5. EXCEPTIONS

Existing trees may be counted toward fulfilling the requirements of this section, upon approval of the Community Development Department. Deciduous trees with a diameter at breast height of four inches or larger and evergreen trees measuring five feet or more in height may be counted.

14-503-02-D. ALL NON-RESIDENTIAL DISTRICTS

The following standards apply to development in O-1, O-2, C-1, C-2, C-3, BP, I-1 and I-2 districts:

1. NUMBER

A minimum of one street tree is required for every 40 feet of public or private street frontage.

2. LOCATION

Street trees must be installed within the front yard of the subject property. The trees need not be placed at even 40-foot intervals; however, they should be installed as close to 40 feet as possible along the street frontage, allowing for utilities and intersection visibility requirements.

3. SPECIES

Recommended tree species are identified in the plant list found in Sec. 14-503-16. Tree species planted must be canopy trees to provide shade and visual relief with a clearance of nine feet over sidewalk. Ornamental trees may also be planted, but should be in groups and located 10 feet or more from a sidewalk. The final design is subject to site plan review.

4. EXCEPTIONS

Existing trees may be counted as fulfilling the requirements of this section upon approval of the Community Development Department. Deciduous trees with a diameter at breast height of four inches or larger and evergreen trees measuring 5 feet or more in height may be counted.

14-503-3 GENERAL LANDSCAPING

14-503-03-A. The area between the curb of a public street and the lot line must be brought to finish grade and sodded in grass or covered with approved ground cover plants. Sidewalks and approved driveways may be located within this area.

14-503-03-B. All areas not covered by buildings, paved area or other acceptable improvements must be finish-graded and landscaped with turf grass or other approved ground cover plants.

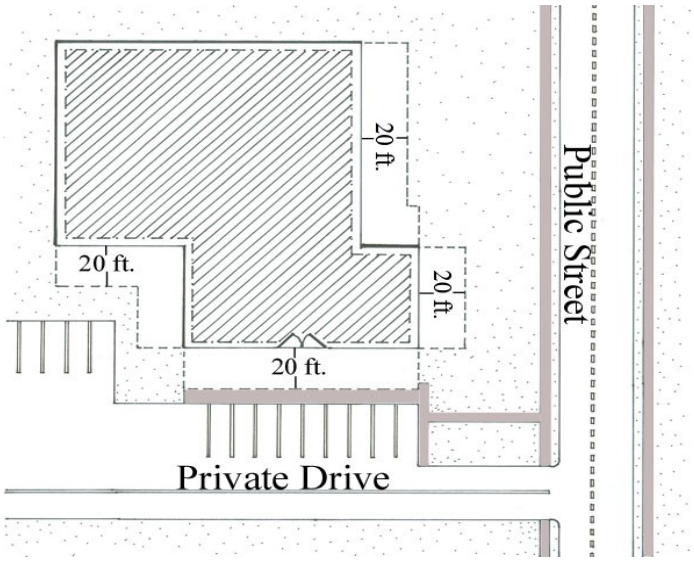
14-503-4 LANDSCAPED OPEN SPACE

14-503-04-A. Landscaped open space must be provided on at least 10% of all lots in R-18 and R-30 zoning districts.

14-503-04-B. In O-1, O-2, C-1, C-2, C-3, **BP/PUD** and I districts at least 20% of the area within 20 feet of the perimeter of all buildings shall be landscaped open space. Such landscaping shall be located along the side(s) of a building facing a public street and in the vicinity of the public entrances to the building.

(History: Ordinance No. 17942)

Figure 500-3.5



14-503-04-C.

In the BP/**PUD** district, at least 40% of the total lot area must be landscaped open space.

14-503-5 PARKING LOT PERIMETER LANDSCAPING

14-503-05-A. APPLICABILITY

The parking lot perimeter landscaping requirements of this section apply to the construction or expansion of any parking lot with five or more parking spaces.

