City of Corona
Industrial Development
Design Guidelines

City of Corona Planning Department
Adopted by the City Council
February 2, 2000

CITY OF CORONA

INDUSTRIAL DEVELOPMENT DESIGN GUIDELINES

1.0 PURPOSE

The Industrial Development Design Guidelines are intended to serve as a point of reference to guide developers, architects and other design professionals in understanding the City's objective of providing for well-designed, attractive, quality industrial development. The guidelines complement the City's development regulations and will be used by City staff, the Planning Commission and the City Council to evaluate industrial projects. The guidelines identify key architecture and site design elements that are important to the City. They also provide examples of desirable design methods and features.

While the guidelines establish the parameters necessary to ensure design excellence, they are also intended to give design professionals the latitude to provide creative, innovative solutions to design problems. The guidelines provide for the flexibility needed to encourage creativity and innovation and accommodate difficult or unusual site design situations.

2.0 APPLICABILITY

These guidelines shall apply to all new industrial development within the City. They shall also be used to review existing development for any additions, remodel, relocation, reconfiguration or expansion of parking or landscaped areas, or other construction requiring a building permit. In the review of modifications or additions to existing development, the provisions of the guidelines will be imposed to the extent that they are applicable and practical to impose in the situation. Projects that are in Plan Check as of the adoption date of these guidelines or that have completed and complied with Development Plan Review within the prior six months of adoption, shall be deemed in substantial conformance with the Guidelines.

The guidelines are to be administered by the Planning Department under the guidance of the Planning Director. Any decision of the Planning Director concerning implementation of these guidelines may be appealed to the Planning Commission. The Planning Commission's decision may be further appealed to the City Council.

3.0 SITE DESIGN

a. *Buildings, entries, office areas, windows and other prominent design features should face streets and public areas. Architectural enhancements, special landscaping and hardscape treatments and other design features that will provide interest should be concentrated in areas visible from public view and public areas within the site. This includes views from streets, freeways, and the public areas of adjacent properties.*

b. *Project sites shall be designed so that areas used for loading, outdoor storage (where allowed), and other potentially unsightly areas are screened from public view.*

c. *The primary site and building entry points should be enhanced with special design features which may include items such as:*

- *Decorative pavement;*
- *Accent trees and other landscape accent features;*
- *Monumentation;*
- *Special lighting;*
- *Pedestrian plazas, courtyards and benches;*
- *Water features*
- *Public art*

d. *Specialty (decorative) paving material should be provided to enhance and identify main driveway entries, transitions from public to private streets, building entries, plazas, seating areas and the like.*

e. *The parking lot should not be the dominant visual element of a site as viewed from the street. Large parking areas directly in front of the building are discouraged, unless paved areas are broken into smaller areas through the use of extensive landscaping, decorative paving, pedestrian walkways, garden walls, elevation changes or similar design features.*

f. *Building setbacks should be proportionate in scale to the structure. Greater street setbacks may be necessary, especially for buildings higher than 35 feet above an adjacent street curb, in order to prevent a building from dominating the streetscape. Also, increased setbacks are appropriate in cases where a higher building will directly abut an existing building with less height.*

g. *Section 17.44.040 of the Corona Zoning Code requires a decorative block wall, a 10-foot landscape buffer and 30-foot building setback where industrial uses are adjacent to residential uses. (Note: Individual Specific Plans may require additional setbacks). Activities within this setback area should be limited to landscaping, drive aisles or parking whenever feasible. The use of the setback area for trash enclosures, outdoor storage, truck trailer storage or other activities that may negatively impact adjacent residential uses is strongly discouraged.*

h. *Site accessories such as bicycle racks, trash receptacles, planters, benches, shade structures and lighting should be designed as an integral part of the project. The architectural character and use of materials for these elements should be consistent with the overall project design. Such features should complement but not interrupt connecting walkways.*

i. *Outdoor employee break/lunch areas are encouraged. Where provided, they should be located away from loading, storage and trash areas, and should be provided with shade, seating, trash bins, etc.*

