

ARTICLE VI. COMMERCIAL DISTRICT REGULATIONS

6-103.7 *Design standards for commercial structures.*

1. *Site design.* Elements such as landscaping, site fences, walls and refuse and recycling containers shall be coordinated into a unitary design and shall otherwise comply with all provisions of Article X, Landscaping and screening. All utility service to individual structures shall be underground.
2. *Building design.* Building(s) may be required to incorporate similar design elements, and shall be compatible with surrounding buildings with regard to massing, color, scale, proportion of openings, roof types, types of glazed openings, and degree of detail. Color and design elements shall also be compatible with buildings in the vicinity which have been approved in accordance with these design provisions. Color schemes considered to be unpleasant, distasteful or objectionable, as determined by the Planning Commission, will be sufficient reasoning for a negative vote. On corner lots, both sides of the building facing the street are considered the front of the building, and shall include design elements such as windows, doors, texture and wall treatment to provide visual interest and prevent development of a long continuous blank wall. Commercial and institutional buildings which are visible from a public street are required to have a minimum of 100 percent brick and/or stone on the facade(s) facing a public street and 100 percent brick and stone on all other facades. Commercial and institutional buildings which are not visible from a public street are required to have a minimum of 50 percent brick and stone on all facades. The Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Commission may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

Building service areas or loading areas shall not be visible from public streets and shall be located away from private streets and adequately screened. All rooftop-mounted equipment including HVAC equipment shall not be visible from public streets and must be screened by a parapet that is equal to or greater than the height of the equipment. Mechanical equipment on sides of buildings shall not be visible from public streets and must be adequately screened. No wall packs are allowed on any commercial site in the City and all light poles and light fixtures installed on commercial sites shall be finished in a dark grey, dark brown or black color. *Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles.* Hues including metal halide, color-corrected mercury-vapor, color-corrected high-pressure sodium and low-pressure sodium are not allowed for private lighting. All private lighting shall emit light in the range of 4,000K to 5,700K on the Kelvin temperature measurement scale to achieve a cool white color temperature. Private lighting in this section shall refer to lighting intended to illuminate private parking areas and access drives and shall not include lighting that illuminates rights-of-way or public streets. *Channel posts are prohibited on all commercial sites. Bollards shall be painted or sleeved black, dark gray or dark brown.* The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions. Within a commercial complex, the Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the commercial complex which have been approved after the adoption of these design provisions.

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3. *Sidewalks.* Sidewalks shall be required for all commercial site plans, including multi-family developments, with the exception of those commercial subdivisions that received site plan approval prior to the enactment of this ordinance, and sidewalks shall comply with all criteria as follows:
 - a. The design, dimensions, dedications, easements, and reservations for all sidewalks shall conform to all applicable City of Mt. Juliet regulations. Sidewalks constructed within the public rights-of-way shall be installed in accordance with the adopted standards of the City of Mt. Juliet.
 - b. Sidewalks are required to be constructed along all streets within or abutting a development and shall connect to sidewalks in adjoining developments.
 - c. Sidewalks shall be constructed of concrete and shall be a minimum of five feet in width on all streets for residential site plans and developments, and five feet in width for non-residential site plans and developments.
 - d. Sidewalks shall maintain minimum thickness of four inches except at driveway areas where the minimum thickness is six inches.
 - e. Sidewalks must comply with the City of Mt. Juliet Standard Road Details.
 - f. In any case where the reconstruction or construction of a sidewalk or other pedestrian walkway is required, the City of Mt. Juliet may require the contractor to post surety in the form specified in this ordinance, for the construction of the sidewalk or walkway.
 - g. The required sidewalk improvements must be installed prior to the issuance of a certificate of occupancy.
 4. *Greenways.* Development of all commercial sites in the City of Mt. Juliet and within the jurisdiction of the Regional Planning Commission shall include construction of all greenway sections that are included in the current and in any future greenway plans for the city. In any development, all parcels of land which touch or lie within the proposed route of a new greenway shall be constructed by the developer. Construction and related expenses for design, acquisition of right-of-way and construction of the greenways will be the responsibility of the developer. All greenway sections will be constructed per current City of Mt. Juliet, TDOT and FHWA standards and specifications, whichever is greater. Examples of said specifications include, but are not limited to, design, materials, thickness and width of greenway, as well as required signage, meeting ADA requirements, etc. Construction of said greenway sections will be completed by ten percent of development build out and all greenway sections will be dedicated to the City of Mt. Juliet. The developer, property owner or their designated agent may request a waiver or variance from this ten percent requirement should the strict application of the provisions of this ordinance result in practical difficulties or unnecessary hardship. Said waiver, variance or adjustment will not adversely affect the community objectives of the comprehensive plan. All greenways designated by current and any future greenway plans will be dedicated to the City of Mt. Juliet and shall not count toward required open space and amenities.
 5. *Accommodations for bicycles.* Bicycle parking shall be required for all commercial site plans, including multi-family developments, with the exception of those commercial subdivisions that received site plan approval prior to the enactment of this ordinance. In addition, bicycle parking shall comply with the criteria listed as follows:
 - a. *Locations.*
 - i. Bicycle parking shall be located as close as or closer than the nearest car parking space to the building entrance, or other than those spaces for persons with disabilities.
 - ii. Bicycle parking facilities shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended.

