

excess of the stated maximum height. On lots that do not abut R-zoned lots, buildings may be increased in height if interior side and interior rear setbacks are increased at least one foot for each three feet of building height in excess of 35 feet.

14-301-05 Floor area limits for commercial establishments

14-301-05-A. O-1 District. Commercial establishments in the O-1 district may not include more than 5,000 square feet of gross floor area in a single tenant space.

14-301-05-B. C-1 District. Commercial establishments in the C-1 district may not include more than 15,000 square feet of gross floor area on any single floor in a single tenant space. Food stores (groceries) are not subject to this floor area limit.

14-301-05-C. O-2, C-2 and C-3 Districts. No floor area limit applies to commercial establishments in O-2, C-2 or C-3 districts.

14-301-05-D. Warehousing in C-3 Districts. Warehousing is limited to 40 percent of gross floor area and must utilize interior loading docks.

14-301-06 Other applicable regulations

Uses and development in O and C districts are subject to other standards including the following:

14-301-06-A. Parking and Loading. (See Article 14-501).

14-301-06-B. Landscaping and Screening. (See Article 14-503).

14-301-06-C. Nonresidential Design Standards. (See Article 14-506).

14-301-06-D. Signs. (See Article 14-504).

14-301-06-E. Accessory Uses and Structures (including Fences). (See Article 14-400).

14-301-06-F. Sidewalks. Sidewalks are required on both sides of the street in office and commercial zoning districts. Required sidewalks must be installed in the public right-of-way in accordance with Chapter 20, the Public Works Manual.

14-301-06-G. Principal Buildings. Principal uses must meet the definition of a "building." The following may not be used as principal buildings: mobile homes, camper trailers, or portable facilities on skids, wheels, or other moveable devices.

14-302 INDUSTRIAL DISTRICTS

14-302-01 Districts

14-302-01-A. List. The city's industrial zoning districts are listed below. When this development ordinance refers to "industrial" zoning districts or "I" districts, it is referring to these districts.

<i>Map Symbol</i>	<i>District Name</i>
B-P	Business Park
I-1	Industrial

<i>Map Symbol</i>	<i>District Name</i>
I-2	Heavy Industrial

14-302-02 Purpose

14-302-02-A. General. Independence's industrial (I) zoning districts are intended to accommodate business, manufacturing, warehousing, wholesale and industrial uses. The regulations are intended to promote the economic viability of manufacturing and industrial uses, encourage employment growth, and limit the encroachment of unplanned residential and other non-industrial development into industrial areas.

14-302-02-B. B-P District. The B-P district is primarily intended to be attractive and appropriate locations for low-impact business and employment uses in a campus-like setting, typical of modern business and industrial parks.

14-302-02-C. I-1 District. The I-1 district is primarily intended to accommodate low-, moderate-impact service industrial uses.

14-302-02-D. I-2 District. The I-2 district is primarily intended to accommodate high-impact industrial uses.

14-302-03 Uses

14-302-03-A. Use Table. Uses are allowed in I zoning districts in accordance with Table 302-1, below.

14-302-03-B. Use Classification System. For the purpose of this development ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Article 14-200. The first column of Table 302-1 lists the groups, categories and types allowed in one or more I districts.

14-302-03-C. Permitted Uses. Uses identified with a "P" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with all other applicable standards of this development ordinance.

14-302-03-D. Permitted Uses with Minimum Use Standards. Uses identified with a "C" in Table 302-1 are permitted as-of-right in the subject zoning district, subject to compliance with the Use Standards referenced in the right column of Table 302-1, and all other applicable standards of this development ordinance.

14-302-03-E. Special Uses. Uses identified with an "S" in Table 302-1 may be allowed if reviewed and approved in accordance with the special use procedures of Article 14-704.

14-302-03-F. Prohibited Uses. Uses not listed and those identified with a "—" are expressly prohibited.