4.0 PARKING AND CIRCULATION

a. *Parking areas and drive aisles should be configured to minimize conflicts with loading activities. Customer parking areas, including a portion of stalls provided for the disabled, should be placed near the main public entry and outside of loading and yard areas. Adequate access for emergency vehicles must also be provided.*

b. *Each site should be a self-contained development capable of accommodating its own parking needs.*

c. *Site access and internal circulation should be designed in a straightforward manner that emphasizes safety and efficiency.*

d. *Once on site, vehicles should not be required to exit onto the street in order to move from one parking area to another on the same site.*

e. *The use of reciprocal (common) driveways to provide access to two or more buildings is encouraged.*

f. *The use of streets for truck staging and queuing is not allowed.*

g. *Adequate room is needed for trucks to maneuver and queue to unload. Dock-high loading doors should have a minimum clear area of 120 feet back from the door to provide adequate truck maneuvering. Smaller areas may be considered in special cases, if it can be shown on the site plan that adequate maneuvering areas and turning radii can be provided.*

h. Required parking stalls and drive aisles must be used exclusively for vehicle parking and circulation, remain unobstructed and cannot be used as areas for trailer storage, truck maneuvering (except drive aisles), outdoor storage or other outdoor activities.

5.0 LOADING AND OUTDOOR STORAGE AREAS

a. *Loading and outdoor storage areas should be located to the rear or sides of buildings and must be out of public view. Building mass is the preferred method for screening loading areas and outdoor storage areas. Where building mass is not utilized, a combination of screenwalls, berms, landscaping and elevation changes are to be used to screen public views.*

b. *In cases where a building is adjacent to both a street and a freeway, loading and outdoor storage areas should be located in side yard areas. Screening from both the freeway and the street should be accomplished through the use of dense landscaping and screenwalls or other methods that provide for effective screening. In situations where screenwalls are ineffective due to grade differences between the site and the adjacent freeway, dense tree plantings shall be provided in a landscaped planter area with a minimum width of ten feet. Greater width may be required if necessary to provide adequate screening.*

c. *Any outdoor storage height should be limited to 8 feet in height, and should be located at least 100 feet from street rights-of-way.*

d. *Loading doors and truck waiting spaces should be a minimum of 70 feet from street property lines.*

e. *Sliding gates into loading areas visible from the street should be constructed with wrought iron or tubular steel and high-density perforated metal screening or equivalent durable material. The gate should be painted to match or complement adjacent walls.*

f. *The location of loading areas should be designed to avoid direct views into loading areas when gates are open, to the extent possible.*

g. *Cross sections and line-of-sight analysis may be required during project review or as a condition of approval to ensure that public views into loading areas, outdoor storage areas and other potentially unsightly areas are adequately screened. This includes oblique views into such areas from public streets and freeways.*

h. *If more than two dock-high loading doors are provided, then trailer storage spaces are to be provided at the rate of one space per four loading doors, or fraction thereof. Trailer storage spaces should have minimum*

dimensions of 12 feet by 45 feet and should be located away from public view.

i. *If located near or adjacent to residential areas, the design of overhead doors should minimize noise through devices such as rubber seals and/or other sound-dampening features.*

j. *Fixed hardware for rolling doors should be located on the inside of buildings to minimize visual "clutter".*

6.0 BUILDING ARCHITECTURE AND DESIGN

6.1 General

a. A consistent architectural style should be used for a building and the site elements that relate to it, such as screen walls, planters, trellises, and street furniture (benches, bollards, waste cans, etc.).

b. Expansions to existing buildings should provide for continuity between the old building and the new addition. The addition need not strictly match the existing building, but should include prominent design elements of the old building to provide architectural compatibility between old and new.