14-503-05-B. LANDSCAPE AREA

A continuous nonpaved area at least 10 feet in width must be located between the edge of the parking lot and the lot line. **For BP/PUD districts a continuous nonpaved area at least 20 feet in width must be located between the edge of the parking lot and the lot line.** On sites with an area of five acres or more, parking lot perimeter landscape buffers must have a minimum width of 25 feet.

14-503-05-C. PLANT MATERIAL

At least one tree and three shrubs must be installed for every 40 feet of parking lot perimeter, as close to 40 feet (spacing) as possible along the parking lot perimeter, allowing for utilities and intersection visibility requirements. On sites with an area of five acres or more, five shrubs are required per 40 feet of parking lot perimeter and a berm or swale with maximum side slopes of 3:1 must be installed within the parking lot perimeter buffer. Shrub plantings should be planted in groups of three or more and installed to help screen the parking lot from view of streets and abutting property.

14-503-05-D. SPECIES

Tree species must conform to those trees identified on the plant list in Sec. 14-503-16. Large canopy trees should be installed to provide shade for parking spaces. Evergreen trees should be used to screen parking lots and interior roadways. Visual buffers must be a maximum of three feet in height of maturity. No plant material or berm may be located so as to obstruct the sight distance of motorists entering or leaving the site.

14-503-6 PARKING LOT INTERIORLANDSCAPING

14-503-06-A. APPLICABILITY

These parking lot interior landscaping requirements apply to the construction or expansion of any

14-503-06-E. SPECIES

Tree and shrub species must conform to those identified as parking trees and shrubs on the plant list in Sec. 14-503-16.

14-503-06-F. SUGGESTED LOCATION OF INTERIOR ISLANDS FOR SAFETY

Parking lots must be designed to promote safety for automobile drivers and pedestrians. In designing parking spaces, the driving aisle should be aligned towards the major destination as permitted by topography. This allows for pedestrian traffic to move through the aisles instead of crossing parking bays. Plantings may be located along the sidewalk to promote an aesthetic approach towards the building.

14-503-7 BUFFERYARDS

The following standards apply in all zoning districts:

14-503-07-A. LOCATION

Developments must provide a sufficient bufferyard and screening along the rear or side yard, so that neighboring properties are effectively shielded from any adverse impacts of that development or so that the new development shields itself from existing and potential impacts from uses already in operation. The required buffer area must have a depth of 15 feet measured from the lot line inwards along side and rear (interior) yards, wherever adverse impacts exist.

14-503-07-B. TYPES OF SCREENING

A screen may consist of a wall, berm, fence, or plant material, or any combination thereof:

1. WALLS

(a) A screening wall consisting of a masonry material such as concrete, stone, or brick, must be a minimum of six feet in height and a maximum height of eight feet. The wall must form an effective visually opaque screen. When high impact screening is required, low impact landscaping requirements must be included with the solid wall.

(b) Opaque walls may not exceed 200 feet in length without being broken by a landscape area to soften the linear effect of the wall. Long walls may be constructed in a serpentine manner with integrated landscaping. Walls should also be integrated into physical topographical features whenever possible.

(c) Screen walls developed adjacent to an existing screen wall must match the existing wall construction or provide a landscape transition area between walls/fences of different design and/or materials.

(d) **In BP/PUD districts, screening walls should reflect the same level of architectural design as the primary structure, including elements such as landscaping to soften the walls appearance, architectural detailing, staggering with recesses and projections, and visual interest.**

2. BERMS

A berm screen constructed of earth materials may be sodded, mulched, and/or landscaped to prevent erosion. Plantings must be added to provide a visual screen of at least five feet high, including berm, when planted. A six foot high opaque landscape screen must be achieved within two growing seasons after installation.

3. FENCE, SOLID

(a) An opaque fence screen must be at least six feet in height and a maximum height of eight feet and must be constructed of approved fencing materials. The fence must form a complete (100%) opaque screen. Fence regulations are located in Section 14-400-02. When high impact screening is required, low impact landscaping requirements must be included with the solid fence.

(b) Opaque fences may not exceed 200 feet in length without being broken by a landscape area to soften the linear effect of the fence. Long fences may be constructed in a serpentine manner with integrated landscaping. Fences should also be integrated into physical topographical features whenever possible.

