

City of Grovetown
ARTICLE III. CITY CENTER DISTRICTS



Prepared for:
The City of Grovetown, Georgia
adopted May 12, 2014
updated August 2014

City of Grovetown

103 Old Wrightsboro Road
Grovetown, GA 30813

Consultant

CODAMETRICS

Chicago IL

www.codametrics.com

Project Director: Leslie Oberholtzer

Mayor

George W. James III

City Council

Dennis Trudeau

Dale Stoddard

Sylvia Martin

Vicki Cook

Steering Committee

Mayor George W. James III

Frank Neal

Connie Smith

Mike Woods

Sonny McDowell

Ken Richards

Project Manager, City Planner/Redevelopment
Manager

Director of Planning and Zoning

Director of Public Works

Resident, Former City Councilmember

President, Pierwood Construction

Contents

3.010 GENERAL

A.	Intent	4
B.	Overview of Article III	4
C.	Applicability	4
D.	City Center Districts	4
E.	Front Lot Line Designation	4
F.	Parking & Loading Requirements	4
G.	Establishment of Owners' Association	4
H.	Development Approval Process	8
I.	Nonconformance	10
J.	Definitions	11

3.020 BUILDING TYPES

A.	Introduction to Building Types	14
B.	Sample images of Building Types	16
C.	General Design Requirements	19
D.	Main Street Building	24
E.	Cottage Building	26
F.	Stoop Building	28
G.	Row Building	30
H.	Yard Building	32
I.	Civic Building	34
J.	Definition of Building Type Table Requirements	36
K.	Entrance Types	40
L.	Roof Types	42

3.030. USES

A.	General Provisions	46
B.	Permitted Use Table	46
C.	Residential & Lodging Uses Category	46
D.	Civic Uses Category	48
E.	Mercantile Use Category	48
F.	Service Uses Category	50
G.	Office Use Category	50
H.	Infrastructure Use Category	51
I.	Accessory Use and Structure Requirements	52
J.	Temporary Use and Structure Requirements	54

6.130 SIGNAGE

A.	General Requirements	2
B.	Definitions	6
C.	Exempt Signs	7
D.	Prohibited Signs	8
E.	Temporary Signs	8
F.	Quantity of signage	10
H.	Wall Sign	12
I.	Projecting Sign	13
J.	Projecting Marquee Sign	14
K.	Awning Sign	15
L.	Canopy-Mounted Sign	16
M.	Window Sign.	17
N.	Monument Sign	18
O.	Ped-Scale Pole-Mounted Sign	19
P.	Pole-Mounted Sign	20

6.160 LANDSCAPE

A.	General Requirements	2
B.	Site Plan Review Submittal Requirements	3
C.	Installation of Landscape	3
D.	Existing Tree Preservation	6
E.	Tree Protection During Construction	7
F.	Street Trees	8
G.	Frontage Buffer	10
H.	Side & Rear Buffer	11
I.	Interior Parking Lot Landscape	12
J.	Screening of Open Storage, Refuse Areas, and Utility Appurtenances	13

6.170 STREETS & BLOCKS

A.	Intent	2
B.	Applicability	2
C.	Block & Street Layout	2
D.	Street Types	2
E.	Street Design Requirements	3
F.	Open Space Requirements	8
G.	Streetscape Requirements	8
H.	Street Trees	9

3.010 General

A. INTENT

The regulations of the City Center districts are intended to promote redevelopment in the city center area of Grovetown. The city center districts have been created and mapped (refer to Figure 3.010.A-1) to further the following public purposes, which are in the interest of the health, prosperity, and welfare of the City and its residents.

1. **Plan Compatibility.** To promote new development as defined by the downtown plan, "Picture Grovetown", adopted April 2012.
2. **Reinforce the City Center.** To develop a pedestrian-friendly "downtown" for the city of an appropriate mix of uses and a variety of housing types, with special character and aesthetic value that represent and reflect elements of the City's history and distinction.
3. **Local Atmosphere.** To maintain the local "small town", human scale atmosphere of the city center area.
4. **Attractiveness.** To protect and enhance the city's attractiveness to visitors and support and stimulate local business through high quality and distinctive design.

B. OVERVIEW OF ARTICLE III

1. **Section 3.010: General.** These regulations are organized within districts for adoption into the City's existing code. These zoning districts shall be mapped on the City's official zoning map; however, the primary streets designation proposed block pattern shall be referenced from the attached map, Figure 3.010.A-1.
2. **Section 3.020: Building Types.** Six building types are defined for use in the City Center (CC) Districts. A mix of building types are typically permitted per district. These building types outline the desired building forms for new construction and renovation of structures, and contain regulations that determine physical building elements such as build-to zones, transparency levels, entrance location, and parking location.
3. **Section 3.030: Uses.** Use requirements are defined for each of the CC (City Center) Districts. Uses may also be further limited by the building types based on location within the building. Refer to 3.020 Building Types under "Uses" in the tables per building type.

C. APPLICABILITY

These regulations apply to the City Center and adjacent redevelopment areas within the City as mapped on the City's zoning map. Refer to Figure 3.010.A-1.

D. CITY CENTER DISTRICTS

The following Districts are established for development within city center and adjacent areas and are collectively called the

City Center (CC) Districts. Figure 3.010.A-1 maps the locations for the districts. Figure 3.101.A-2 on the following pages provides an illustrative vignette for each district with a brief description.

1. **CC1: City Center Core District.**
2. **CC2: City Center Commercial Corridor District.**
3. **CC3: City Center Core General District.**
4. **CC4: City Center Core Residential District.**
5. **CC5: City Center Transitional Residential District.**
6. **CC6: City Center Neighborhood Residential District.**
7. **CC7: City Center Suburban Residential District.**
8. **CC8: City Center Civic Open Space District.**

E. FRONT LOT LINE DESIGNATION

The Regulating Map (Figure 3.010.A-1) designates primary streets within the City Center district area. These designations prioritize the street frontages for locating the front lot line for required amounts building frontage and allowable amounts of parking frontage.

1. When 2 primary streets abut a parcel, the Director shall determine which street is most appropriate to serve as the primary frontage. Orientation of other parcels along the street and status of the street shall be considered.