6.2 Building Entries and Office Areas

a. Entry and office areas should portray a quality appearance, relate visually to the rest of the building in terms of design and proportion, and should not appear as an added-on or unrelated element.

b. Building entries and office areas should face and be oriented toward the street and incorporate window elements as a dominant feature.

c. Building entry and office areas should be visually distinct and have a pedestrian orientation.

d. Main entries should be highlighted through the massing of the building. Entries should be emphasized by providing height differences or variations in the horizontal plane between entry/office elements and the rest of the building facade. Additional highlighting of office entries should also be provided through various architectural enhancements. This may include, for example:

- *Recessed entries;*
- *Windows, window recesses and fenestration;*

- *Use of columns or colonnade*
- *Arcades;*
- *The use of bollards and other similar accent details;*
- *Provision of plaza, courts, fountains, seating areas or similar pedestrian oriented detail;*
- *Freestanding or attached entry structures, provided they are compatible with and related to the building architecture and do not look like add-on afterthoughts.*
- *Changes in materials and textures.*

6.3 Building Massing

a. *A single, dominant, monolithic building mass is not acceptable, especially for larger buildings.*

b. *Breaks in building mass should be used to provide visual relief for long building facades (200 feet or more) that are visible from public view. Substantial variations at massing breaks should include changes in height and the horizontal plane. Changes in materials, textures and the utilization of other architectural enhancements at massing breaks is also encouraged.*

c. *The use of entry/office elements as massing breaks is strongly encouraged, although a single massing break provided by the entry/office element will probably not be sufficient for longer building facades.*

d. *The extent and size of massing breaks and building projections should relate visually to the overall scale of the building – in most cases narrow breaks on large buildings will not provide the desired effect.*

e. *Massing breaks need not be symmetrical, evenly spaced or uniform in appearance along an elevation. However, they must be designed in coordination with other enhancements provided along the facade in a manner that breaks up long stretches of flat and/or unarticulated building walls.*

f. *When massing breaks, materials changes or other enhancements occur at the corner of a building which is visible from public view, the treatment should be wrapped around the corner to provide a finished feel to the corner element.*

6.4 Building Walls

a. Long flat, unarticulated, building facades along streets, freeways and other areas visible to public view should be avoided. The staggering of planes along an exterior wall elevation should be employed in a sensitive manner to create pockets of light and shadow, and to provide relief from monotonous, interrupted expanses of wall. Below are examples of some techniques that can be used to address this issue:

- *Changes in texture, materials or color (color may not be used as the exclusive method);*
- *Revealed pilaster and other reveals;*
- *Changes in plane, including building offsets (2 foot minimum);*
- *Recessed windows and other recesses, or other glazing techniques;*
- *Lattice, accent tree, or equivalent;*
- *Raised landscape planters;*
- *Recessed or projecting vertical column treatments.*

b. Architectural enhancements should extend to upper portions of building walls that are visible from public view. This provision includes the upper area of walls where the lower portions are concealed by screenwalls associated with loading areas and outdoor storage areas.

c. Facades having a recognizable "base" are encouraged. The base should be tall enough to relate in proportion to the scale of the building. Examples of techniques that can be used are as follows:

- *Richly textured materials (e.g. tile or masonry treatments);*
- *Panels, reveals, different textures, materials and colors (color stripes are not acceptable as the sole treatment);*
- *Raised planters and other forms of enriched landscaping.*

6.5 Roof Elements

a. Roofs and immediately adjacent wall areas below should be emphasized by treatments at or near the roofline. Roof elements that are merely a uniform, undifferentiated continuation of smooth painted concrete wall panels are discouraged in visually prominent parts of the building and at entry points. Examples of appropriate treatments follow.

- *Cornice treatments;*
- *Roof overhangs (excluding mansards);*

b. The rooflines of buildings should consider the design of rooflines of preceding and future buildings. Roof lines may be used to help delineate building entries; introduce additional shapes, angles and shadows; and add visual relief to the tops of buildings, but should also be designed as an integral component of the form of the building, its mass and façade.