(c) Screen walls developed adjacent to an existing screen wall must match the existing wall construction or provide a landscape transition area between walls/fences of different design and/or materials.

(d) **In BP/PUD zones when fencing is required for screening it shall be provided along the property line. A decorative fencing material and architectural accents shall be used which are compatible with the building facades. Fencing must be designed in a manner to create variety such as staggering the fence line and incorporating wrought iron or masonry columns.**

4. FENCE, OPEN

An open weave or mesh type fence, constructed of approved materials must be a minimum of four feet in height and a maximum height of six feet. The screening must consist of plant material in order to form an 80% opaque screen. Fence regulations are located in Section 14-400-02.

5. PLANT MATERIAL

A plant screen must consist of 60% compact evergreen trees or other approved trees with a minimum of six feet in height at the time of installation. Shrubs are also required in order to screen lower areas. A six foot high opaque landscape screen must be achieved within two growing seasons after installation. Hedgerows may be planted near the lot line and must be maintained on both sides of the hedge by the property owner.

14-503-07-C. LANDSCAPE (PLANT MATERIAL) SCREENS

When landscape screens are required for the bufferyard, the following standards apply.

1. NUMBER OF PLANTS

Required plant material must be calculated based on the square footage of buffer area. For example, if the lot has a 100-foot property boundary and the required buffer depth is 15 feet, the resultant buffer area would be 1,500 square feet.

2. SPECIES

Tree species must conform to those trees identified on the plant list in Sec. 14-503-16. The majority of planted material must be those which provide a visual buffer, such as evergreen trees, in order to minimize the visual impact of the adjacent land use. Plantings such as evergreen trees, shrubs, and hedges must be installed within the buffer area. Canopy trees must be spaced 15 to 40 feet apart. Evergreen trees must be spaced 10 to 20 feet apart. Ornamental trees must be spaced eight to 16 feet apart. Shrubs must be 18 to 24 inches in height and reach a maximum height of five to six feet at maturity. Shrubs must be planted at least three to 10 feet apart, depending on the mature spread of the shrub, and must be planted in staggered rows, allowing for utilities. See Sec. 14-503-18 for bufferyard plantings installed near overhead utility lines.

1. BP/PUD Zones

Plant material in all BP/PUD zones shall be accomplished in a manner to control noise generated from service activities and mechanical equipment.

14-503-07-D. INTERPRETATION OF BUFFERYARD STANDARDS

1. The standards applicable to a bufferyard depend on the zoning classification of the proposed development and the zoning classification of the abutting property.

2. The following table shows zoning district classifications for proposed and abutting properties. For example, if the property on which development is proposed is zoned C-1 and the abutting property is zoned I-1, low-impact screening would be required to be installed on the developing site, since the proposed development is likely to have only limited effect on the abutting property. Deviations from the standards of this table may be allowed, upon approval of the Community Development Department. In situations of severe impact, the Community Development Department may require additional buffer screening.

Zoning of Developing Site	Zoning of Abutting Property				
	S-F	M-F	Comm.	Off.	Ind.
Single-Family (R-1, R-2, R-4, R-6)	None	High	High	High	High
Multi-Family (R-12, R-18, R-30)	High	None	High	Med.	High
Commercial (O-1, O-2, C-1, C-2)	High	High	None	None	Low
Industrial (C-3, BP, I-1, I-2)	High	High	Low	Low	None

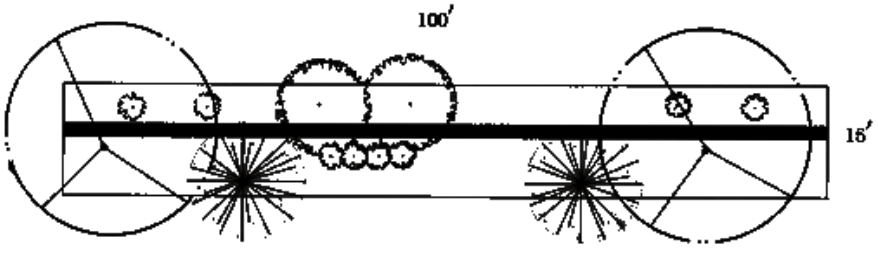
14-503-07-E. SCREENING REQUIREMENTS WITHIN BUFFERYARDS

