

Appendix X

INDUSTRIAL DEVELOPMENT STANDARDS

ADOPTED: February 5, 2019

CASE NUMBER: TA180701B

ORDINANCE NO. xxxxx-2019

APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

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SECTION 1 - PURPOSE

By the adoption of this ordinance, the City intends that the standards contained herein act to reduce the visual and environmental impacts of industrial development above 20,000 square feet, insofar as such development produces daily large truck traffic, impacts large tracts of land resources, and has the potential to create unsightly visual impacts in the form of large edifices, paved areas, empty trailers, outside storage, and truck docks, as well as noise-related uses from trucks and production and distribution facilities.

SECTION 2 - DEFINITIONS

When used in this Article, the terms listed below shall have the following meaning:

Building Facade, Primary (or “Primary Facade”) means any exterior building side that lies between two building corners, or projected corners in the case of a rounded or irregular building corner, and that faces, and is most nearly parallel to, one or more of the following elements:

- a. A dedicated arterial, collector or highway thoroughfare;
- b. A publically-accessible parking lot or any portion thereof containing ten (10) or more parking spaces intended for the parking of vehicles other than heavy trucks or trailers and that is located on the same lot as the primary building or any adjoining lot;
- c. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;
- d. A property that is both zoned residential and is designated as residential on the adopted Future Land Use Map that fronts along a dedicated street thoroughfare of any classification; or,
- e. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs “a” through “d” above as determined by the zoning designation and adopted City plans impacting said lot.

Building Facade, Secondary (or “Secondary Facade”) means as any exterior building side that is not defined as a Primary Facade.

Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in an approved masonry material.

Heavy Truck means any vehicle designed and used for commercial purposes with a gross vehicle weight in excess of 15,000 pounds, including semi-tractor with or without trailer, or any trailer designed to be towed by a semi-tractor.

Shaded Area means the employment of trees whose foliage have been demonstrated to shield a particular area from direct sunlight from vernal equinox to autumnal equinox for at least 6 hours a day.

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Street Tree means trees required immediately along designated arterials and collectors as identified on the adopted Thoroughfare Plan and measuring 24 inches or greater in height, but in no case located within eight feet, laterally, from the back of the curb and no closer than four feet, laterally, from a sidewalk with a minimum spacing of 25 linear feet apart, and a maximum spacing of 50 linear feet apart measured along the street right of way line.

Truck Dock means any building penetration designed for the loading and unloading of freight, cargo, product, or materials into trucks.

Wing Wall means a wall panel that is finished in one or more of approved masonry materials and which projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall's height.

SECTION 3 - APPLICABILITY AND SITE PLAN REVIEW

A. Applicability.

These Standards shall apply to the construction of new buildings in the Light Industrial and Heavy Industrial (LI and HI) districts, or Planned Developments intended for uses allowed within the LI or HI zoning districts, under the following circumstances:

1. When new construction is proposed which equals or exceeds 20,000 square feet; or
2. When new construction is proposed on contiguous property or properties which total a net acreage of 5 acres or greater (net acreage being defined as land outside of mapped floodplain areas and recorded public or private easements); and
3. When existing structures which do not conform to this ordinance are expanded by 50% or more of their existing size and meet A.2 and A.3;
4. As an alternative to these standards, construction or development associated with a use that is proposed within the LI or HI zoning district, or Planned Developments intended for uses allowed within the LI or HI zoning district, may comply with Appendix F of the *Unified Development Code* rather than the standards listed herein only if the proposed use is not listed among the industrial uses in Section 14, Article 4 of the *Unified Development Code* under the heading of "Transportation & Logistics" or "Manufacturing, Mining, or Construction."