14-302-03-G. Use Standards. The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

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14-302-03

<i>Table 302-1 Industrial Districts Use Table</i>				
<i>P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed</i>				
<i>Use Category</i> <i>Specific use type</i>	<i>Zoning District</i>			<i>Use Standards</i>
	<i>B-P</i>	<i>I-1</i>	<i>I-2</i>	
PUBLIC/CIVIC				
College/University	C	C	—	14-407
Day Care	C	C	—	14-401
Detention/Correctional Facility	—	—	S	14-407, 14-415
Government Buildings/Facilities	P	P	P	
Hospital	C	—	—	14-407
Religious Assembly	P	P	P	
Safety Service	C	C	—	14-407
Utilities and Services				
Basic, minor	P	P	P	
All other utilities and services	P	P	P	
COMMERCIAL				
Animal Service				
Sales and grooming	—	—	—	
Shelter or boarding	P	P	—	
Veterinary	P	P	—	
Stable	—	P	—	
Artist Work Space	P	P	—	
Building Maintenance Service	P	P	—	
Business Equipment Sales and Service	P	P	—	
Business Support Service				
Day labor employment agency	—	P	—	
Employment agency	P	P	—	
All other business support service	P	P	—	
Communication Service	P	P	P	
Construction Services				
No outdoor storage of equipment or materials	P	P	—	
With outdoor storage of equipment and materials	—	C	—	14-503
Gasoline and Fuel Sales	C	C	—	14-403
Medical Marijuana Facility				
Medical marijuana cultivation facility	—	C	—	14-421
Medical marijuana dispensary facility	—	—	—	14-421
Medical marijuana infused products manufacturing facility	—	C	—	14-421
Medical marijuana testing facility	C	C	—	14-421
Office	P	P	—	
Parking, Non-accessory	P	P	P	
Repair or Laundry Service	P	P	—	

<i>Table 302-1 Industrial Districts Use Table</i>				
<i>P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed</i>				
<i>Use Category</i> <i>Specific use type</i>	<i>Zoning District</i>			<i>Use Standards</i>
	<i>B-P</i>	<i>I-1</i>	<i>I-2</i>	
Retail Sales [1]	P		—	
Sports and Recreation, Participant				
Indoor	—	P	P	
Outdoor	—	—	—	
Vehicle Sales and Service				
Car wash/cleaning service	P	P	—	14-413
Heavy equipment sales/rental	—	P	—	
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
All other vehicle sales/service	—	C	—	14-409
Vehicle Storage and Towing				
Vehicle storage/tow lots	—	C	—	14-408
Tow lot, limited		C		14-408
Tow service dispatch center		C		14-408
INDUSTRIAL				
Junk/Salvage Yard	—	—	—	
Manufacturing, Production and Industrial Service				
Artisan	P	P	—	
Limited	P	P	—	
General	—	P	P	
Intensive	—	—	S	
Mining/Excavation	—	—	S	14-414
Recycling Service				
Limited	P	P	P	
General	—	P	P	
Residential Storage Warehouse	—	P	—	
Warehousing, Wholesaling, Freight Movement				
Indoor	P	P	P	
Outdoor	—	P	P	
Waste-related Use	—	—	—	
OTHER				
Agriculture, Crop	P	P	—	
Agriculture, Urban				
Home Garden	P	P	P	
Community Garden	C	C	C	14-417
Wireless Communication Facility				
Cellular towers	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	S	S	S	14-410

<i>Table 302-1 Industrial Districts Use Table</i>				
<i>P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed</i>				
<i>Use Category</i> <i>Specific use type</i>	<i>Zoning District</i>			<i>Use Standards</i>
	<i>B-P</i>	<i>I-1</i>	<i>I-2</i>	
Outdoor Advertising	—	S	—	14-406

Notes to Table 302-1:

[1] Retail sales establishments may not exceed 5,000 square feet (gross floor area).
(Ord. No. 17446; Ord. No. 17534; Ord. No. 17642; Ord. No. 17727; Ord. No. 17782; Ord. No. 17942;
Ord. No. 17988; Ord. No. 18790; Ord. No. 19023; Ord. No. 19089)

14-302-04 Lot and building standards

14-302-04-A. Basic Standards. All development in I districts must comply with the lot and building standards of Table 302-2, except as otherwise expressly provided. Rules for measuring compliance with the lot and building standards established in Table 302-2 and applicable exceptions to the standards can be found in Article 14-202.

<i>Table 302-2 Lot and Building Standards (I Districts)</i>			
	<i>B-P</i>	<i>I-1</i>	<i>I-2</i>
Lot Size			
Min. lot area (square feet)	None	None	None
Min. lot width (feet)	None	None	None
Min. Exterior Setback			
Abutting residential district (feet)	50	25	25
Not abutting R district	25	25	25
Min. Interior Setback	25[1]	25[1]	35
Building Coverage			
Maximum (%)	50	50	50
Height			
Maximum	50	None	None

Notes to Table 302-2

[1] Interior setbacks are required only when an I-zoned lot abuts an R-zoned lot. In such cases, the I-zoned lot must provide a minimum setback of 25 feet or the minimum setback required on the R-zoned lot, whichever provides the greater setback.
(Ord. No. 19036)

14-302-04-B. Warehousing in B-P Districts. Warehousing is limited to 60 percent of gross floor area and must utilize interior loading docks.