After the applicable buffer requirements have been determined, planting screens must be chosen in order to achieve the required opacity of screening. There are three options for each impact level, to allow for flexibility in the landscape design. The Community Development Department may approve any one of the screening options, provided the applicant can demonstrate that the objective of the screen has been met. The plantings must attain the required level of opacity within two growing seasons. See Sec. 14-503-18 for bufferyard plantings installed near overhead utility lines.

1. HIGH-IMPACT SCREEN

A completely (100%) opaque screen between zoning district classifications that are very dissimilar in character and therefore have a high likelihood of incompatible land use and operational characteristics. When the proposed plan is considered to be a high impact on surrounding properties, both of the following must be installed within the bufferyard: (1) a masonry wall or wood fence, and a (2) low-impact screen.

Figure 500-5
High Impact Screen



2. MEDIUM-IMPACT SCREEN

A semi-opaque (70%) screen between zoning district classifications that are dissimilar in character. Semi-opaque screening should partially block views from abutting land uses and create an attractive visual buffer between the abutting zoning districts. For medium impact

14-506 NONRESIDENTIAL DESIGN STANDARDS

14-506-1 NONRESIDENTIAL BUILDING DESIGN AND MATERIALS

14-506-01-A. APPLICABILITY

Unless otherwise expressly stated, the building design and material standards of this section apply to all development in O, C, **BP/PUD** and I districts, and public/semi-public and institutional buildings (i.e., churches, schools) in all zoning districts that is subject to site plan review.

(History: Ordinance No. 17713)

14-506-01-B. FAÇADE MATERIALS AND BUILDING REQUIREMENTS

1. All buildings and other structures must utilize brick, wood, natural stone, architectural cast stone, glass or other comparable, quality materials approved during the plan review process.

2. Concrete masonry units, architectural precast panels, and similar materials may be allowed in service areas and on exterior walls that are not generally visible to the public.

3. EFIS (Exterior Finish Insulation Systems) may be permitted on exterior building walls that are more than eight feet above the adjacent ground or paved surface. EFIS may not be used on more than 35% of any building wall. All EIFS must be of a moisture drainage type and also incorporates an air and water-resistive barrier.

14-506-01-C. BUILDING DESIGN

The following standards apply to all building facades and exterior walls that are visible from adjoining streets or properties. A building's walls shall have horizontal and vertical architectural interest and variety to avoid the effect of a single, blank, long or massive wall with no relations to human scale.

(History: Ordinance No. 17713)

1. Buildings visible from streets must include at least two of the following features:

- **(a)** variations in roof form and parapet heights;
- **(b)** clearly pronounced recesses and projections;
- **(c)** wall plane off-sets (dimension established by building module);
- **(d)** reveals and projections and changes in texture and color of wall surfaces;
- **(e)** deep set windows with mullions;
- **(f)** ground level arcades and second floor galleries/balconies; or
- **(g)** other features that reduce the apparent mass of a building.

2. All rooftop units shall be screened from view with a parapet or an architectural treatment compatible with the building architecture equal to the height of the unit (as measured from the roof surface). Screening shall not include painted mechanical units or pre-finished mechanical units. For mechanical units not adequately screened by the parapet, supplementary screening shall be provided by the use of pre-finished architectural metal panels, stucco panels, masonry walls, or other similar building materials. The screens shall incorporate similar detailing, features, and colors used in the building.

