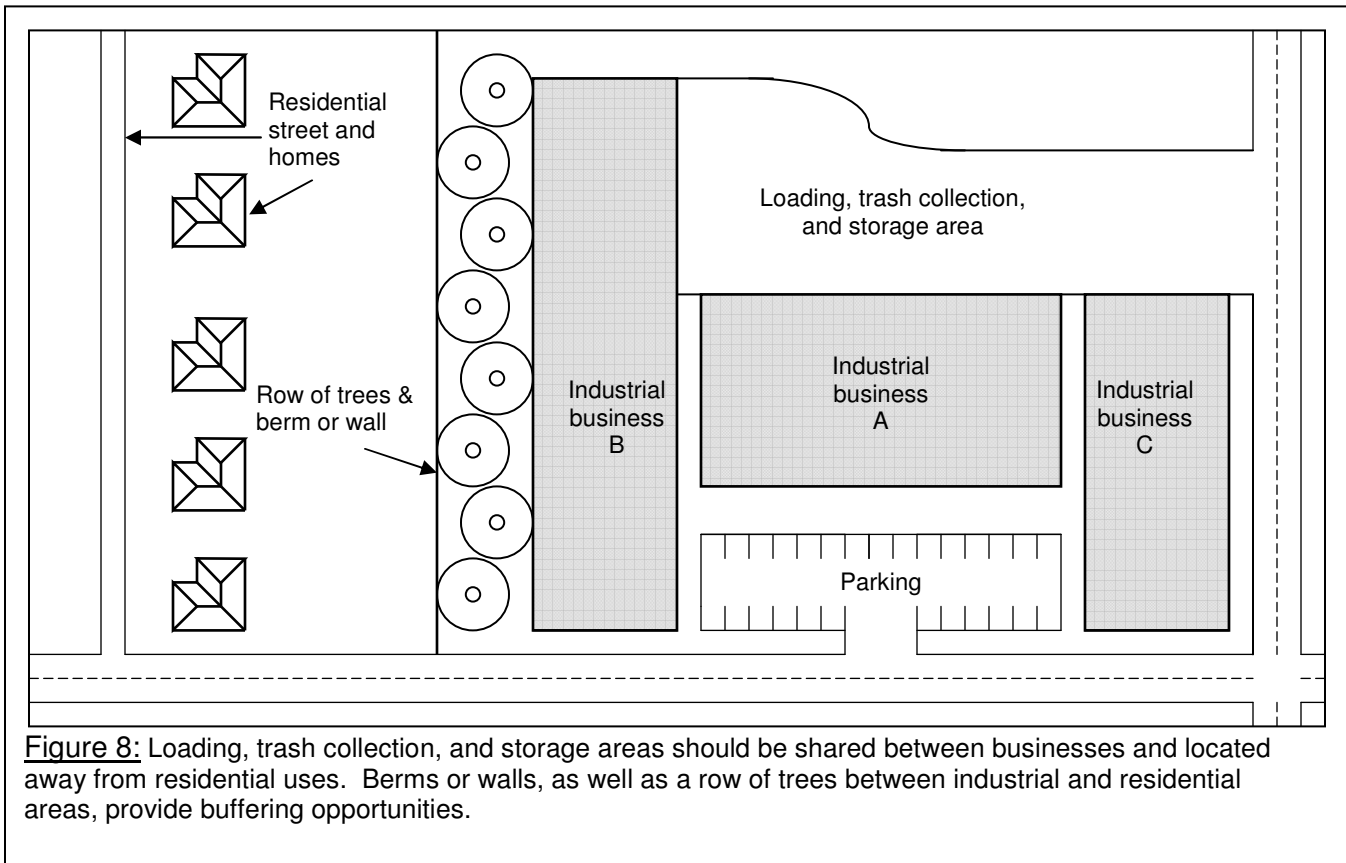
I.G.44: Landscaping: Utilize open space areas, landscaping, berms or walls, and building orientation to buffer industrial areas from residential areas. (Fig. 7)

I.G.45: Sound Walls: Construction of sound walls is discouraged. However, where sound walls are used to separate industrial sites from residential uses, they should be screened with vegetation, berms, and a landscape buffer. Break up long expanses of wall with offsets and/or variations in height and incorporate accent features such as stone or brick pilasters with caps. (Figs. 7 & 8)

I.G.46: Accessory Facilities: Locate loading areas, driveways, trash enclosures and storage areas as far as possible from existing residences. (Figs. 1, 7 & 8)



Figure 7: A masonry wall and a row of trees buffer the residential neighborhood from the industrial use. The loading docks and storage area are located away from the residential use.



4. INDUSTRIAL BORDERING COMMERCIAL: Buffer industrial lots from commercial lots with fencing.

I.G.47: Fencing: Place fencing between industrial lots and commercial lots to buffer sound, provide privacy and security, and conceal unsightly storage areas.