- iii. A minimum of four feet from the required rack dimension shall be provided for pedestrian clearance when a rack is placed within a sidewalk or pedestrian right-of-way.
- iv. Bicycle racks shall be located in highly visible and well lit areas to minimize theft and vandalism.
- v. When automobile parking spaces are provided in a structured parking garage, all required bicycle spaces shall be located inside the garage on the ground level. Alternative layout and design of racks to maximize space may be administratively approved by the Zoning Administrator.
- vi. Alternative locations — in the event that compliance may not be feasible because of demonstrable hardship, the Zoning Administrator may approve an alternative location. The Zoning Administrator shall consider the following:
 - a. Alternative locations shall be well lit and secure.
 - b. All bicycle parking spaces shall be located within a 100-foot diameter of the primary building entrance.
- b. *Bicycle rack design.*
 - i. All racks shall be of the wave-type design.
 - ii. Rack structure will require a user supplied locking device.
 - iii. The racks shall be constructed of durable materials to withstand permanent exposure to the elements, such as powder coated metal or stainless steel.
 - iv. Racks must be permanently mounted to a concrete or asphalt surface.
 - v. Racks shall provide clearance from other objects by using layout dimensions of at least four feet wide by six feet long.
 - vi. Construction details shall be submitted for review prior to final approval of construction plans.
- c. *Bicycle parking requirement.*
 - i. The number of bicycle parking spaces required shall be based on the required automobile parking spaces and shall be provided in accordance with the following with fractional requirements for bike parking over 0.5 to be rounded up.
 - ii. A minimum of five bicycle parking spaces shall be provided for all sites with up to 100 required vehicle parking spaces. Two bicycle parking spaces shall be provided for every 150 required vehicle parking spaces thereafter.
 - iii. Bicycle parking spaces shall be provided for all uses except: accessory uses; agricultural; lodging; one to four family dwellings; temporary uses; and utilities.
- 6. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all commercial site plans, with the exception of those commercial developments that have received site plan approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

 - a. Locations.
 - i. For all commercial uses, a minimum of one decorative trash receptacle shall be located at all public entrances and exits of a commercial use.

- ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

b. Design.

All commercial site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36-gallon container and shall be of a strap-type design. (A typical design is shown in illustration 6.1 below for example only).