F. PARKING & LOADING REQUIREMENTS

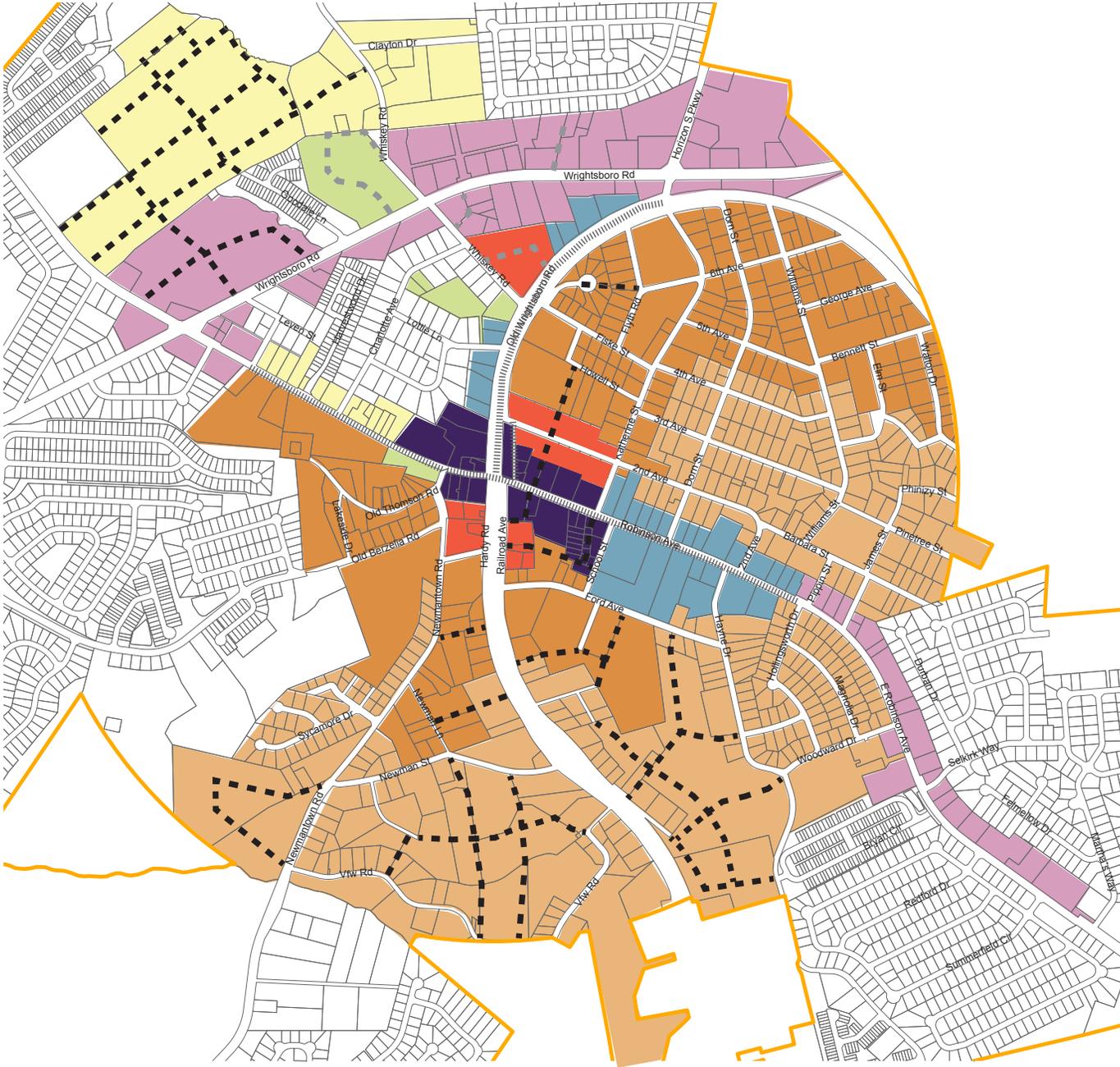
Refer to Article VI for parking and loading requirements for all uses. Refer to Section 6.160 for landscape requirements for parking lots in the City Center.

G. ESTABLISHMENT OF OWNERS' ASSOCIATION

At the city's request, a homeowners' or property owners' association is required for all multi-owner developments with any private common elements, such as but not limited to streets, stormwater management systems, and open space.

The following shall apply:

1. **Developer to Association Transfer.** Transfer of responsibilities to the association shall occur once 80 percent of lots or units sales have closed.
2. **Covenants and Restrictions.** Prior to the transfer of responsibilities to the Owners' association, all prospective members shall be furnished a copy of the Declaration of Covenants and Restrictions.
3. **Declaration of Covenants and Restrictions.** The complete set of covenants and restrictions shall be provided to the city for review during the site plan review. All declarations of covenants shall contain the following:
 - a) Provisions for the maintenance and protection of public, common, and private improvements,



- CC 1: CORE DISTRICT
 - CC 2: COMMERCIAL CORRIDOR
 - CC 3: CORE GENERAL
 - CC 4: CORE RESIDENTIAL
 - CC 5: TRANSITIONAL RESIDENTIAL
 - CC 6: NEIGHBORHOOD RESIDENTIAL
 - CC 7: SUBURBAN RESIDENTIAL
 - CC 8: CIVIC OPEN SPACE
- APPROXIMATE LOCATION FOR NEW STREETS TO MEET BLOCK & PARCEL REQUIREMENTS PER 6.170.
 - EXISTING STREETS TO FORMALIZE
 - DESIGNATED PRIMARY STREET
- The Director of Planning & Zoning shall determine front lot line for all other lots.

Figure 3.010.A-1: Regulating Map of Grovetown City Center Zoning Districts

3.010 General

Figure 3.010.A-2: Illustrative Vignettes for Each District.



CC 1: City Center Core District. The City Center Core District is a mid-scale district that supports up to 3 story buildings in the core of the mixed use city center area. The form of this retail- and service-centered area establishes a street wall of storefront style-building facades with build-to zones along the sidewalk and parking in the rear. It focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.



CC 2: City Center Commercial Corridor. The City Center Commercial Corridor District is a mid-scale corridor district intended to accommodate more of a variety of uses than the core district. The form of this area is also more flexible, allowing pedestrian-centered as well as vehicular-oriented development.



CC5: City Center Transitional Residential. The Transitional District is a residential district that permits both attached and detached single family residential uses and forms and serves as a transition between the Core and the Neighborhood Residential districts.



CC6: City Center Neighborhood Residential. The Neighborhood Residential District is a residential district that permits only small lot single family residential.



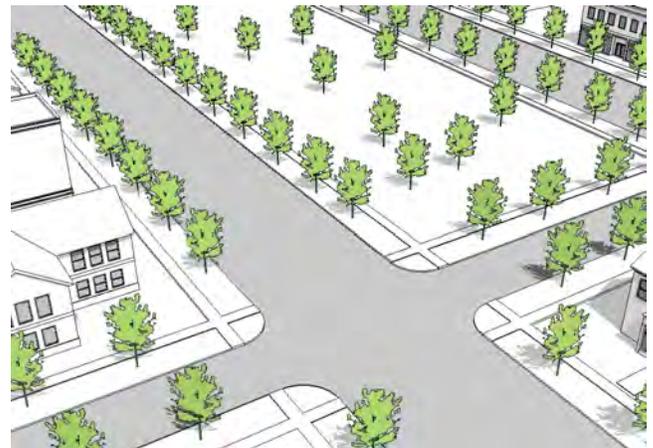
CC 3: Core General. The Core General District is a lower density area of one to up to 3 story commercial and residential buildings and uses, typically surrounded by more landscape areas than the Core. It is intended to serve as a transition from the core to the commercial corridor and adjacent residential.



CC 4: Core Residential. The Core Residential District is a small district of one to up to 3 stories that permits the most intensive residential housing types as well as some civic buildings.



CC7: City Center Suburban Residential. The Suburban Residential District is a residential district that permits only single family residential on larger lots than the Neighborhood Residential District.