14-302-05 Other applicable regulations

Uses and development in I districts are subject to other standards including the following:

14-302-05-A. Parking and Loading. (See Article 14-501).

14-302-05-B. Landscaping and Screening. (See Article 14-503).

14-302-05-C. Signs. (See Article 14-504).

14-302-05-D. Accessory Uses and Structures. (See Article 14-400).

14-302-05-E. Sidewalks. Sidewalks are required for all developments in I districts. Sidewalks must be installed in the public right-of-way on both sides of all streets and must be constructed in accordance with Chapter 20, the Public Works Manual.

14-302-05-F. Principal Buildings. Principal uses must meet the definition of a "building." The following may not be used as principal buildings: mobile homes, camper trailers, or portable facilities on skids, wheels, or other moveable devices.

lawful use of the property for the number of parking spaces that would be required under this development ordinance, regardless of whether such spaces are actually provided. A new nonresidential use is not required to address a lawful, existing parking deficit.

14-501-02 Damage or destruction

When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is re-established, off-street parking or loading facilities must also be re-established or continued in operation in an amount equal to the number maintained at the time of such damage or destruction. It is not necessary, however, to restore or maintain parking or loading facilities in excess of those required by this development ordinance.

14-501-03 Exemptions and reductions

14-501-03-A. Historic Square. Nonresidential uses in the Historic Square zoning district are not required to provide off-street parking unless such uses exceed 4,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 4,000 square feet.

14-501-03-B. Pedestrian Streets. Nonresidential uses within the Pedestrian Street Overlay district are not required to provide off-street parking unless such uses exceed 10,000 square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of 10,000 square feet.

14-501-03-C. Landmarks and Historic Districts.

1. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an official historic landmark.
2. No additional off-street parking or loading spaces are required for rehabilitation or reuse of an existing contributing building within an official historic district.

14-501-04 Compliance required

Existing parking and loading spaces may not be reduced below the minimum ratios established in this article. Any off-street parking areas that are not required by this article but are provided voluntarily shall meet all the standards of this article for parking space design, signage requirements and aisle dimensions. (Ord. No. 17832)

14-501-05 Parking ratios

Off-street parking must be provided in accordance with the following minimum ratios. In lieu of complying with these minimum standards, applicants may apply for approval of an alternative compliance parking plan, in accordance with Section 14-501-13.

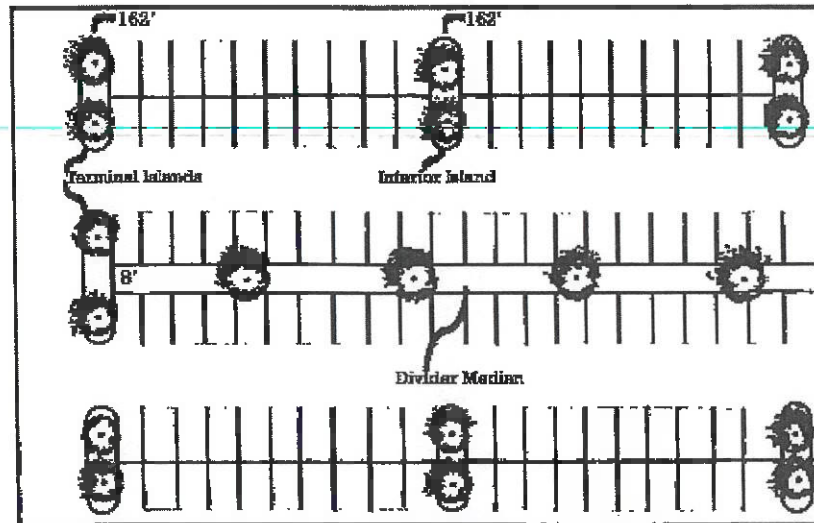
<i>Use Category</i> <i>Specific use type</i>	<i>Minimum Vehicle Parking Spaces</i>
RESIDENTIAL	
Household Living	
Elderly Housing, Independent	1 per dwelling unit