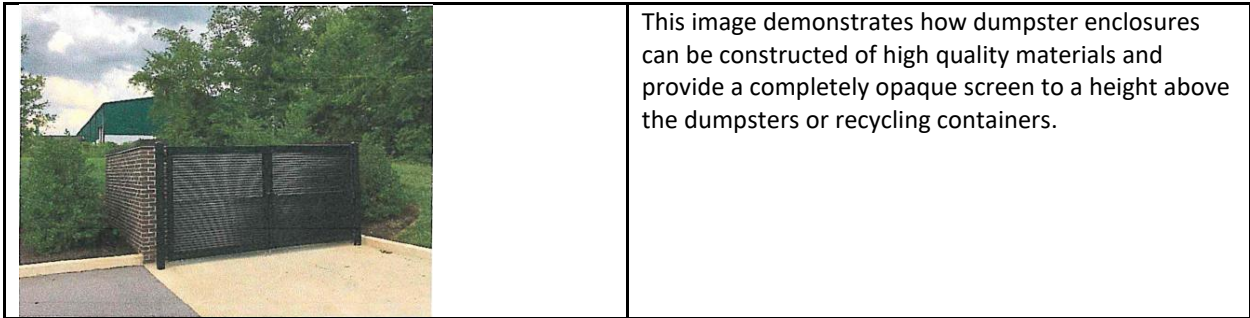
Illustration 6.1



7. *Dumpster enclosures:*

- a. Walls used to screen trash dumpsters, refuse collection areas, or recycling containers shall:
 - i. Be fully screened from public view;
 - ii. Be constructed of masonry materials that match the main colors and materials of the associated building they serve;
 - iii. Include steel opaque gates designed to complement the wall materials used;
 - iv. Be supplemented with plantings around the perimeter.
- b. Any enclosure intended for screening dumpsters, refuse areas, or recycling containers that contains a compaction unit shall include a floor drain within the containment pad that is tied directly to the sanitary system in accordance with the standard specifications for sanitary sewers;
- c. Any enclosures provided for restaurants or other food service establishments shall provide adequate area for the storage of grease barrels/recycle containers inside of the dumpster enclosure;
- d. Any enclosures provided for restaurants or other food service establishments shall provide a floor drain within the containment pad;
- e. All floor drains located in a dumpster enclosure shall be plumbed to an oil/water separator or grease interceptor. If the drain ultimately is piped to the sanitary sewer system, the enclosure must be covered so that the drain does not receive storm water.

- f. To allow for dumpster gates to remain closed as often as possible, either a pedestrian door or a wall offset for pedestrian access shall be provided.



- g. The Planning Commission may waive any of these design requirements upon showing by the developer/applicant alternative methods of design, if deemed acceptable.

(Ord. No. 2003-40, 9-8-2003; Ord. No. 2005-05, 3-14-2005; Ord. No. 2005-35, 12-12-2005; Ord. No. 2006-04, 2-6-2006; Ord. of 10-23-2009, § 6-103; Ord. No. 2011-36, § 1, 7-11-2011; Ord. No. 2013-04, § 1, 1-14-2013; Ord. No. 2014-43, § 1, 6-9-2014; Ord. No. 2014-68, § 1, 10-27-2014; Ord. No. 2015-43, §§ 1, 2, 11-23-2015; Ord. No. 2016-13, § 1, 3-28-2016; Ord. No. 2016-40, § 3, 8-8-2016; Ord. No. 2018-43, § 1, 11-26-2018; Ord. No. 2021-42, Exh. A, 10-25-2021)

ARTICLE VII. INDUSTRIAL DISTRICT REGULATIONS

7-103.9 *Building design.* In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Board that approves such project may permit any other construction materials allowed under state law. In determining whether to allow such materials, the Board may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.

All structures shall be shielded from view from all public streets with a landscaped berm. Accessory buildings and enclosures shall be consistent in design and materials with the building to which they are ancillary. *Channel posts are prohibited on all industrial sites. Light poles and light fixtures installed on industrial sites shall be finished in a dark grey, dark brown or black color. Parking lot lighting poles shall be installed in grass or landscape areas adjacent to paved parking areas or drive aisles. Bollards shall be painted or sleeved black, dark gray or dark brown.*

The Planning Commission may waive any of these design requirements upon a showing by the developer that alternative materials will achieve a same or similar design result and be compatible with other buildings and structures in the vicinity which have been approved in accordance with these design provisions.

(Ord. of 10-23-2009, § 7-103; Ord. No. 2014-67, § 1, 10-27-2014; Ord. No. 2015-44, §§ 1, 2, 11-23-2015; Ord. No. 2017-62, § 1, 10-23-2017; Ord. No. 2019-02, § 1, 1-14-2019; Ord. No. 2021-42, Exh. A, 10-25-2021)