B. Site Plan Approval Required

1. **Public Hearing Required** - All development subject to this ordinance shall require site plan approval from the Planning and Zoning Commission and the City Council at a public hearing.
2. **Submittal Requirements** - All site plan submittals shall conform to the requirements specified in Article 16 of the *Unified Development Code*. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - a. Total surface area of all Primary Facades and Secondary Facades as defined in Section 2;
 - b. The height and percentage tabulations for all exterior wall materials;

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- c. Articulation features proposed for each wall elevation subject to articulation requirements;
- d. Top of roof deck height being indicated by a dashed line on all building elevations; and
- e. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all Primary building facades.

3. **Incomplete Submittals** - The Planning and Zoning Commission and City Council reserve the right to table or deny any site plan application that does not meet submittal requirements.

C. Relationship to Unified Development Code

Where the regulations and standards found under this article conflict with other regulations and standards of the *Unified Development Code*, the more restrictive will apply.

SECTION 4 – BUILDING DESIGN STANDARDS FOR INDUSTRIAL DEVELOPMENT

1. **A Primary Building Façade** (or “Primary Façade”) means any exterior building side that faces, and is most nearly parallel to, one or more of the following elements:
 - a. A dedicated arterial, collector or highway thoroughfare;
 - c. A property boundary line of a public park that fronts along a dedicated street thoroughfare of any classification;
 - d. A property that is zoned to a district other than LI or HI, or a Planned Development intended for uses allowed within the LI or HI zoning district, and is not designated as industrial on the adopted Future Land Use Map and that fronts along a dedicated street thoroughfare of any classification; or,
 - e. An adjoining vacant lot that may reasonably be projected or planned in the future to contain any of the elements described in paragraphs “a” through “d” above as determined by the zoning designation and adopted City plans impacting said lot.
2. **Elements of the Primary Façade** shall include at least two contrasting colors, 100% masonry construction as defined in 2.a below, windows comprising an area equal to 30% or more of the overall vertical surface area of each façade, and three of the following on each façade:
 - a. Two masonry accent materials, which together comprise at least 50% of the vertical surface area of the façade. Masonry accent material shall consist of brick, stone, cast stone, cultured stone, rock, marble, granite, poured in place tilt wall concrete with minimum 2 inch reveals, exterior portland cement plaster (stucco) with 3 coats over metal lath or wire fabric lath, and fiber cement siding, excluding lap siding; architectural metal panel may substitute for masonry on a maximum of 15% of each façade;
 - b. A glass curtain wall or equivalent transparent glass façade comprising at least 15% of the façade (see image below);

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Figure 1-X Glass
Curtain Wall

- c. One or more awnings that project a minimum of six feet (6') from the primary masonry surface of the façade and cumulatively cover a concrete sidewalk along a distance of 50% or more of the horizontal length of each façade. For multi-story buildings, 1 foot of awning length may be substituted on the first floor for each foot of shade or awning structure constructed on the upper floors, provided that the required length of covered walkway is not reduced by more than half of the length required and that the upper floor shade structures project a minimum six feet (6') from the primary masonry surface of the façade;
- d. A cornice projection with a minimum depth of 18 inches along the entire length of the façade (see image below);



Figure 2-X - Cornice Projection

- e. Articulation with at least two distinct areas of vertical offset and two distinct areas of horizontal offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length. No more than two articulation elements shall be identical in either a horizontal or vertical dimension along any single façade (see image below);

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Figure 3-X - Vertical and Horizontal Building Articulation

- f. Accent lighting along a dimension totaling at least 50% of the length of each façade (see image below);



Figure 4-X – Accent Lighting

- g. On multi-story structures, a colonnade with a length of at least 50% of the horizontal length of the façade. Colonnade means a repeating series of structurally-stressed members or supports that are vertically-oriented between the ground and the floor plate of the second story, and that are architecturally wrapped or adorned in a material listed in 2.a or 2.b (see image below);