<i>Use Category</i> <i>Specific use type</i>	<i>Minimum Vehicle Parking Spaces</i>
Elderly Housing, Semi -Independent	1 per 2 dwelling units
Elderly Housing, Dependent	1 per 4 dwelling units
All other	1 per dwelling unit
Group Living	1 per 4 dwelling units or 1 per 4 beds/sleeping rooms
PUBLIC/CIVIC	
College/University	As determined in accordance with Section 14-501-07
Day Care	
Home-based (1—4)	None
All other	3 per 1,000 square feet
Hospital	1 per 2 beds plus 1 per 2 employees
Library/Cultural Exhibit	2.5 per 1,000 square feet
Park/Recreation	
Community center	1 per 4 seats
All other park/recreation	As determined in accordance with Section 14-501-07
Religious Assembly	1 per 4 seats
Safety Service	
Fire station	1 per 4 employees
Police station	1 per 3 employees
Ambulance service	1 per 4 employees
School	
Elementary/Junior High	2 per classroom
Senior High	2 per classroom plus 1 per 15 students
Utilities and Services	
Basic, minor	None
All other utilities and services	As determined in accordance with Section 14-501-07
COMMERCIAL	
Animal Service	3 per 1,000 square feet
Artist Work or Sales Space	3 per 1,000 square feet
Building Maintenance Service	2 per 1,000 square feet
Business Equipment Sales and Service	3 per 1,000 square feet
Business Support Service	
Day labor employment agency	As determined in accordance with Section 14-501-07
All other business support service	3 per 1,000 square feet
Communication Service	3 per 1,000 square feet
Eating and Drinking Establishments	1 per 3 seats

<i>Use Category</i> <i>Specific use type</i>	<i>Minimum Vehicle Parking Spaces</i>
Entertainment and Spectator Sports	1 per 4 seats
Financial Service	4 per 1,000 square feet
Food and Beverage Retail Sales	4 per 1,000 square feet
Funeral and Interment Service	
Cemetery/columbarium/mausoleum	As determined in accordance with Section 14-501-07
Cremating	2 per 1,000 square feet
Undertaking	1 per 4 seats
Gasoline and Fuel Sales	1 per pump + required for retail area
Lodging	1 per room
Medical Service	5 per 1,000 square feet
Office	3.5 per 1,000 square feet
Personal Service	4 per 1,000 square feet
Repair or Laundry Service	3 per 1,000 square feet
Retail Sales	4 per 1,000 square feet
Sports and Recreation, Participant	
Indoor	1 per 4 seats
Outdoor	As determined in accordance with Section 14-501-07
Vehicle Sales and Service	
Car wash/cleaning service	2 per service bay
Heavy equipment sales/rental	1 per 1,000 square feet of office and display area
Light equipment sales/rental (indoor)	1 per 1,000 square feet of office and display area
Light equipment sales/rental (outdoor)	1 per 1,000 square feet of office and display area
Motor vehicle repair, limited	2 per service bay
Motor vehicle repair, general	2 per service bay
Vehicle storage/towing	1 per employee
INDUSTRIAL	
Manufacturing, Production and Industrial Service	2 per 1,000 square feet
Recycling Service	As determined in accordance with Section 14-501-07
Residential Storage Warehouse	3, plus 1 per 50 storage spaces
Warehousing, Wholesaling, Freight Movement	1 per 1,000 square feet
OTHER	
Agriculture, Crop	None
Wireless Communication Facility	None

(Ord. No. 18210; Ord. No. 18618)

Figure 500-4



14-503-06-C. Plant Material. At least one tree and three shrubs must be installed for every 20 parking spaces. Each landscape island within the interior of a parking lot must include at least one canopy or ornamental tree.

14-503-06-D. Locations of Conduits. In cases where lighting conduits are installed within the planting islands, the conduits must be located along the edge of the island and not through the middle of the island in order to allow for the installation of plant material.

14-503-06-E. Species. Tree and shrub species must conform to those identified as parking trees and shrubs on the plant list in Section 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.

(Ord. No. 17534; Ord. No. 17713)

14-503-07 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 percent) 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 percent opaque screen. Fence regulations are located in Section 14-400-02.
5. **Plant Material.** A plant screen must consist of 60 percent 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 Section 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 ten 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 ten feet apart, depending on the mature spread of the shrub, and must be planted in staggered rows, allowing for utilities. See Section 14-503-18 for bufferyard plantings installed near overhead utility lines.
3. **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.