CC 8: City Center Civic District. The Civic District is reserved only for civic open space, whether publicly or privately owned, and the buildings associated with the use of the open space, such as park or community center buildings.

3.010 General

- easements, open space, natural areas, and other improvements in accordance with city regulations.
 - b) Assurance that the declarations shall not be amended in any matter that would result in a violation of city regulations or would affect any of the city's rights.
 - c) All property owners and successive owners shall be members of the owners' association and shall be provided with the complete list of covenants and restrictions upon becoming a member.
 - d) Measures shall be established for collecting and assessing fees and expenses for the maintenance and preservation of common properties, improvements, payment of real estate taxes and other applicable taxes, and for the attachment of liens on the property of delinquent association members.
4. **Funding & Maintaining Common Elements.** If the owners' association will be the owner of, responsible for maintenance of, or responsible for providing funding for the maintenance, protection, or restoration of certain elements, the following shall be included in the declaration of covenants and be adhered to by the association.
- a) No lots or units shall be sold prior to the city's review of the declarations of covenants and establishment of the association.
 - b) The association shall be responsible for casualty and liability insurance, taxes, and maintenance of or funding for the maintenance and protection of the private alleys and/or streets, stormwater management systems, and open space.
 - c) Each owner within the association shall pay his or her pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property, if payment is not received, in accordance with the statutes of the State of Georgia.
 - d) The association shall have the right to adjust the assessment to meet changed needs.
 - e) The association shall have the right to perform any maintenance or repair work that any owner or association member has neglected to perform on their respective property, to levy an assessment against a member for the performance of any maintenance or repair work, and to cause a lien to be placed against the property of any such owner or member that fails to pay such an assessment. Membership vote required to authorize such assessments shall not be fixed at more than 51 percent of the members voting on the issue.
 - f) The city shall have the right, without obligation, to enforce all declarations, covenants, and restrictions.
 - g) The city shall have the right, without obligation, but only after 10 days written notice to the association, to do the following.
 - (1) To perform any maintenance or repair work that the association has neglected to perform.
 - (2) To assess the association for such work performed.
 - (3) To cause a lien to be placed against the property of any member failing to pay such assessment. For this purpose alone, the City shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.
 - (4) In the case of emergencies, the city shall have the right, without obligation, to perform emergency repairs without 10 days written notice provided that the association is informed of the work within 3 days or a reasonably practical period given the circumstances.

H. DEVELOPMENT APPROVAL PROCESS

1. **Applications.** A City Center District Site Plan Review Application is required for all development or redevelopment.
 - a) **Maintenance.** Unless otherwise noted in Section 3.010.I Nonconformance or deemed differently by the Director, routine maintenance and repair that does not require a building permit shall not trigger site plan review.
2. **Site Plan Submittal Requirements.** The following review documents are required for all applications requiring Site Plan Review. All maps and plans shall include the date of preparation, north arrow, and scale.
 - a) Site Location Map, Legal Description/Limits of Plan.
 - b) Survey Plat. Dimensions of property lines, easements, rights-of-way.
 - c) Development Boundaries and Proposed Phasing, if applicable.
 - d) Existing Conditions Plan. Existing on-site and adjacent off-site structures, streets, utilities, easements, pavement noted either on an aerial photograph or site survey.
 - e) Existing Natural Conditions Plan. Existing topography, vegetation, drainageways, floodplain/way, or other unique features either on an aerial photograph or site survey.

- f) Site Plan. A site plan delineating all proposed structures and surfaces, including parking, pavement, decks, patios, landscape, and retaining walls.
 - g) Building Plan(s). Floor plans for all buildings illustrating compliance with the requirements of 3.020 Building Types.
 - h) Use Requirements. A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, and illustrating compliance with 3.030 Uses.
 - i) Building Elevations. Building elevations of all facades, rendered to illustrate compliance with the requirements of 3.020 Building Types, including but not limited to such items as color, materials, depth of details on facades, glass locations, and specifications of glass.
 - j) Landscape Plan, Tree Survey, Tree Protection Plans. Plans illustrating compliance with the requirements of 6.160 Landscape, defined in 6.160.B. All ground plane vegetation shall be illustrated. For sites with less than 10 percent landscape area, the Landscape Plan may be combined with the Site Plan.
 - k) Parking Plan. Parking layout plan with table of spaces keyed to plan, illustrating compliance with Parking and Loading Requirements in Article VI. Driveways, shared parking and driveway arrangements shall be included and noted for compliance with this Code.
 - l) Signage Plan, if Signage is included. Signage plan and elevation illustrating compliance with the requirements of 6.130 Signage.
3. **Deviations.** The Applicant shall submit requested deviations to the Director with the Site Plan Review application.
- a) **Minor Deviations.** The Director of Planning & Zoning may approve minor deviations to any dimension or percentage as follows:
 - (1) The location of the building within up to one foot from any minimum yard requirement or build-to zone width/location.
 - (2) Up to 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
 - (3) Up to 10 percent decrease in Front Lot Line Coverage requirements.
 - (4) Additional height of any story up to 2 feet, as long as the overall building height does not exceed the allowable height of all floors at their maximum permitted height.
 - (5) Up to 200' in additional block perimeter for sites larger than 5 acres and with natural or existing man-made site constraints.
 - b) **Design Deviations.** The Plan Commission shall review and make a recommendation for the following deviations:
 - (1) **Alternative Building Materials.** The Plan Commission may approve alternative building materials from the requirements of 3.020.C (2) General Design Requirements: Materials and Color, with the exception of the prohibited materials. For approval, the Applicant shall submit samples and local examples of the material a minimum of 4 weeks prior to the review, to allow site visits to the location.
 - (2) **Facade Variety Alternative.** The Plan Commission may approve a reprieve from the facade variety requirements defined in 3.020.J (4)(h), and as required per building type. The Applicant shall submit fully rendered elevations and three-dimensional drawings of all street facades with materials samples for all surfaces to prove a higher quality building design with variation and relief from monotony.
 - c) **Existing Building Deviations.** The Plan Commission shall review and make a recommendation for the following deviations, when applied to the renovation of an existing building(s):
 - (1) For renovation of existing buildings, the maximum front property line coverage may be waived with an existing coverage of 60 percent; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
 - (2) For renovation of existing buildings, the location of the building within up to 5 feet from any minimum yard requirement or build-to zone width or location.
 - (3) For renovation of existing buildings, the minimum height of the ground story and upper story may be increased or decreased by up to 2 feet for existing stories.
 - (4) For renovation of existing buildings, other required dimensions may be modified up to 5 feet or 10 percent, whichever is less, unless otherwise modified by this section.