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Figure 5-X - Collonade

- h. A wing wall for each 50 feet of horizontal façade length. “Wing Wall” means a wall panel that is finished in one or more of the materials listed in 2.a or 2.b and projects outward from the main wall plane a distance not less than twenty percent (20%) of the wall’s height. This projecting element shall be of a height not less than fifty percent (50%), and not more than one-hundred twenty-five (125%), of the total height of the adjacent exterior building wall;
3. **A Secondary Building Façade** (or “Secondary Façade”) means as any exterior building side that is not defined as a Primary Façade.
4. **Elements of the Secondary Façade** shall include 100% masonry construction except that concrete masonry unit or metal panel may be substituted for up to 50% of the portion of the façade nearest to the ground, and that each façade shall include at least two of the following:
- a. Masonry accent material or accent color within an area comprising 10% to 25% of the area of the façade;
 - b. A cornice projection with a minimum 6 inch depth along the entire length of the façade;
 - c. Windows along 30% of the length of each façade;
 - d. Articulation with at least two areas of vertical offset and two areas of horizontal offset at a dimension of at least 5% of the building height, each spanning at least 15% of the building length.
5. **Prohibited Materials** The following materials are prohibited as wall cladding, roofing, or screening materials:
- a. Aluminum siding or cladding other than commercial grade pre-coated and roll formed architectural aluminum panels, and standing seam metal roof panels;
 - b. Corrugated plastic or galvanized metal;
 - c. Wood siding, other than engineered wood or fiber cement siding with a wood look;

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- d. Un-textured (smooth face) concrete block;
 - e. Exposed aggregate wall textures; and
 - f. Wood roof shingles.
 - g. Accessory Structures that are clearly secondary in use to the primary structure or primary structures on a property subject to the standards of this Article may be clad in metal only if such accessory structure is not visible from any public or private street right of way, public park, or property that is not zoned LI or HI, or to a Planned Development intended for uses allowed within the LI or HI districts, and is not designated as industrial on the adopted Future Land Use Map. Any side or portion of an accessory structure that is visible from the above locations shall meet the standards of a Primary Facade.
6. **Truck Docks** are prohibited along any primary façade.

SECTION 5 – LANDSCAPING AND SCREENING REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT

1. **Base Landscaping Requirements** – It is the intent of the City that landscaping be made an integral part of all industrial development for the purposes of beautification, noise attenuation, and carbon sequestration. Landscaping required in this section shall comprise an area not less than 10% of the overall size of the platted lot and shall be landscaped in the following manner:
- a. Trees with a caliper measuring three inches (3”) or greater at time of planting shall be provided in an amount not less than 1 tree per 250 square feet of required landscape area;
 - b. Street trees shall be planted parallel to the street between 30 and 50 feet on center;
 - c. Trees within the parking lot shall be provided per Section 5.5 below;
 - d. Trees intended for truck dock screening in Section 5.3 are required for the purposes of buffering adjacent uses, shall be evergreens reaching a mature height of at least 8 feet, and shall be provided in addition to trees required by Section through 5.1(a-c);
 - e. 1 shrub shall be provided for each 50 square feet of required landscape area. In addition, all portions of a Primary Facade not used as an entrance, or as a planting area as described in 1.f below shall have a row of hedges along the perimeter of the building which conceal the base of the building and vary in height from a minimum of 36 inches in height at maturity to a minimum of 60 inches in height at maturity (see photo below);

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Figure 6-X
Landscaping along
the base of a
façade

- f. An additional area of annuals, perennials, or native grasses shall be provided within an area equivalent to 1% of the overall building dimension and situated so that no portion is more than 50 feet from a public building entrance.