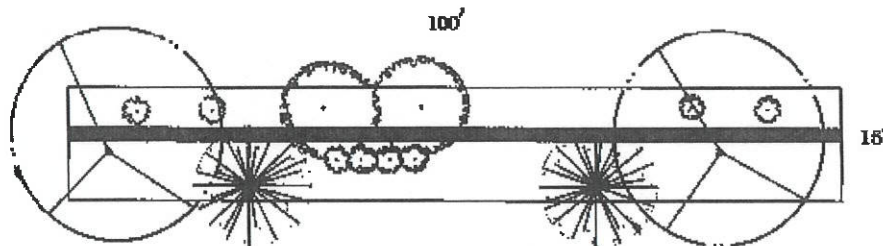
<i>Zoning of Developing Site</i>	<i>Zoning of Abutting Property</i>				
	<i>S-F</i>	<i>M-F</i>	<i>Comm.</i>	<i>Off.</i>	<i>Ind.</i>
Single-Family (R-1, R-2, R-4, R-6)	None	High	High	High	High

Zoning of Developing Site	Zoning of Abutting Property				
	S-F	M-F	Comm.	Off.	Ind.
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 Section 14-503-18 for bufferyard plantings installed near overhead utility lines.

1. **High-Impact Screen.** A completely (100 percent) 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 percent) 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 screening, either a landscape screen or fencing is required. A landscape screen must contain the following:

Medium Impact Screen Tree/Landscape Material	Trees/Plants Required		
	Screen A	Screen B	Screen C
Canopy Trees	1 per 500 sq. ft.	1 per 1,000 sq. ft.	1 per 750 sq. ft.
Ornamental Trees	1 per 750 sq. ft.	1 per 500 sq. ft.	0
Evergreen Trees	1 per 300 sq. ft.	1 per 300 sq. ft.	1 per 200 sq. ft.
Shrubs	1 per 200 sq. ft.	1 per 200 sq. ft.	1 per 200 sq. ft.

Figure 500-6. Medium Impact Screen A

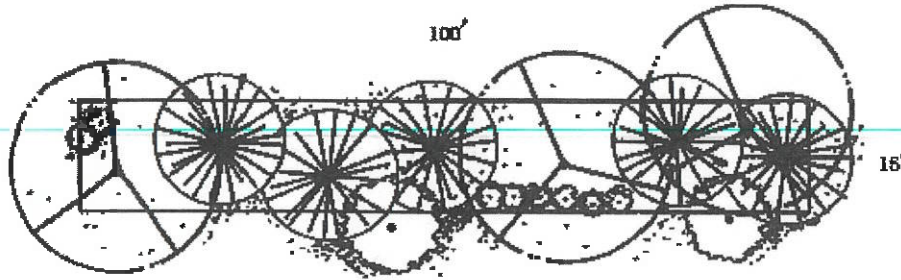


Figure 500-7. Medium Impact Screen B

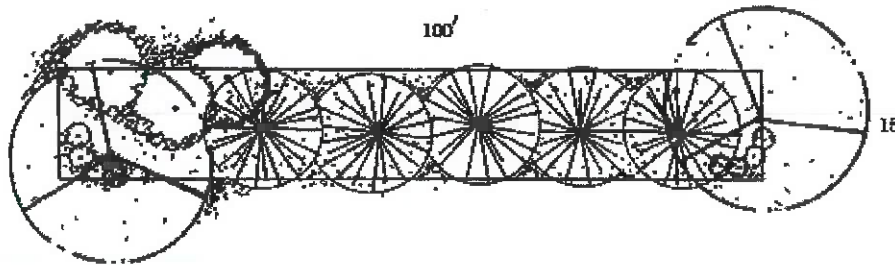
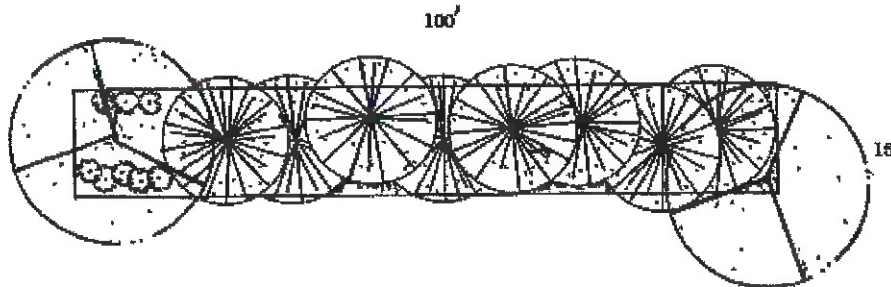


Figure 500-8. Medium Impact Screen C



3. **Low-Impact Screen.** An open screen between relatively similar zoning district classifications. Open screening must provide an attractive transition between zoning districts. A landscape screen containing the following is recommended.