E. OUTDOOR AND ACCESSORY SPACES

1. EMPLOYEES: Provide pleasant outdoor break areas for employees.

I.G.48: Shade: Natural tree canopies or awnings should adequately shade outdoor break areas. (Fig. 9)

I.G.49: Amenity Access: Outdoor break areas should have pedestrian access to any close amenities, such as stores, restaurants, or natural areas. (Fig. 10)

2. SAFETY: Create defensible spaces for pedestrian safety. Supports Community Character Policy CC-4.14: Enhance public safety through implementation of Crime Prevention Through Environmental Design (CPTED) strategies. These include designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in such a way as to clearly define public and private space, maximize visibility, control access and circulation and foster positive social interaction.

I.G.50: Avoid Seclusion: Avoid creating secluded areas that cannot easily be observed from the parking lot, road, or other easily accessible locations. (Fig. 10)

I.G.51: Line of Sight: Arrange buildings, plants, and design elements in a way that allows for a clear line of sight down all walkways. (Figs. 2 & 10)



Figure 9: Covered picnic tables located between buildings provide a pleasant break area for employees.

Figure 10: The same complex of buildings has a walking and bicycle path that connects to a grocery store, restaurants and a park.



F. SIGNAGE

For specific information on signage and sign regulations, refer to the County's Sign Ordinance in the County Code (Section 8-2.2406).

1. ALLOWABLE SIGNS: Signs specifically allowed in the Limited Industrial (M-L), Light Industrial (M-1), and Heavy Industrial (M-2) zoning districts include one monument sign at each premise and one non-interior illuminated wall sign per business or tenant on each frontage or building face having a public entrance.

I.G.52: Design: Use signs that relate to and compliment the overall design of the building in terms of size, shape, placement, detailing and color.

I.G.53: Placement: Place signs so they emphasize design elements of a building's façade.

I.G.54: Line of Sight: Monument signs should not be placed in areas that could potentially block the line of sight for motorists entering and/or leaving the site.

I.G.55: Prohibited Signs: Refer to County Code Section 8-2.2406 for sign regulations.

Signs that are prohibited include:

- general advertising signs along freeways
- abandoned signs
- signs illuminated with neon
- signs with strobe or flashing lights
- signs that move or make noise
- roof signs
- signs that may mislead or confuse pedestrian or vehicular traffic
- signs on a natural feature such as a rock or tree
- portable signs

G. LIGHTING

1. ORIENTATION AND BRIGHTNESS: Areas should be well lit without creating excessive illumination on neighboring lots, adjacent public right-of-way, or the night sky.

I.G.56: Safety: Provide lighting in all public spaces, including parking areas, entries and walkways. This lighting should enhance safety of movement for cars and pedestrians.

I.G.57: Color Rendition: Lighting type should allow good color rendition for adequate visual recognition.

I.G.58: Light Pollution: All building and site lighting should be hooded, equipped with appropriate shields, and directed to the intended area of illumination to minimize off-site light spillage onto adjacent public roadways, neighboring parcels, and the night sky.

I.G.59: Placement: Outdoor light fixtures should be low intensity and placed as low as possible to provide adequate light and coverage, but never higher than twenty-five feet (25').

III. BUILDING DESIGN

A. BUILDING MASS AND SCALE

1. MASS: Building height, width and depth create visual building mass. Design building mass to visually blend with surrounding buildings.

I.G.60: Visual Reduction of Mass: Manage building mass by using one or more methods, including landscape features that soften edges or create interesting lines; recessing a second floor over the first floor; using horizontal or vertical offsets in wall surfaces; varying facades on long expanses of building; strategic placement of large potted plants; and/or articulating design details around doors and windows. (Figs. 11 & 12)

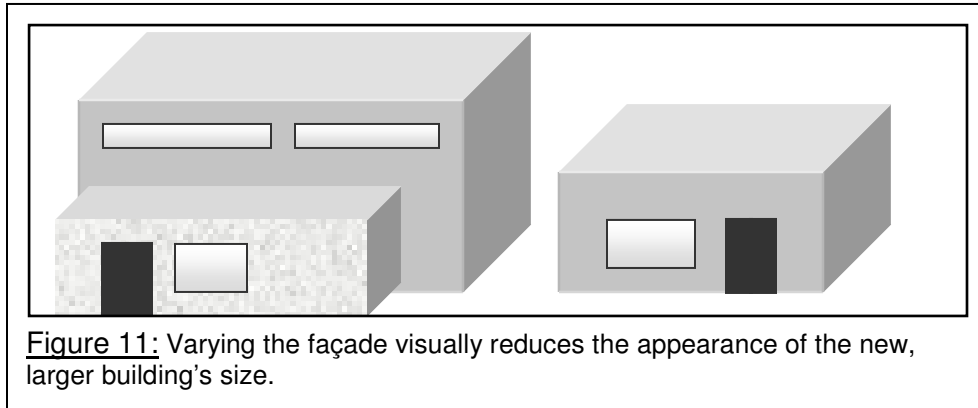
I.G.61: Rooftop Equipment: Conceal rooftop equipment through the use of parapets or other means. (Fig. 12)

2. SCALE: The proportion of a new building's features should be relative to the surrounding buildings' features to create balance.