2. Tree Preservation Incentives

- a. This incentive applies to those species of trees listed in Exhibit 2 of Article 8, “Landscaping and Screening” of the *Unified Development Code*. The following credits shall be provided to the builder/developer for each existing tree having a caliper of six inches (6”) or greater (as measured six inches above the ground) that is preserved and incorporated into the site plan design:
 - i. One item required in Section 4.4 may be waived for every 10 existing trees having calipers of six inches (6”) or greater (as measured six inches above the ground) that are preserved on the same property;
 - ii. One item required in Section 4.2 may be waived for every 25 existing trees having calipers of six inches (6”) or greater (as measured six inches above the ground) that are preserved on the same property. No more than two such items may be waived in total;
 - iii. The minimum requirement for parking spaces may be reduced by 6 paved parking spaces, including access drive paving that serve same spaces, for every existing tree of 6 inches caliper or greater (as measured 6 inches above the ground) that is preserved on the same property;
 - iv. No preserved tree may be used to fulfill more than one of the above provisions;
 - v. A tree approved for preservation under this provision that is lost during construction or is lost due to subsequent damage inflicted by the property owner shall be replaced on the property at the property owner’s expense with three new

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trees of three inches (3") caliper or greater for every six existing caliper inches (as measured six inches above the ground) at the time of plan approval. The replacement trees shall be planted as near as possible to the location of the tree that was lost;

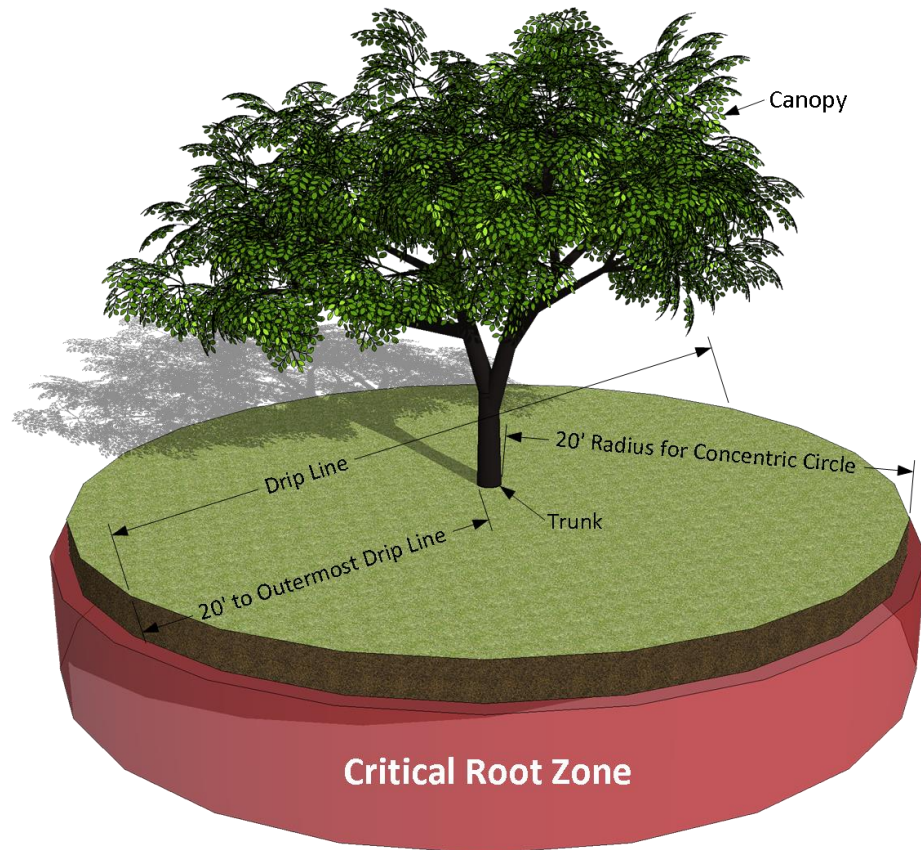
- b. When existing trees are used for credit, a Tree Protection Plan shall be included as part of the Site Plan subject to City Council approval. Such plan shall include the following:
 - i. A survey of all existing trees on the property, including species type and size in caliper inches;
 - ii. Indication with a red 'X' of trees to be cut down;
 - iii. Contain a provision establishing tree protection procedures as follows:
 1. The existing elevations within the drip line area shall not be altered except for the purpose of providing additional topsoil for new ground cover. Such alterations shall not result in an increase in elevation more three inches (3").
 2. The critical root zone of all existing trees or communities of trees to be preserved shall be protected by appropriate protective fencing during site preparation and construction by providing a protected area of non-encroachment. This protected area shall be clearly labeled on the landscape plan and included within the construction drawings submitted to the City for approval.
 3. The protected area shall not be used for vehicles or equipment parking, or materials storage, no oil, asphalt, concrete or other potentially toxic materials shall be deposited within the protected area, no signs, wires or other attachments shall be attached to any protected tree and no protected tree shall be pruned or otherwise disfigured in a manner which may reasonably lead to the death of that tree.
 4. A minimum of 75% of the protected area shall be maintained as permeable landscape area at existing grades prior to site development. This area shall be maintained on a permanent basis following completion of site development. Protected trees may be located within tree wells or landscape islands around which the natural grade has been adjusted, provided that, in the opinion of the Development Review Committee, adequate aeration and drainage devices are installed into the critical root zone and that the area within the well or island is maintained as turf, landscape plantings, organic mulch or permeable pavement.
 5. Trenching for utilities shall not be allowed within the critical root zone of existing trees that have been used to receive tree credits, and boring under such trees may be required.