3.010 General

I. NONCONFORMANCE

The provisions of Article XII entitled “Nonconformities” of the Zoning Code shall be fully applicable to all structures and uses within the City Center Districts, with the following exceptions and additions:

1. **Exception to 12.000.** In the event of damage to or destruction of a pre-code structure within the CC Districts, irrespective of the cause and extent of such damage or destruction, such structure shall have right to be rebuilt or restored to the same location and height as existed prior to such damage or destruction.
2. **Pre-Code Structures.** The following regulations apply specifically to the City Center districts and allow for the continuation of occupation of a structure that was legally constructed prior to the adoption or amendment to this code, but that could not occur under the provisions of this code.
 - a) **General Design Requirements.** For any restoration, expansion, or renovation, Section 3.020.C General Design Requirements shall be met.
 - b) **General Renovations.** Where any renovation includes an addition of more than 60 percent in gross building square footage within a 5 year period, all requirements of this Section shall be met.
 - c) **Facade Renovations.** For any level of renovation, if the building's façade exists or will exist within the required build-to zone of these regulations, the Street Facade Requirements and Entrance Type Requirements of the applicable building type shall be met if the renovation includes any one of the following:
 - (1) Installation of additional doors or a change in location of a door.
 - (2) Expansion or change in location of 30 percent of windows on any street façade.
 - (3) Replacement of 30 percent or more of facade materials on any street facing facade with a different facade material.
 - d) **Roof Renovations.** For any level of renovation, if the renovation of the shape or style of more than 60 percent of the roof occurs and 30 percent of the street facing façade exists within the Build-to Zone, the Roof Type Requirements of the applicable building type shall be met.

J. DEFINITIONS

For the purposes of this Article III, the following terms shall have the following meanings:

1. **Build-to Zone.** An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to Figure 3.010.A-3 Build-to Zone vs. Setback Line.
2. **Courtyard.** An outdoor area enclosed by a building on at least 3 sides and is open to the sky.
3. **Critical Root Zone.** For existing trees, the circular area of soil and roots with a radius as measured from the trunk of one (1) foot for every inch of the tree's Diameter Breast Height (DBH).
4. **Director.** The “Director” refers to the Director of Planning and Zoning or her/his designee.
5. **Expression Line.** An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building. It is typically utilized to delineate the top or bottom of floors or stories of a building.
6. **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.
7. **Landscape Area.** Area on a lot not dedicated to a structure, sidewalk or pedestrian pathway, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
8. **Occupied Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
9. **Pedestrianway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
10. **Pervious Surface.** Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
11. **Primary Street.** A street that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to Figure 3.010.A-1 for mapped Primary Streets.
12. **Semi-pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40 percent absorption of water into the ground or plant

3.010 General

- material, such as pervious pavers, permeable asphalt and concrete, or gravel.
13. **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
 14. **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
 15. **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
 16. **Street Face.** The facade of a building that faces a street right-of-way.
 17. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows. Mirrored glass is not permitted.
 18. **Yard.** The space on a lot which is unoccupied and unobstructed from the ground to the sky by the Principal Structure. Refer to Figure 3.010.A-4 Illustration of Yards. Note that the Rear Yard is fully screened from the street by the Structure.

- a) **Yard, Corner Side.** A Yard extending from the corner side building facade along a Corner Side Property Line between the Front Yard and Rear Property Line.
 - b) **Yard, Front.** A Yard extending from the front facade of the Principal Structure along the full length of the Front Property Line, between the Side Property Lines or Side and Corner Side Property Lines.
 - c) **Yard, Rear.** A Yard extending from the rear building facade along the Rear Property Line between the Side Yards or, on a corner Lot, the Corner Side and Side Yards.
 - d) **Yard, Side.** A Yard extending from the side building facade along a Side Property Line between the Front Yard and Rear Property Line.
19. **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade.

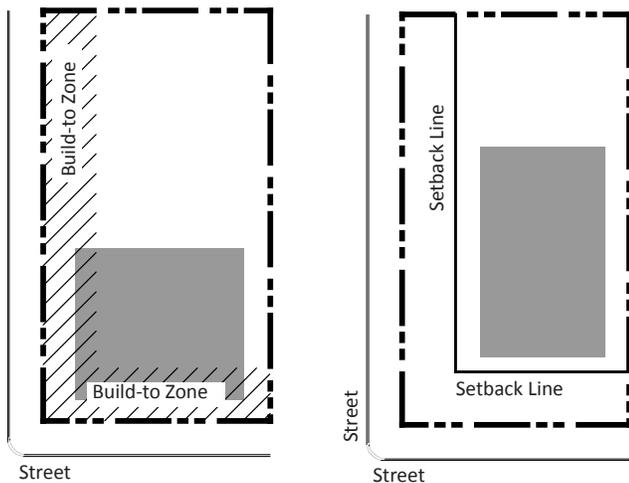


Figure 3.010.A-3. Build-to Zone vs. Setback Line.

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed. A build-to zone indicates a zone or area in which the facade of a building must be located. The use of a build-to zone allows some control over building placement, while the range provides some flexibility. This method also provides an element of predictability that is absent when the only requirement is to locate a building beyond a certain line.

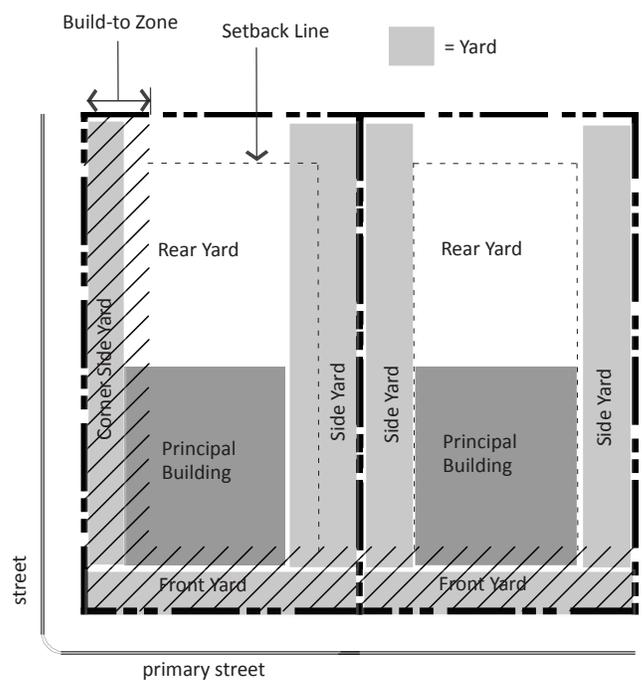


Figure 3.010.A-4. Illustration of Yards.

3.010 General

This page left blank intentionally.