Medium Impact Screen Tree/Landscape Material	Trees/Plants Required		
	Screen A	Screen B	Screen C
Canopy Trees	1 per 500 sq. ft.	1 per 1,000 sq. ft.	1 per 750 sq. ft.
Ornamental Trees	1 per 750 sq. ft.	1 per 500 sq. ft.	1 per 750 sq. ft.

<i>Medium Impact Screen Tree/Landscape Material</i>	<i>Trees/Plants Required</i>		
	<i>Screen A</i>	<i>Screen B</i>	<i>Screen C</i>
Evergreen Trees	1 per 500 sq. ft.	1 per 500 sq. ft.	1 per 750 sq. ft.
Shrubs	1 per 500 sq. ft.	1 per 500 sq. ft.	1 per 200 sq. ft.

Figure 500-9. Low Impact Screen A

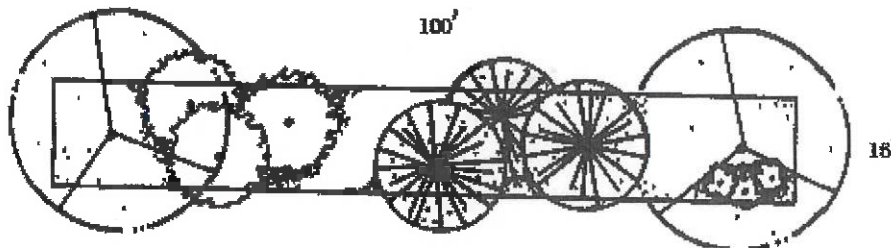


Figure 500-10. Low Impact Screen B

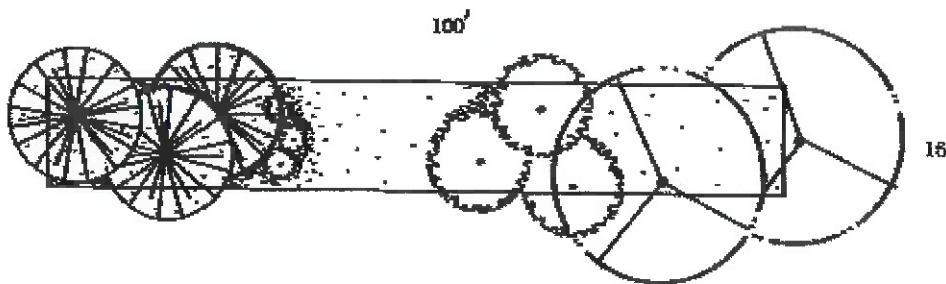
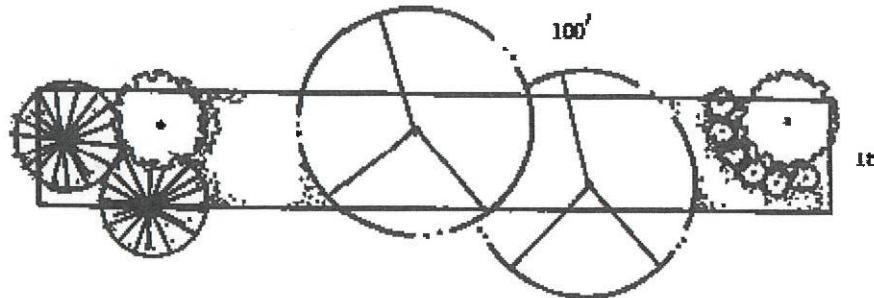


Figure 500-11. Low Impact Screen C



4. **Example.** Assuming a bufferyard requirement of 1,500 square feet, a high-impact screen would require the installation of a 100 linear foot masonry wall or fence with low impact screening. A medium-impact screen, Screen C, would require the installation of two canopy trees, zero

ornamental trees, eight evergreen trees, and eight shrubs along the border of the developing property. A low-impact screen, Screen A, would require the installation of three canopy trees, two ornamental trees, three evergreen trees, and three shrubs.

(Ord. No. 19207, § 8, 4-19-2021)

14-503-08 Screening of garbage dumpsters and trash bins

~~14-503-08-A.~~ The dumpster and trash bin screening provisions of this subsection apply to multi-unit residential projects, mobile home parks, and all commercial, office, and industrial projects. They apply to new construction and when any exterior remodeling, addition, or construction is done to an existing multi-unit residential, mobile home park, commercial, office, or industrial project.

14-503-08-B. All multi-unit residential projects, mobile home parks, and all commercial, office, and industrial projects must include on the landscape plan a detailed drawing of enclosure and screening methods to be used in connection with garbage dumpsters and trash bins on the property. Grease, paper, fiberboard and other material recycling storage bins, receptacles and compacting machines, utilized by the project, shall also be screened in accordance with the provisions of this section.