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- iv. Indicate type of temporary fencing or barricade devices to be used to protect critical root zones (CRZ) of all existing trees to be preserved during the construction period. The CRZ shall be defined in accordance with Article 8, “Landscaping and Screening” in the Unified Development Code and as shown in Figure 7-X below:



- v. Provide grading plan indicating both existing and new final grade elevation inside drip line of all existing trees to be preserved.

3. Truck Dock Screening

- a. When one or more truck docks are parallel to property that is not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, and is not designated as Industrial on the City's adopted Future Land Use Map, screening shall be constructed between the non-industrial zoning line and the nearest paved surface in the following manner:
 - i. Screening shall consist of an eight foot (8') masonry wall of a material and construction that is complimentary to either the primary industrial building or the adjacent non-industrial building, and an opaque eight (8) foot living wall or screen and one row of evergreen trees spaced 30 feet on center, or, in lieu of an opaque living wall or screen, two parallel rows of evergreen trees spaced 40 feet on center and staggered;

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- ii. If a masonry screening wall already exists at the time of construction along the adjacent non-industrial zoning line, screening shall consist of an opaque eight foot (8') living wall or screen and two rows of trees spaced 30 feet on center.
 - iii. Screening required herein shall be constructed parallel to the truck docks along a measurement equal to the length of all truck docks adjacent to the non-industrial zoning, plus an additional 150 feet.
- b. The above requirements may be waived if open space is provided at a depth not less than 150 feet as measured from the right of way or non-industrial zoning line, as applicable, with such open space being subject to the following:
 - i. The open space is a minimum one acre in size and of sufficient width to meet the linear screening requirement;
 - ii. The open space shall contain two or more of the following features:
 - 1. A minimum 1,000 feet of paved walking trails with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;
 - 2. Seating within a shaded area or areas that are within 300 feet of the nearest public building entrance. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;
 - 3. Water feature such as a fountain or retention pond;
 - 4. One or more gardens planted with shrubs and flowers;
 - 5. Maintenance of open space and improvements shall be the sole responsibility of the property owner.
 - iii. An eight foot (8') masonry screening wall as described in Section 5.3.a.i shall be required in all cases along abutting property lines of property not zoned LI or HI district, or to a Planned Development not intended solely for uses allowed within the LI or HI district, under this provision unless a masonry wall exists at the time of construction along the adjacent non-industrial zoning line, in which case screening shall consist of an opaque eight foot (8') living wall or screen between the existing wall and the truck docks.
- c. If one or more Truck Docks are constructed, a three inch (3") caliper tree shall be provided in addition to the requirements herein for every 5th Truck Dock or fraction thereof that is constructed.