3.020 Building Types

3.020 Building Types

A. INTRODUCTION TO BUILDING TYPES

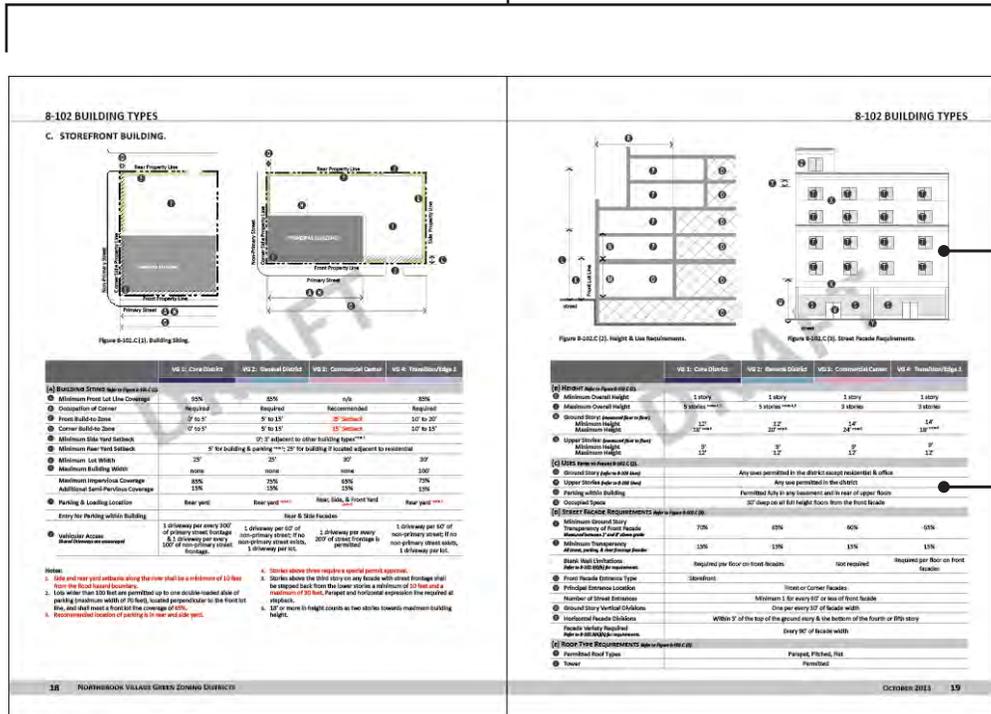
The requirements detailed in this section outline the building types permitted for new construction and renovated structures within the districts defined in 3.010.D.

1. **General.** All buildings shall meet the following requirements to achieve the intents defined for the districts.
 - a) **Zoning Districts.** Each building type shall be constructed only within its designated districts. Refer to Table 3.020.A-1. Permitted Building Types by District.
 - b) **Uses.** Each building type can house a variety of uses depending on the district in which it is located. Refer to 3.030 for uses permitted per district. Some building types have additional requirements regarding permitted uses.
 - c) **No Other Building Types.** All buildings constructed shall meet the requirements of one of the building types permitted within the zoning district of the lot.
 - d) **One Principal Building per Lot.** Unless otherwise noted, only one principal building is permitted per lot. Multiple buildings to be developed on one large

lot require subdividing of the lot into smaller lots meeting the minimum lot size requirements for the building, unless the building type permits multiple buildings on one lot in the district. Refer to 6.170 for Site Development regulations with subdivisions over 5 acres in size.

- e) **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile.
- f) **Street Frontage.** All lots and buildings shall front a street, unless otherwise defined by the building type. When multiple buildings are permitted per building type, some buildings or rowhouse units may front a courtyard.
- g) **Courtyard Ownership & Maintenance.** When a courtyard is provided for a multiple building residential development as permitted by building type, the courtyard shall either be apportioned to each building lot or a separate lot created with joint ownership among all parcels fronting the courtyard. Building owners are then responsible for maintenance through an agreement or a homeowners' association.

One Building Type per Spread of Two Pages



Graphics related to the tables below. Graphics typically represent one example of building type requirements

Tables define the regulations for each building type. Refer to 3.020.I Definition of Building Type Tables

Figure 3.020.A-1. Representative Building Types Spread.

3.020 Building Types

- h) **Treatment of Yards.** Paved vehicular areas are limited to specific locations per the building types regulations (3.020.D through 3.020.I).
- (1) **Front and Corner Side Yards.** All front and corner side yards shall contain either landscape areas, patio space, or sidewalk space, unless otherwise noted. Refer to 3.010.J(18) for yard definitions. Where permitted as access to the lot, driveways may cross perpendicularly through the front or corner side yards.
 - (2) **Side Yards.** All side yards shall contain either landscape areas, patio space, or sidewalk space, unless otherwise noted. Per some building types, side parking lots may be permitted. Note that side parking lots shall not encroach on the front yard. Refer to 3.010.J(18) for yard definitions. Driveways are encouraged to and may cross perpendicularly through the side yards to connect to adjacent lots.
 - (3) **Rear Yards.** Paved vehicular areas (parking lots, loading areas, drives) are typically required to be located in the rear yard; however, rear yard setbacks apply to parking lots. The minimum rear yard setback area shall only contain landscape, patio space, or sidewalk, unless otherwise noted. Refer to 3.010.J(18) for yard definitions. Where permitted as access to the lot, driveways may cross perpendicularly through the rear yard setback.
- i) **Accessory Structures.** Detached garages, carport, and sheds are considered accessory structures and shall meet the following. Refer to 3.030 for requirements of additional permitted accessory structures.
- (1) **Attached Garages.** Attached garages, carports, and sheds are considered part of the principal structure.
 - (i) Attached garages, carports, and sheds are permitted only in the rear of the building and may not occupy the front facade.
 - (ii) Access to attached garages, carports, and sheds shall be from the rear or corner side lot line.
 - (iii) Attached garages, carports, and sheds located on the corner side facade shall be located a minimum of 3 feet behind the principal building.
 - (2) **Detached Garages.** Detached accessory structures are allowed per each building type

and shall comply with all setbacks except the following:

- (i) Detached accessory structures are not permitted in the front yard.
- (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
- (iii) Detached accessory structures shall not exceed the height of the principal structure.

2. **Page Layout.** Document pages are laid out to provide the maximum amount of information for each building type on one spread of two pages. Refer to Figure 3.020.A-1 for an example of a building type layout page.
 - a) **Tables.** Refer to 3.020.J for further definition and illustration of the information provided in each building type table.
 - b) **Graphics.** Graphics typically represent one example of a building that could be developed utilizing the requirements for that building type. Graphics are provided to illustrate general intent. In all cases, tables and text supercede graphic representations.

		BUILDING TYPES BY DISTRICT							
		DISTRICTS							
		CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
		Core District	Commercial Corridor	Core General	Core Residential	Transitional Residential	Neighborhood Residential	Suburban Residential	Civic Open Space
BUILDING TYPES	Main Street Building	●	●	●					
	Cottage Building		●	●					
	Stoop Building		●	●	●				
	Row Building				●	●			
	Yard Building					●	●	●	
	Civic Building	●	●	●	●				●

● = Permitted within district

Table 3.020.A-1. Permitted Building Types by District

3.020 Building Types

B. SAMPLE IMAGES OF BUILDING TYPES

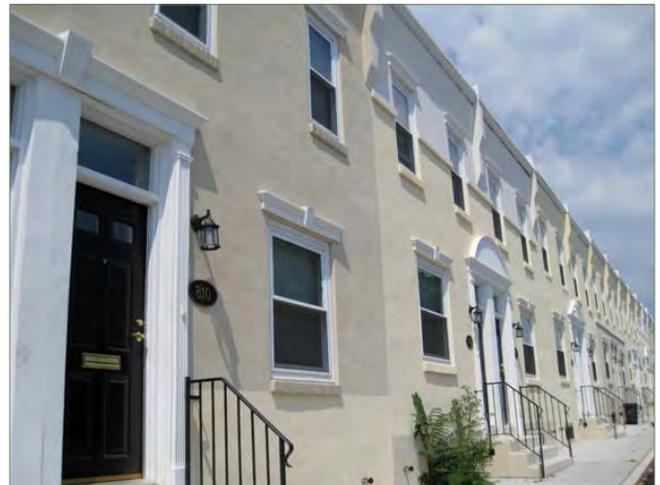
The following images are representative of most aspects of the building types and illustrate general design intent for each building type. Dimensions and elements of the actual buildings in these images may not match the requirements of the building types.



