

Redding Airport Business Park
Architectural Review Committee
Submissions Checklist

Developer shall submit plans and specifications detailing all aspects of the project:

- Building treatments (including colors & textures)
- Building elevations
- Setbacks
- Landscaping
- Signs
- Parking areas
- Storage and loading areas
- Fences and screening
- Outside lighting

1. Building Treatments and Elevations

- A. Exterior walls of sheet or corrugated, iron, aluminum, non-decorative block or asbestos are not permitted except in special circumstances with approval.
- B. No used building shall be moved into the subdivision.
- C. For General Industrial classification, building height shall not exceed two stories or 30 feet, whichever is more restrictive; and for General Commercial classification, building height shall not exceed 45 feet.

2. Setbacks

- A. Setback from street property line along Airport Road, and parallel frontage road, Meadow View Drive and Knighton Road shall be 30 feet. Any other street frontage shall be 25 feet.
- B. Setback from rear property line and from side property line between parcels shall be 15 feet.
- C. Exclusions from setback provisions:
 - i. Roof overhang, subject to approval
 - ii. Uncovered steps and walk, not wider than 6 feet.
 - iii. Paving and associated curbing, except that vehicle parking or storage areas shall not be permitted within any required street setback.
 - iv. Traffic directional signs that do not contain an advertising message.
 - v. One detached sign not exceeding 15 feet in height nor 200 feet in area and which only gives the name of the company and the street address. If illuminated, such sign shall be internally illuminated, shall have underground electric and shall not be closer than 12 feet to any property line nor closer than 20 feet to any driveway. Sign materials shall be harmonious with the architecture of the development. Signs shall not flash.
 - vi. Planters, not to exceed 2 feet in height.
 - vii. Architectural earthwork, light standards, fountains or aesthetic features.

3. Landscaping

- A. Landscaping shall consist primarily of living materials.
- B. Landscaping is required on all unpaved areas between the property lines and the setback lines and shall also be included between the property line and back of any sidewalk or curb. The street setback shall be used exclusively for landscaping except for walks and driveways bisecting the landscape area.
- C. Facilities shall be provided to adequately sustain and maintain the landscaped areas. Maintenance facilities are to be adequately screened.

4. Signs

- A. No billboard or advertising signs shall be permitted.
- B. Signs shall conform to setback lines as indicated under Setbacks.
- C. Signs and identification devices on building or building sites shall require approval as to size and design.
- D. No signs shall be placed or painted on any roof, nor shall the top of any sign extend above the parapet line or the top of the exterior wall of any building or structure.

5. Parking Areas

- A. Off-street parking shall be provided to accommodate ALL parking needs for employee, visitor and company vehicles on the site. This is intended to eliminate the need for on-street parking. At least three parking stalls for each four persons to be employed on the site is required in addition to customer and visitor parking.
- B. Employee parking is prohibited on any public street, between public street pavement edge and property line and within any required street setback.
- C. Street setbacks shall not be used for vehicle maneuvering.
- D. Parking areas shall be designed to enable vehicles leaving the property to exit in a forward direction.

6. Storage and Loading Areas

- A. No materials, supplies or equipment, including company owned or operated trucks, shall be stored in any area on a site except inside a closed building or behind a visual barrier screening such areas from the view of adjoining residentially zoned properties and public streets.
- B. Loading docks shall be set back and screened to minimum view from the street. Docks shall not be closer than 40 feet to a street property line, unless a deviation is specifically approved.
- C. Loading and unloading of trucks is prohibited on any street within the Redding Airport Business Park.

7. Fences and Screening

- A. Fences shall not be constructed within any required street setback.
- B. Any fence directly visible from any public street and used to screen storage areas from public view shall be a minimum 6 feet high and shall be constructed of a style and material approved by City. Where proposed storage would exceed the height of the fence and be visible from a public street, a row of trees shall be planted that can reasonably be anticipated in a period of five years to achieve a height sufficient to screen the stored materials.
- C. All other property lines may use chain link fence with wood or plastic slats. If adjacent to an area zoned for residential purposes, a row of trees shall be planted and maintained inside said fence with an interval to fully screen the storage area within five years. All trees used for screening must provide an adequate screen year around. City shall approve all species.

8. Lighting

- A. Light standards which are not in excess of 33 feet in height may be installed within yard or storage areas.
- B. High intensity night lighting shall be directed downward and shall not glare into adjoining residentially zoned land or onto public streets.
- C. Lighting shall not interfere with the normal operation of the Redding Municipal Airport.