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- d. When truck docks are constructed perpendicular to a public or private street right of way they shall be screened by a wing wall constructed in the following manner:
 - i. The wing wall shall be a structurally integrated member of the building and measure a minimum 25 feet in height and 50 feet long, plus an additional 10 feet for every 10th dock door in excess of 50 along the wall that is perpendicular to the street right of way;
 - ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building, or consist of an opaque living screen (see image below).



Fig. 7-X- Wing wall consisting of living screen

- 4. **Parking Lot Location and Screening Requirements** – Each paved area intended for the parking of vehicles other than heavy trucks shall be screened in the following manner:
 - a. No more than two rows of vehicle parking shall be allowed between a street right of way and a building façade;
 - b. All parking or drive areas shall be located a minimum of thirty (30) feet from public and private street right-of-way, public parks, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map;
 - c. All parking shall be screened from public or private street right-of-way, public park areas, and adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map using a solid screen within the 30 foot setback described above. The screen shall be at least thirty six inches (36") in height, and be achieved through one of the following methods:
 - i. A berm;
 - ii. An opaque living screen or hedge;
 - iii. A masonry wall; or
 - iv. A combination of the above.

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- v. Perimeter parking lot screening shall be offset at least six feet (6') for every sixty linear feet (60') of screening area length.
 - d. Truck Docks, outdoor storage areas, parking of Heavy Trucks as defined in Article 30 of the *Unified Development Code*, or areas intended for the storage of trailers shall be allowed only in areas not adjacent to a Primary Building facade, a public or private street right of way, public park areas, or adjoining property that is both zoned residential and appears as residential on the City's adopted Future Land Use Map.
5. **Internal Parking Lot Landscaping Standards** - Landscaped areas within a parking lot shall contain the following:
- a. Protected landscaped tree islands equivalent to one parking space or greater in size shall be installed at the ends of all rows of parking with one or more spaces (other than parking intended for the storage of trailers or heavy vehicles) and interspersed throughout rows of parking so that no parking space is farther than 100 feet from a tree and no more than 10 parking spaces are provided in a row without a landscape island separating the run of spaces;
 - b. Concrete pedestrian paths a minimum width of five feet (5') in width shall be installed between each head-in row of parking providing usable access between the further rows of parking and the building entrances, such paths being landscaped with a double row of trees spaced every twenty feet (20') so as to provide a minimum of five feet (5') of landscaped space on either side of the path.

SECTION 6 –LARGE OR MULTI-PHASE DEVELOPMENTS

The following additional requirements shall apply to developments that consist of either multiple buildings with a cumulative square footage greater than 250,000 at ultimate buildout, a developed area of 20 acres or greater, or a development planned to be constructed in multiple phases:

- 1. Concurrent with approval of Zoning or the Preliminary Plat, whichever is first, a Concept Plan meeting the requirements of Article 17, and a Phasing Plan, if the development is to be phased, must be approved which shows the ultimate buildout condition of the development and the following information:
 - a. Locations of all primary and secondary building facades;
 - b. Intended locations of Truck Docks and Heavy Truck or trailer parking;
 - c. Locations of screening walls and landscaping required under this Appendix along with maintenance easements for the protection of each screening element;
 - d. Locations of common elements such as private streets, bridges, detention facilities, and signage;
 - e. A Site Plan meeting the requirements of Article 16 may substitute for the Concept Plan required herein if the project is constructed as a single phase.