1. **Main Street Building.** The Main Street Building is a mixed use building located at the front and corner property lines allowing easy access to passing pedestrians. Parking may be provided in the rear of the lot, or internally in rear of the building. Storefronts with large amounts of transparency and regularly spaced entrances off the street are utilized on the ground floor front facade. Ground floor uses are limited to those with high levels of pedestrian activity, such as retail, service, and office uses, with additional commercial, office, and/or residential uses in the upper stories.

2. **Cottage Building.** The Cottage Building combines characteristics of the Main Street Building Type with physical characteristics of a residential cottage, such as a pitched roof and a front stoop or porch. This lower-scale building has a pedestrian-friendly storefront, stoop, or porch entrance type with moderate transparency and a primary entrance that faces the street. Constructed with setbacks similar to a residential cottage, this building typically has more landscape area than the Main Street Building Type. Parking is permitted in the rear of the lot or a side aisle (with conditions). The Cottage Building may contain a mix of uses, including retail, service, and office uses on the ground floor, with residential uses on upper floors.

3.020 Building Types



3. **Stoop Building.** The Stoop Building Type is limited in terms of uses by the district within which it is located, generally housing office and/or residential uses. The Stoop Building does not require high levels of transparency on the ground floor and generally requires landscape space between the building and the street. Parking may be provided in the rear of the lot, internally in the building, or, in some cases, in the interior side yard.

4. **Row Building.** The Row Building is a building comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garaged accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

3.020 Building Types



6. **Yard Building.** The Yard Building is a residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley. A series of Yard Buildings can be located around a courtyard with a minimum number located along the street.

5. **Civic Building.** The Civic Building Type is a more flexible building type intended only for civic and institutional types of uses. These buildings are distinctive within the community fabric created by the other building types. In contrast to most of the other building types, a minimum setback line is required instead of a build-to zone. Parking is limited to the rear in most cases. The maximum height of this building type depends on the district in which it is located.

3.020 Building Types

C. GENERAL DESIGN REQUIREMENTS

The following outlines general design requirements for all buildings within the City Center (CC) districts.

1. **Intent.** These requirements are intended to address each building's appearance and cohesiveness with the overall City Center districts. Further, the requirements are intended to improve the physical quality of buildings, enhance the pedestrian experience, maintain an appropriate scale, and implement the vision for the area as defined in current plans.
2. **Materials and Color.** The following apply to all street, parking, and rail right-of-way facades of all building types.
 - a) **Primary Facade Materials.** 80 percent of each facade shall be constructed of primary materials. Street facade materials shall continue around the corner of the building to the interior side or rear facade (if a corner lot) a minimum depth of 20 feet.
 - (1) Permitted primary facade materials include high quality, durable, finish materials. The following are acceptable primary facade materials: stone,

- brick, cement-based stucco, wood lap siding and shingles; fiber cement siding or shingles (such as HardiePlank, HardieShingle, or HardiePanel vertical siding or similar). Refer to Figure 3.020.C-1.
 - (2) Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.
 - (3) Exposed concrete, synthetic stucco, unfinished wood, concrete masonry units (CMU), glass block, and vinyl are not permitted as a primary facade material.
 - (4) Brick types larger than 3 inches in height, such as economy bricks, are not permitted in the Core District (CC 1) and any residential district (CC 4 through CC 7).
- b) **Secondary Facade Materials.** Secondary materials are limited to trim, details, and accent areas that combine to less than 20 percent of the facade surface.



Primary Materials: Brick



Primary Materials: Stone

Figure 3.020.C-1. Primary Materials.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Metal



Roof Materials: Ceramic Tile

Figure 3.020.C-2. Roof Materials.

3.020 Building Types

- (1) All primary materials may serve as secondary materials.
- (2) Additional secondary materials include fiber cement and wood; metal for beams, lintels, trim, and ornamentation; burnished, glazed, or honed concrete masonry units (CMU) or block for trim and details, but not surfaces; split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface; cast stone concrete elements; and vinyl for trim and details.
- (3) Synthetic stucco or exterior insulation and finishing systems (EIFS), such as dryvit, are permitted as a secondary material on upper floor facades only.
- (4) Burnished, glazed, or honed concrete masonry units (CMU) or block are permitted as secondary materials in CC 1 through CC 4 and CC 8 Districts, for trim and details, but not surfaces. Split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches are permitted as

secondary materials in CC 1 through CC 4 and CC 8 Districts for surfaces less than 10 percent of the facade surface. Scored concrete panels or block are not permitted.

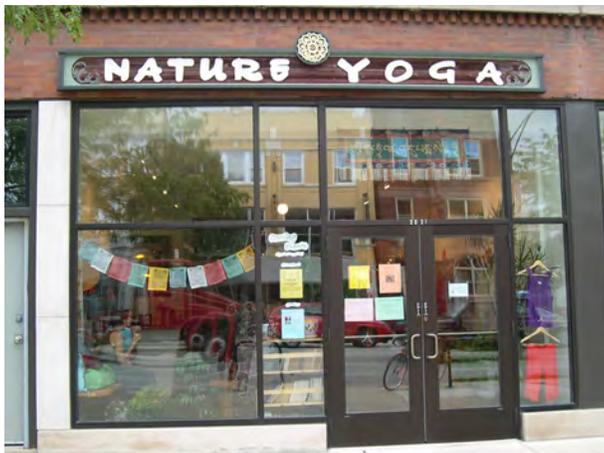
- c) **Roof Materials.** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan review process with an approved sample and examples of successful, high quality local installations. Refer to Figure 3.020.C-2.
- d) **Color.** Main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than 10 percent of the facade surface area.
- e) **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the Row and Yard Buildings. Refer to Figure 3.020.C-3.

3. Windows, Awnings, and Shutters.

- a) **Windows.** All upper story windows on all buildings shall be recessed and vertically oriented. Percent of transparency is required per building type. Horizontal or vertical strip windows, tinted or reflective glass, and glass block are prohibited on street facades.
- b) **Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element. Refer to Figure 3.020.C-4
- c) **Security Grills.** Grills shall be fully retractable and completely within the interior of the building and



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings.



Figure 3.020.C-4. Expressed Lintels.

Figure 3.020.C-3. Commercial Grade Doors & Windows.

3.020 Building Types

inconspicuous to the extent possible. Exterior bars are prohibited on any window.