I.G.62: Size: The size of new buildings should not abruptly differ from existing adjacent buildings.

I.G.63: Landscaping: Use of trees is encouraged to soften size differences between buildings.

I.G.64: Facades: Articulate and vary building facades to reduce the scale and uniformity of large industrial buildings. (Figs. 11 & 12)



B. ARCHITECTURAL FEATURES

1. BUILDING DESIGN, MATERIALS, AND FINISHES: The design, materials and finishes of the building's façade, entryway and roofline should provide character to the building and surrounding area and maintain a durable appearance.

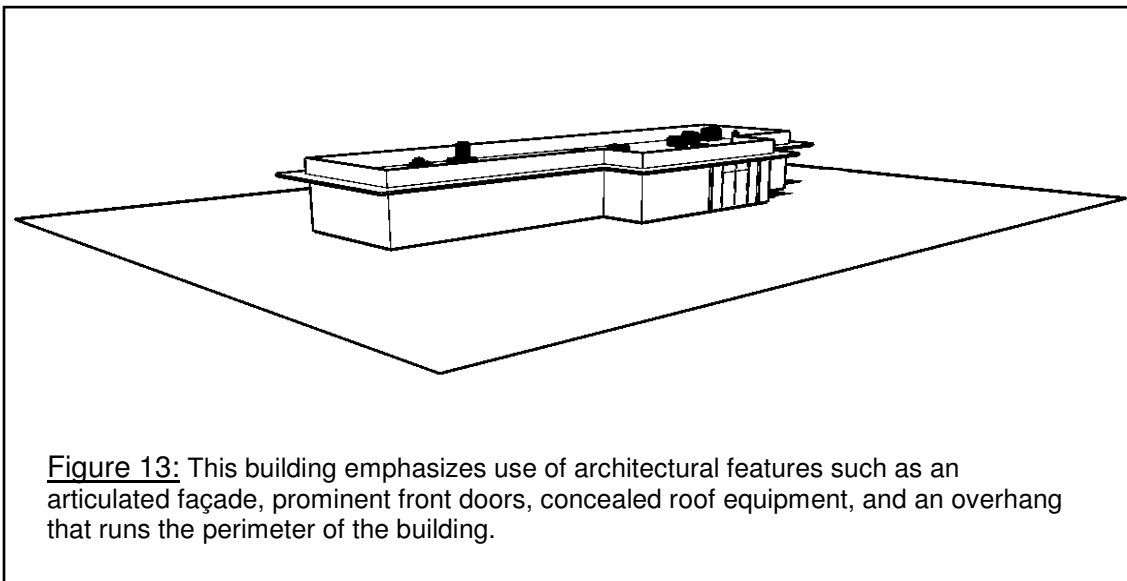
I.G.65: Character: Architectural features such as overhangs, projections, reveals and covered pedestrian walkways are encouraged to add character and provide shading. (Figs. 9 & 12)

I.G.66: Rooflines: Use variations in rooflines to provide visual relief to large industrial buildings. Roof designs should be integral with the architectural design of the development and not detract from that design. Roof elements such as parapet caps, projecting cornices, and corner details can be used to define a roof. (Fig. 12)

I.G.67: Materials: Exterior materials should include masonry, plaster, stucco, textured block, metal and brick. Metal can be used as an exterior material when it fits in with the surrounding buildings and where other metal buildings previously exist. (Fig. 12)

I.G.68: Colors: Large areas of bright, intense colors are discouraged. Use brighter accent colors for trim, windows, doors, and key architectural elements.

I.G.69: Logos: Colors or logos identified with an individual company should not be incorporated as a primary architectural feature, but may be used as an accent feature to enhance the overall architectural theme.



2. CONSISTENCY OF DESIGN: Building forms should respond to the natural environment or other existing developments so they enhance and enliven the surroundings.

I.G.70: Outbuildings: Outbuildings, such as trash enclosures and storage areas, should be architecturally compatible with the primary building (same type of materials and colors). (Fig. 14)

I.G.71: Service Station Islands: Architecturally integrate service station islands so that design character is compatible with the main building.



Figure 13: This trash collection and recycling enclosure uses similar building materials and colors to blend in with the primary buildings.

IV. SUSTAINABILITY

Design buildings in ways that promote energy efficiency and conservation of resources. Appendix B *Sustainability Design Guidelines* has information on sustainability and green building practices that relate to all built projects. In addition to the general measures listed in Appendix B, Industrial buildings should:

- Be designed in a way that utilizes passive solar heating and cooling in order to reduce energy cost and consumption. This is especially important for industrial buildings due to their size.
- Possess a light colored roof to reflect a large percentage of solar radiation in order to reduce HVAC loads and energy consumption.
- Use ceiling mounted fans to reduce heat stratification and provide air movement.
- Use low-flow plumbing fixtures, energy efficient fixtures, systems and appliances, wherever feasible.
- Utilize natural sunlight through skylights and energy efficient light fixtures to reduce energy consumption due to lighting.