14-503-08-C. All outdoor garbage dumpsters and trash bins must be screened on four sides, three of which are by a permanent six foot tall opaque masonry wall of material and color to match the primary structure. Door and gate appurtenances must be opaque, hang square and be plumb at all times. Dumpsters and trash bins must be located behind the front building line and the opening of the enclosure may not be oriented toward any public street, walkway or bikeway.

14-503-08-D. Garbage dumpsters and trash bins in place as of May 15, 1995, that are opaque and six feet in height, but are made of wood will be allowed to continue provided they are maintained in good condition. The replacement of any dumpster or trash bin constructed of wood will require replacement by a solid masonry wall.

(Ord. No. 18210)

14-503-09 Screening of loading docks and high activity areas

All loading docks; commercial facilities with drive-thru services; automotive repair and service; car washes; and other similar high activity uses associated with the building, adjacent to residential districts, must be screened from adjacent property or street right-of-way by a eight foot high masonry wall.

14-503-10 Screening of vehicle and equipment storage areas

14-503-10-A. Motor vehicle parking areas where inoperable vehicles, damaged vehicles awaiting repair or sale, salvaged vehicles, or the storage of operable vehicles are stored must be screened from view on all sides. Such parking areas are not permitted in required exterior setbacks.

14-503-10-B. Screening must be opaque and a minimum of six feet in height, and may be in the form of walls, fences, or berms in combination with a 100 percent opaque landscape screen.

14-503-10-C. No automobiles may be parked, stored, or stacked higher than the screening fence or wall. Where landscaping or berms are used for screening, a landscape plan is required. All screening must be installed before using any such area for vehicle storage purposes.

14-503-11 Screening of utility equipment

All utility installations located outside of the right-of-way must be screened. All utility installations within the right-of-way must be screened by the utility company. All utility installations installed after completion of the subdivision must be screened by the utility company. Utility equipment must be screened by dense shrubbery at a minimum of 30 inches in height and planted at 36 inches on center. Such shrubbery must be planted far enough away from the units so as to provide a clear area on two sides of the unit for maintenance purposes.

14-503-12 Screening of storage yard

In industrial and commercial districts, storage of materials, products, or equipment outside of a fully-enclosed building must be completely (100 percent) screened on all sides from public view and may not be visible at eye level from abutting properties or any street right-of-way.

14-506-01-B. Facade 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 percent of any building wall. All EIFS must be of a moisture drainage type and also incorporate an air and water-resistive barrier.
4. Dangerous buildings, as defined in Chapter 4 of the City Code, shall be repaired utilizing compatible materials, colors, and architectural features of the existing structure. This provision shall include, but not limited to: the type and texture of building materials, and the design of exterior elements such as windows, doors, siding, trim, roofs, porches and ornamentation.

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.

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;

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.

14-506-02-E. Transit Stops. When feasible, bus stops must be integrated into the traffic and pedestrian circulation system of the site.

(Ord. No. 17713; Ord. No. 19207, § 10, 4-19-2021)

14-506-03 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 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 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 percent of the remaining facades of buildings shall be comprised of the materials listed in Section 14-506-01-B. The other 50 percent 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 percent 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.
2. Remaining facades. The remaining facades may use 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.

(Ord. No. 19207, § 11, 4-19-2021)

14-506-04 Relief from standards

Waivers or modifications of Nonresidential Design Standards may be approved only through the Administrative Adjustment procedures of Section 14-706-01.

(Ord. No. 18395)

14-507 OUTDOOR DISPLAY AND STORAGE**14-507-01 Outdoor display**

Outdoor retail sales and display areas must comply with the following standards:

- 14-507-01-A. Location of Sales Area.** Outdoor sales areas must be contiguous, located entirely on private property, and outside of any required setback. In districts without required setbacks, outdoor sales areas may not be located within ten feet of any lot line.
- 14-507-01-B. Maximum Size.** Except for vehicle-sales uses, outdoor sales areas may not exceed 20 percent of the floor area of the uses they serve, unless otherwise expressly stated in this development ordinance.
- 14-507-01-C. Location of Merchandise.** Merchandise may not be displayed where it will encroach upon required parking spaces, driveways, walkways, sidewalks, or landscaped areas. Merchandise may not obstruct sight distance or otherwise create hazards for vehicular or pedestrian traffic.
- 14-507-01-D. Height of Merchandise.** Individual items displayed may not exceed ten feet in height above grade. Stacked items may not exceed a total of seven feet in height above grade.
- 14-507-01-E. Exceptions.** The standards of this section do not apply to the sales of food, flowers, newspapers, and periodicals from a pedestrian-oriented storefront and the temporary or seasonal sales of pumpkins and Christmas trees and customary holiday items.
- 14-507-01-F. Outdoor Storage.** Outdoor storage is allowed only in C-3 and I-2 districts.