- d) **Awnings.** All awnings shall be canvas or metal. Plastic awnings and canopy awnings with poles that extend from the front facade into the right-of-way are prohibited. Awning types and colors for each building face shall be coordinated. Refer to Figure 3.020.C-5.
 - e) **Shutters.** If installed, shutters, whether functional or not, shall meet the following requirements:
 - (1) All shutters shall be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
 - (2) Shutters shall be wood, metal, or fiber cement. Other “engineered” woods may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Vinyl shutters are also permitted in a color consistent with the trim of the building. Refer to Figure 3.020.C-6.
4. **Rear Parking Facade Design.** The following applies in all locations where a public building entrance occurs on the rear facade adjacent to a main parking lot. A main parking lot is one in which more than 50 percent of the parking is located. Refer to Figure 3.020.C-7.
- a) **Entrance Type.** A permitted entrance type shall be utilized for a minimum of 20 feet of rear facade (refer to 3.020.K).
 - b) **Transparency Requirement.** The public building entrance facade area shall utilize one of the following:
 - (1) When the storefront entrance type is utilized, a minimum 45 percent transparency is required for the ground floor facade entrance, and the door shall be a minimum of 45 percent transparent.
 - (2) When any other entrance type is utilized, the minimum transparency required for upper floors of the street facade shall apply to the rear ground floor entrance area, and the door shall be a minimum of 45 percent transparent.
 - c) Awnings and signage are encouraged.
5. **Balconies.** The following applies in all locations where balconies are incorporated into the facade design facing any street. Refer to Figure 3.020.C-8.
- a) **Size.** Balconies shall be a minimum of 6 feet deep and 5 feet wide.
 - b) **Connection to Building.** Balconies shall be integral to the facade. Balconies on stepped-back stories



Permitted Awnings: Metal



Permitted Awnings: Canvas



Prohibited Awnings: Canopy awnings that extend from the front facade into the right-of-way

Figure 3.020.C-5. Awnings.

3.020 Building Types

may be independently secured, extending from the facade. Balcony structure shall not include more than one balcony.

- c) **Facade Coverage.** A maximum of 40 percent of the front and corner side facades, as calculated separately, may be covered with balconies, including street-facing railing and balcony structure.
- 6. **Garage Doors.** Garage doors on any street facade, such as the corner side (where permitted), shall be recessed a minimum of 3 feet from the dominant facade of the principal building facing the same street and carriage style doors are required. Refer to Figure 3.020.C-9.



Balconies: Not Permitted.



Appropriately Scaled Shutters.



Inappropriately Scaled Shutters.

Figure 3.020.C-6. Shutters.



Balconies Appropriately Attached to or Incorporated into Facade.

Figure 3.020.C-8. Balconies.



Front Facade Example.

Rear Facade Example.

Figure 3.020.C-7. Rear Parking Facade Design.



Figure 3.020.C-9. Carriage Style Garage Doors.

3.020 Building Types

The following pages define the Building Type requirements.

3.020 Building Types

D. MAIN STREET BUILDING The following outlines the requirements for the Main Street Building Type.

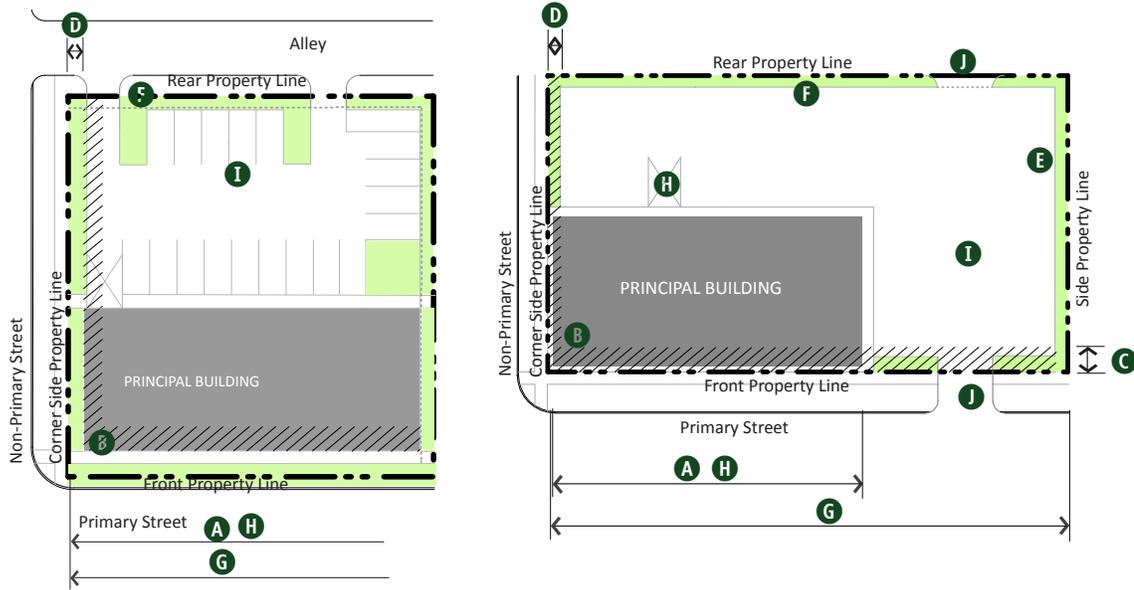


Figure 3.020.D-1. Building Siting.

	CC 1: Core District	CC 2: Commercial Center <small>see note 1 below</small>	CC 3: Core General
1. BUILDING SITING Refer to Figure 3.020.D-1			
A Minimum Front Lot Line Coverage	95%	50%	75%
B Occupation of Corner	Required	Required	Required
C Front Build-to Zone	10' to 15' <small>note 2</small>	15' to 25'	15' to 20' <small>note 2</small>
D Corner Build-to Zone	5' to 10'	10' to 15'	10' to 20'
E Minimum Side Yard Setback	5'	15'	10'
F Minimum Rear Yard Setback	5'; 25' adjacent to single family residential	10'; 25' adjacent to single family residential	25'
G Minimum Lot Width	25'	60'	30'
H Maximum Building Width	200'	300'	200'
Maximum Impervious Coverage	80%	75%	65%
Additional Semi-Pervious Coverage	10%	10%	15%
I Parking & Loading Location	Rear yard	Rear yard; side yard <small>per note 3 only</small>	Rear yard; side yard <small>per note 3 only</small>
J Permitted Vehicular Access <small>Shared Driveways are encouraged</small>	alley; if no alley, 1 driveway per every 200' of non-primary street frontage	alley; if no alley, 1 driveway per every 200' of street frontage	alley; if no alley, 1 driveway per 80' of non-primary street; if no non-primary street exists, 1 driveway per lot.

notes:

- In CC2 only, multiple principal buildings are permitted; all buildings together shall fulfill the requirements of the building type.
- On Robinson Avenue, a minimum 10-foot deep streetscape easement is required from the front lot line into the lot.

- In noted districts, lots wider than 130 feet are permitted up to one double-loaded aisle of parking (maximum width of 65 feet), located perpendicular to the front lot line.