3. Each building must have a clearly defined, highly visible customer entrance featuring at least three of the following permanent elements:

(a) Canopies;

(b) porticos;

(c) overhangs;

(d) recesses/projections;

(e) arcades;

(f) raised corniced parapets over the door;

(g) peaked roof forms;

(h) arches;

(i) outdoor patios;

(j) display windows;

(k) architectural details such as tile work and moldings that are integrated into the building structure and design; or

(l) integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

(History: Ordinance No. 17713)

14-506-2 LARGE-STORES AND SHOPPING CENTERS

14-506-02-A. APPLICABILITY

The standards of this section **shall** apply to all retail uses and food and beverage retail sales uses on sites that include, in aggregate, more than 70,000 square feet of gross floor area **and any building in the BP/PUD District.**

14-506-02-B. PARKING LOTS

1. Large-scale retail projects should recognize parking facilities as transitional spaces where users change modes of travel, from car, bus, or bicycle to pedestrian. The design of parking areas must therefore safely and attractively serve all transportation modes. **(See 14-302-04-D for BP/PUD Development Dimensional Standards)**

2. Parking areas must be distributed around large buildings on not less than two sides in order to shorten the distance to other buildings and public sidewalks and to reduce the perceived scale of parking areas and paved surfaces.

3. In order to reduce the scale of parking areas, no single parking area may include more than 200 parking spaces unless divided into two or more sub-areas separated from each other by landscaping, access drives or public streets, pedestrian walkways, or buildings.

4. Safe and clearly defined pedestrian walkways, leading to store entrances, must be provided within large parking lots.

5. Placing large amounts of parking between the front door of buildings and the adjacent street contributes to a formless arrival experience for users, and creates a detached relationship between the primary building and the street. If more than 65 percent of the total off-street parking spaces for

the entire site are located between the front facade of the principal building and the primary street abutting the site, additional landscaping, buffering and raised pedestrian walkway connection must be provided as a condition of plan approval.

14-506-02-C. PEDESTRIAN CIRCULATION

1. At least one continuous internal pedestrian connecting walkway must be provided from the public sidewalk or right-of-way and the principal customer entrance of all principal buildings on the site. Such pedestrian connections must be at least six feet in width. At a minimum, walkways must connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and feature items such as adjoining landscaped areas that includes trees, shrubs, benches, flower beds, planters, groundcover, or other such materials for no less than 30 percent of its length.
2. Walkways, no less than eight feet in width, must be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.
3. Customer entrances must have weather protection features, such as awnings, arcades, or vestibules.
4. All internal pedestrian walkways that cross parking aisles or driveways must be distinguished from driving surfaces through the use of durable, low-maintenance surface materials such as pavers, bricks, scored concrete or scored and painted asphalt to enhance pedestrian safety and comfort. Raised walkways may be installed if elevated six inches with tapered side slopes and meet ADA standards.

14-506-02-D. BUILDING DESIGN

In order to achieve unity, all buildings in a development, including pad site buildings, shall be constructed of similar building materials from the same color and materials palette.

(History: Ordinance No. 17713)

14-506-02-E. TRANSIT STOPS

When feasible, bus stops must be integrated into the traffic and pedestrian circulation system of the site.

14-506-3 INDUSTRIAL BUILDING DESIGN AND MATERIALS

14-506-03-A. APPLICABILITY

The design and material standards of this section apply to the facades of all buildings of properties zoned ~~BP,~~ I-1 and I-2. Depending upon the classification of the street which they face, buildings shall utilize the materials specified in Section 14-506-01-B. Secondary buildings on the same lot shall also meet these standards.

14-506-03-B. FRONTING MINOR ARTERIAL AND ABOVE STREETS

1. Street facades - One hundred percent (100%) of street facing facades of buildings located on streets classified as minor arterials or higher shall utilize materials specified in Section 14-506-01-B.
2. Remaining facades – At least 50% of the remaining façades of buildings shall be comprised of the materials listed in Section 14-506-01-B. The other 50% of the facades may be pre-engineered and pre-finished rough textured metal siding panels and/or pre-engineered and pre-finished rough textured metal siding panel systems, meeting adopted building codes.

14-506-03-C. FRONTING COLLECTOR AND MINOR STREETS

1. Street facades – At least 50% of street facing facades of buildings located on streets classified as a collector or minor street shall utilize materials specified in Section 14-506-01-B.