14-508 OUTDOOR LIGHTING**14-508-01 Purpose**

The outdoor lighting standards of this article are intended to protect the public health and general welfare by controlling the adverse impacts of glare and light trespass associated with poorly shielded or inappropriately directed lighting fixtures.

14-508-02 Applicability

Unless otherwise expressly exempted, the regulations of this section apply to all outdoor lighting installed after July 1, 2009 on private property that requires special use or site plan approval.

14-508-03 Exemptions

The following are expressly exempt from the outdoor lighting regulations of this article:

14-508-03-A. Airport runway and aviation safety lights required by the FAA (e.g., warning lights on radio, communication and navigation towers);

14-508-03-B. Security lights controlled and activated by motion sensor devices for a duration of 15 minutes or less;

14-508-03-C. Outdoor lights on lots occupied by residential buildings containing four or less dwelling units per building;

14-508-03-D. Temporary holiday light displays;

14-508-03-E. Outdoor light fixtures producing light directly by the combustion of fossil fuels, such as, kerosene lanterns or gas lamps;

14-508-03-F. City street lighting system;

14-508-03-G. Lighting of official government flags;

14-508-03-H. Lights associated with outdoor recreation uses, which are subject only to the standards of Section 14-508-07; and

14-508-03-I. Construction and emergency lighting used by construction workers or police, firefighting, or medical personnel, provided the lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency requiring the lighting.

(Ord. No. 17832)

14-508-04 General regulations and standards

14-508-04-A. Flashing, revolving, or intermittent exterior lighting visible from any lot line or street is prohibited.

14-508-04-B. High intensity light beams, such as outdoor searchlights, lasers or strobe lights are prohibited.

14-508-05 Fixtures and shielding

14-508-05-A. All outdoor light fixtures shall use full cut-off lenses to prevent glare and light spill from the project site onto adjacent properties, buildings and roadways.

14-508-05-B. Light fixtures mounted under gas station canopies must be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

14-508-06 Spillover light

Spillover light onto residential-zoned property may not exceed two lux (0.2 fc), measured at grade along the lot line.

14-508-07 Parking lot lights

~~All parking lot light fixtures shall be metal halide or light emitting diode (LED). Parking lot lighting shall be mounted to the parking lot light pole at 90 degrees (horizontal to the ground) and shall be non-adjustable.~~

14-508-07-A. The maximum height shall be limited as follows:

1. All light fixtures on properties within or adjoining residential uses and/or districts shall not exceed 20 feet in height, measured from grade to the top of fixture.
2. All light fixtures on properties that do not adjoin residential uses and/or districts shall not exceed 30 feet in height, measured from grade to the top of fixture.
3. The parking lot pole base shall be included in the overall height.

14-508-07-B. The maximum fixture wattage shall be limited as follows:

1. All fixtures on developments that adjoin residential uses and/or districts shall be limited to 250-Watts maximum per head through the entire parking lot.
2. All fixtures on developments that adjoin commercial, office or industrial uses and/or districts shall be limited to 400-Watts maximum per head.
3. Developments adjoining residential uses and/or districts shall utilize single headed fixtures only.
4. The total aggregate wattage for multiple headed fixtures on a single pole shall be limited to 1,600-Watts.

14-508-07-C. Uniformity Ratios. Light fixtures shall be arranged to provide uniform illumination throughout the parking lot of not more than a 6:1 ratio of average to minimum illumination, and not more than 20:1 ratio of maximum to minimum illumination.

14-508-08 Wall mounted lights

14-508-08-A. Full Cut-Offs. Wall mounted lights shall utilize full cut-off fixtures only to direct the light downward.

14-508-08-B. Maximum Wattage. Wall-mounted fixtures shall be metal halide and not exceed 150-Watts.

14-508-08-C. Mounting Height. Wall-mounted/building-mounted fixtures shall be attached only to walls, and the top of the fixture shall not exceed the height of the parapet or roof, whichever is greater. For structures within 100 feet of a residential use and/or district, the mounting height of these fixtures shall not exceed 15 feet measured from the top of the fixture to grade.