

H. Industrial Districts (IL and IH)

1. Building Facades

All new construction or renovation of existing structures in these districts that are located on a lot adjacent to an arterial street or highway shall have those vertical exteriors that are facing the arterial street or highway constructed of but not limited to: masonry, concrete panels, glass block, glass curtain walls, Exterior Insulated Finished Systems (EIFS), or stucco. EIFS, however, shall not be used as the primary exterior building material. Metal finishes, wood, plastic, and other masonry material may be considered and approved by the Planning Commission through the site plan review process. These approved materials are not required on exteriors facing rear alleys, or on portions of the building not facing a public or private street. All facade designs and materials shall be approved through the site plan process. Metal, canvas, wood, glass, plastics, or other similar materials may be used only in doors, windows, signs, canopies and awnings.

I. Highway Design Overlay (HDO) District

1. Purpose

This Section is intended to promote high-quality nonresidential building design along Broken Arrow's highways and project a positive image to encourage economic development in the City. The standards contained herein are intended to protect the health, safety, and welfare of the citizens by preventing or reducing traffic congestion and reducing distracting visual clutter associated with highway development. The standards of the HDO strive to achieve the stated purpose by addressing the physical characteristics of development such as building design, building entrances, wall articulation, and fencing. These standards encourage land assembly and development in accordance with the Broken Arrow Comprehensive Plan.

2. District Boundaries

The Highway Design Overlay District includes all properties within five hundred feet (500') feet of a limited access highway.

3. Applicability

The standards of this Section apply to all nonresidential development within the Highway Design Overlay District.

4. Building Design

a. *Building Orientation*

All primary buildings on lots or tracts with frontage on the highway shall be oriented towards the highway. If any such building is on a lot or tract with a second frontage, it shall have equally detailed and prominent facades, constructed of equally high quality materials, facing both the highway and the secondary street.

b. *Wall Articulation*

Primary structures having single walls exceeding fifty feet (50') in length shall incorporate two or more of the following features at least every fifty feet (50') in length (See Illustrations 5.18 and 5.19.):

- i. Changes in color, graphical patterning, changes in texture, or changes in material;