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2. A coordinated signage plan including monument and directional signage with a landscaped corner feature at each street intersection;
3. A coordinated landscaping and open space plan providing at least one (1) acre of open common space for each twenty (20) acres or fraction thereof to be developed at buildout. Open space areas may be consolidated or broken up provided that no single element is less than 10% of the minimum overall open space area required and that each separate area is linked by a paved sidewalk or trail and meets the requirements below.
 - a. The open space shall contain the following activation features:
 - i. Mapped floodplain, floodprone areas, or other areas not suited for development may be used to satisfy the open space requirement, but in any case the open space shall be distributed so that no public building entrance is more than 500 feet from the nearest accessible open space element;
 - ii. For each acre of open space that is required, a minimum of 1,000 feet of paved walking trails shall be provided with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends unless a connection can be made to a trail on a neighboring property or development or to the City's trail network;
 - iii. Seating within a shaded area or areas shall be provided that are within 300 feet of the nearest public building entrance, with seating equivalent to 1 seat per 20,000 square feet of proposed building area at ultimate buildout. "Shaded" as used herein shall describe the use of trees whose foliage can be demonstrated to shield the seating areas from direct sunlight from vernal to autumnal equinox for at least 6 hours a day;
 - iv. An active water feature such as a fountain, waterfall, or aerated pond;
 - v. One or more gardens measuring 1 square foot for every 50 square feet of proposed building area at ultimate buildout, planted with shrubs and flowers;
 - vi. Maintenance of open space and improvements shall be the sole responsibility of the property owner, if the development is platted as a single lot, or an owner's association;
 - vii. Areas used for tree preservation under Section 5.2 may be used to fulfill the requirements herein.
 - b. The open space activation features listed above shall be completely constructed and operable no later than the completion of 50% percent of the ultimate proposed building square footage, or the second phase of any multi-phase development, whichever comes first.

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SECTION 7 – MISCELLANEOUS REQUIREMENTS

1. Screening of Mechanical Equipment

- a. Buildings that are within view from residential uses, street right of way, or a public park shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, wall mounted utility meters and elevator equipment) from view at ground level at any adjoining:
 - i. Property line;
 - ii. Public or private street right of way; or
 - iii. Public park.
- b. On all Primary and Secondary facades, roof-mounted mechanical equipment shall be shielded from view by a parapet wall that extends above the roof line thirty-six inches (36") in height and compliments the materials and colors of the building, with no roof-top mechanical equipment being installed within ten feet (10') of the nearest perimeter wall.

2. Screening of Outside Storage and Detached Utility Apparatus

- a. Outside storage and utility apparatus shall not be located adjacent to a street.
- b. Notwithstanding the requirements of Section 5.3, when industrial development is adjacent to a residential development, all outside storage, utility apparatus, and heavy truck parking areas not intended for the loading and unloading of trailers shall be screened with a minimum 8 foot tall masonry wall or an opaque living wall or screen that is a minimum of one (1) foot above the top of the storage materials, whichever is taller.

3. Screening of Light Fixtures

- a. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the site or shielded so that the light source is not visible from the nearest property line. This applies to refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs, or to decorative lighting with 15 watts or less per bulb.
- b. Historic or antique-style pedestrian light fixtures approved by the City are excluded from this standard.

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4. Decorative Pedestrian Level Lighting

- a. To accent entry areas and enhance pedestrian safety, decorative pedestrian level pole

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or façade mounted lighting fixtures shall be used at entrances to the building and along major internal pedestrian routes and trails.

5. Utilities

- a. **Local Utilities** – The developer shall request that applicable utilities install new utility facilities below ground where possible at the sole expense of the developer, except for regional and interstate high voltage transmission lines.
- b. **Utility Access Structures** - Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

SECTION 8 – VARIANCES

City Council may approve variances to this Article upon demonstration by the applicant that extraordinary circumstances exist or that the intent of this article is met according to the following criteria:

1. Consideration of any appeal is conditioned upon the applicant demonstrating that such appeal will fulfill the total intent of these regulations if the appeal is granted. Appeals to these regulations shall be granted only when an applicant demonstrates that an alternative design or measure provides an equal or greater level of quality and standard of development as that which is mandated by these regulations;
2. All appeals shall require approval by the City Council upon recommendation of the Planning and Zoning Commission.