6.6 Architectural Details

a. Downspouts should be concealed on facades that face a street or freeway.

b. Ladders for roof access should be mounted on the inside of the building if they would otherwise be visible from public view.

c. Recessed window and door openings are encouraged.

d. Windows should appear substantial and should not be flush with the exterior finish. Glazing should be inset at least two inches from the front face of the exterior finish.

6.7 Building Materials

a. Attractive, durable, quality materials should be used. Acceptable materials for the primary portion of the building include: tilt-up concrete, stucco, brick and stone. The use of decorative masonry block such as split face or slumpstone is discouraged as a primary building material unless substantial articulation and detail is provided.

b. Buildings should incorporate accent materials of a different texture or composition. Acceptable materials include glass, tile, decorative brick or stone, and painted metal accents.

c. *The following materials should not be used:*

- *Corrugated metal (standing rib metal roofs are permitted)*
- *High reflective surfaces*

d. *Material changes should not occur at external corners of offsets along a building facade. Material changes should occur at "reverse" or interior corners or as a "return" at least four feet from external corners.*

e. *Color and finishes on building exteriors of all elevations of a building should be coordinated to provide a total continuity of design.*

f. *For larger building surfaces, colors should be muted and subdued. Deeper colors may be used for accenting.*

g. *Bright colors, and unusual patterns and color schemes shall be avoided.*

6.8 Prefabricated Metal, Sheet Metal Sided and Metal Clad Buildings

Special guidelines for metal buildings are provided below. The other provisions of these guidelines also apply to metal buildings.

a. *Metal panels, siding and roofing should have a factory-applied color finish. The use of metal siding, panels or roofing without color is not acceptable.*

b. *Metal panels, siding and roofing should be a minimum 24-gauge thickness.*

c. *Metal panels and siding visible from the public street, freeways, on-site public areas (i.e., offices, parking lots, drive aisles, etc.), or visible from public areas on adjacent properties, shall be of an architectural grade.*

d. *Panels and siding visible from public view should be attached to the structure with concealed fasteners.*

e. *Exposed roof sections should be provided with a steep pitch (minimum 4/12), integrated fascias and concealed fasteners. Lesser-pitched roofs should be screened by parapet walls or other treatments.*

f. *Metal sided walls subject to damage from vehicles, manufacturing operations, corrosion or general abuse, should be protected by bollards, hard surface wainscot, or other acceptable means to maintain a neat, clean, orderly, and undamaged appearance.*

6.9 Screening for equipment and refuse containers

a. Refuse containers should be easily accessible to service vehicles but located away from public view. Refuse containers should be located within a walled enclosure or should be screened by the building from public view. Enclosures should be buffered by landscaping when within public view.

b. Roof-mounted and ground-mounted equipment should be completely screened from view of streets, highways, freeways, parking lots for customers and the general public, and connecting walkways. Cross-section drawings may be required to illustrate the method in which the equipment will be screened from view of adjacent streets, freeways and properties. Line-of-sight analysis may also be required to demonstrate that the equipment will be adequately screened, especially in hilly areas of the city where it is more difficult to provide screening due to differences in grade elevation.

c. Mechanical equipment screening should be integrated as part of a project's site and building design and, where possible, integrated into the overall mass of the buildings. At a minimum, roof-mounted equipment should be screened through the use of parapets, screen walls, mechanical room enclosures and similar features. The tops of screens should be at least as high as the equipment. The use of picket fencing, chain link fencing with slats and metal boxes as screening materials is not acceptable.

d. All ground-mounted utility appurtenances such as transformers or air-conditioning units shall be located out of public view or adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. The utility appurtenances shall not be located within a required front or street sideyard setback area, unless required by the utility provider and approved by the Planning Director.

e. Any device for transmission or reception of communication signals shall be screened with the same material and finishes as utilized in the building.

1. Rooftop devices shall not extend above the buildings' highest architectural element or be visible within a horizontal line of sight from any arterial or collector street.
2. Ground-mounted devices shall be screened from view from adjacent streets and property with the same material and finishes as the adjacent building.

6.10 Public Storage (Mini-storage) Facilities

a. It is intended that public storage facilities be provided to serve the residential sector of the community, rather than the commercial and industrial sectors. Therefore, public storage facilities should be located with consideration toward: proximity to residential areas; ease of accessibility by the public; and visibility from major thoroughfares.

b. Landscaping shall comprise a minimum of 20% of the area visible from the public street, not including the required front or street sideyard setback.

c. Provide enhanced pavement sections at all project entry drives.

d. On a corner lot location, provide a major corner landscape feature consisting of trees, flowering shrubs and ground cover. The use of decorative rockscapes and outcroppings is also encouraged.

e. Loading and storage areas shall be completely screened from view of the public street.

f. Building walls which face a public street, shall have offset areas of at least 5 feet in depth a minimum every 50 feet.

7.0 SIGNS

a. All signs must comply with the provisions of Chapter 17.74 of the Corona Municipal Code (Signs).

b. Every structure should be designed with a firm concept of the signing that will be used. Sign locations on the site plan and building elevations should be identified as early as possible in the design process so that they with fit within the overall design of the structures and the site.

c. Wall signs should complement building facades, and should not obscure architectural elements of the façade.

d. The use of backlit, individually-cut letter signs is strongly encouraged.

e. Sign text should be clear and legible. The sign text message should be simple and use few words so that letter sizes are large enough to be readable. Avoid fonts and lettering styles that are difficult to read.

f. For business and industrial centers where several tenants occupy the same site, individual wall-mounted signs are appropriate in combination with a monument sign identifying the development and address.

g. The design of directional signs and other minor accessory signs should have a common design concept.

h. If a freestanding pylon sign is permitted, it shall have an architecturally designed double support base that blend with the design, materials and color of the adjacent building.

i. Monument signs up to 3 feet in height may be located within the front setback. Monument signs placed outside of the required front or sideyard setback may be up to 6 feet in height. All monument signs shall have solid architectural bases that blend with the design, materials and color of the adjacent building and shall not exceed 8 feet in width.

8.0 WALLS AND FENCES

a. All walls and fences shall comply with Chapter 17.70 of the Corona Municipal Code.

b. Walls and fences in public view should be built with attractive, durable materials, including (but not limited to) wrought iron, textured concrete block, or formed concrete with reveals. Fences and walls should be consistent with materials and designs used throughout the project.

c. Long expanses of uninterrupted fences and walls should be avoided along streets and freeways through the use of offset surfaces and architectural treatment. Techniques to provide such treatments may include items such as; raised planters, openings, material changes, offset sections and pilasters or posts. Such treatments should be provided for fences or walls with lengths of 150 feet or more, and wall stretches between the features described above should be no greater than 75 feet.

d. Openings in fences and walls should be provided to connect walkways directly to the street and avoid circuitous pedestrian routes. These pedestrian entry points should be enhanced with treatments such as special landscaping, trellises, pilasters or other features that will visually emphasize the opening.

e. Screenwalls and other walls should not exceed a height of 8 feet. When additional height is needed to provide adequate screening, berms within landscaped areas should be provided to reduce the perceived height of the wall as seen from public view. The height from the top of the berm to the top of the wall should not exceed 8 feet. The berm/landscape area in front of the screen wall should be landscaped with shrubs and trees that will, at maturity, exceed the height of the wall.

f. When berming as described in section "d" above is physically infeasible or will not provide adequate screening, higher screenwalls may be provided. In no case, however, should they exceed a height of 12 feet from finished grade as seen from public view. Walls greater than 8 feet in height should also be treated with vine plantings and/or provide additional architectural enhancements to soften the mass of the wall.

g. Chainlink fencing with vinyl slatting is an acceptable screening material only for areas not visible to public view.

9.0 LANDSCAPING

a. Landscaping should be concentrated in areas visible from public view, and public areas within the site.

b. Landscaping should be grouped into larger areas, rather than distributing it into areas of little impact such as behind buildings, internal yard/loading areas and other areas outside of the public view. An exception to this provision occurs when such landscaping is needed for buffer or screening purposes

c. Landscaping should be provided along building edges facing the street or otherwise visible to public view to soften building massing. A minimum 5-foot-wide landscape planter should be provided along such building edges, except at main entries and office areas where 10 feet should be provided.

d. Landscaping should be utilized to frame and enhance building entries and other prominent architectural features, and mask unarticulated walls and other elements of an elevation that are not visually interesting.

e. The use of berming at building edges to soften mass is encouraged.

f. Perimeter landscaping should be provided in areas visible to public view and to identify the edges of parking areas. All street setback areas should be landscaped. Required street setbacks for industrial zones are provided under Section 17.44.040 (Table 2) of the Corona Zoning Code.

g. Parking lots adjacent to and visible from public streets must be adequately screened from view through a combination of undulating earth berms, low screen walls and changes in grade elevation whenever possible. Where berms are provided they should have a minimum height of approximately 3 feet.

h. Landscape fingers should be provided within parking areas located outside of enclosed yard areas. Fingers should be a minimum of 5 feet in width and should extend to the length of adjacent parking stalls. Landscape fingers should be provided at the rate of one per 10 parking stalls, and need to be provided at the ends of parking bays and throughout parking areas. For parking stalls not located adjacent to landscaped edge areas individual tree planters should be provided at the rate of one for every 10 parking stalls.

i. Screen walls and wing walls that are greater than 8 feet in height should be fronted by a landscape area at least 10 feet in width, in order to soften the mass of the wall and provide adequate space for berming.

10.0 EXTERIOR LIGHTING

a. The design of light fixtures and supports should be architecturally compatible with main buildings on-site.

b. Lighting standards should be located and designed to minimize direct glare beyond the parking lot or service area.

c. Lighting should be used to provide for illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways and other work areas.

d. Lighting should be provided from ½ hour after sunset to ½ hour before sunrise. One foot-candle evenly distributed across a parking lot is recommended. At entrances and loading areas, up to 2 foot candles may be appropriate.

e. Security lighting fixtures should not project above the fascia or roofline of the building.

f. All light standards should be consistent with respect to design, materials, and color of light, and should be compatible with the overall architectural style of the project.

g. The location, height and design of light fixtures should correspond to anticipated use. Lighting of pedestrian paths with bollards and generally smaller fixtures at a human scale is encouraged for use in illuminating changes in grade, steps, path intersections, seating areas and any other features along a movement path which, if left unlighted, would create an unsafe situation.

h. *The use of lighting to provide nighttime interest to the site and highlight architectural features is encouraged. Night lighting of buildings may be used to highlight special building features, emphasize repeated or decorative elements, and use the juxtaposition of light and shadow to articulate the building facade. However, lighting that provides for the complete, undifferentiated illumination of a facade with bright light should be avoided. The following methods of night-lighting are encouraged:*

- *Concealed light features within buildings and landscaping.*
- *Lighting at entries, plazas and other areas where evening activity is expected.*
- *Indirect illumination of buildings and landscaping.*
- *Accent lighting to highlight architectural features.*

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Photo Appendix A

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INDUSTRIAL GUIDELINES

Entrance Treatments

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Building Articulation

INDUSTRIAL GUIDELINES

Wall Treatments

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Wall Treatments

INDUSTRIAL GUIDELINES

Screen Walls

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Multi-Tenant Buildings

Multi-Tenant Center Signage