3.020 Building Types

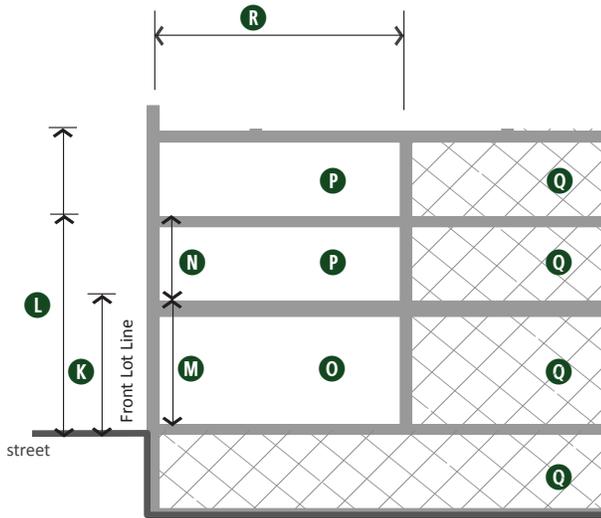


Figure 3.020.D-2. Height & Use Requirements.

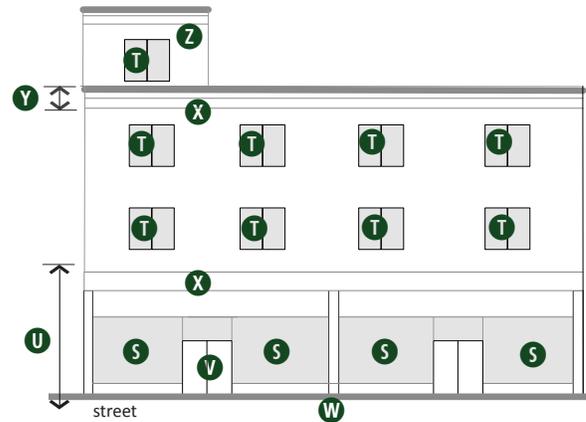


Figure 3.020.D-3. Street Facade Requirements.

	CC 1: Core District	CC 2: Commercial Center <small>see note 1 below</small>	CC 3: Core General
2. HEIGHT Refer to Figure 3.020.D-2			
K Minimum Overall Height	2 stories	1 story	1 story
L Maximum Overall Height	3 stories	2 stories	2 stories
M Ground Story (measured floor to floor): Minimum Height Maximum Height	13' 18'	13' 18'	12' 18'
N Upper Stories (measured floor to floor): Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
3. USES Refer to Figure 3.020.D-2			
O Ground Story refer to 3.030 Uses	Any uses permitted in the district except residential & office.		Any uses permitted in the district except residential.
P Upper Stories refer to 3.030 Uses	Any use permitted in the district.		
Q Parking within Building	Permitted fully in any basement and in rear of upper floors		
R Occupied Space on Facade	Minimum 30' deep from the front facade for all full height floors		
4. STREET FACADE REQUIREMENTS Refer to Figure 3.020.D-3			
S Minimum Ground Story Transparency Measured between 2' and 8' above grade	Front: 70% Corner Side: 45%	Front: 65% Corner Side: 35%	Front: 60% Corner Side: 40%
T Minimum Transparency per all Floors Applies to all street and parking facades	15%	15%	15%
Blank Wall Limitations Refer to 3.020.J(4)(b) for definition.	Required per floor on all stories of street facing facades		
U Front Facade Entrance Type	Storefront	Storefront	Storefront
V Principal Entrance Location	Front or Corner Facades (entrance on the corner of building counts as one entrance per each adjacent facade)		
Number of Street Entrances	Minimum 1 for every 60' or less of front facade		
W Ground Story Vertical Divisions	One per every 30' of facade width		
X Horizontal Facade Divisions	Within 3' of the top of the ground story & the bottom of the roof		
Facade Variety Required Refer to 3.020.J(4)(h) for definition	Every 90' of facade width		
Y Permitted Roof Types	Parapet, Pitched; Flat permitted only to towers		
Z Tower	Permitted		

3.020 Building Types

E. COTTAGE BUILDING The following outlines the requirements for the Cottage Building Type.

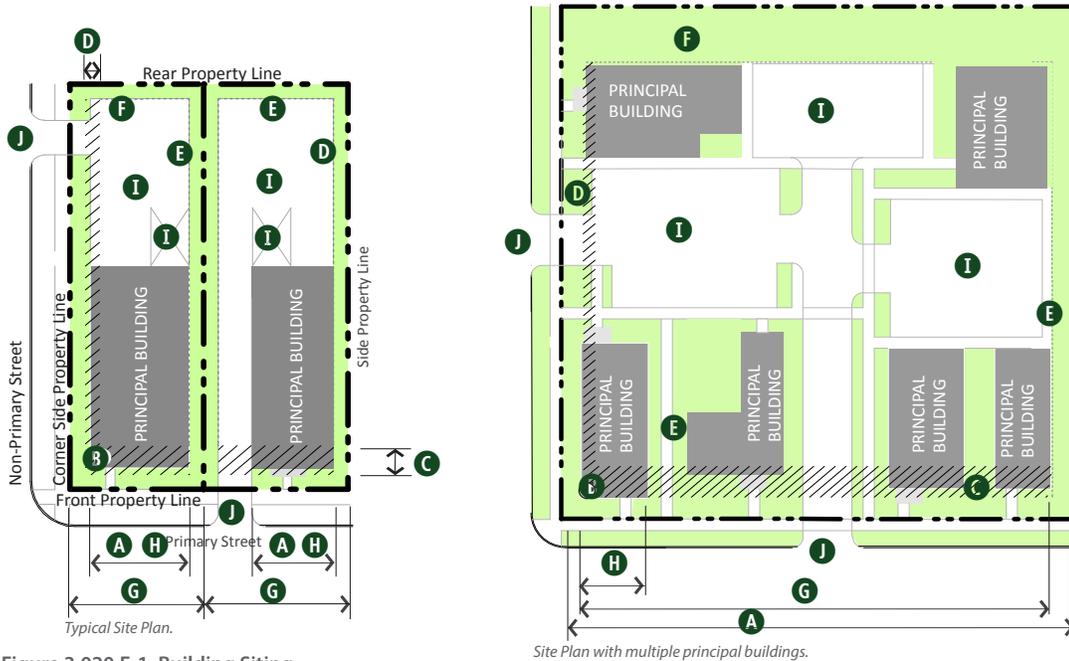


Figure 3.020.E-1. Building Siting.

	CC 2: Commercial Center <small>see note 1 below</small>	CC 3: Core General <small>see note 2 below</small>
1. BUILDING SITING Refer to Figure 3.020.E-1.		
A Minimum Front Lot Line Coverage	50%	45%
B Occupation of Corner	Required	Required
C Front Build-to Zone	20'-30'	20' to 30' <small>note 3</small>
D Corner Build-to Zone	10' to 15'	15' to 25'
E Minimum Side Yard Setback Minimum Space between Buildings	10' 15'	15' 15'
F Minimum Rear Yard Setback	25'	25' <small>note 4</small>
G Minimum Lot Width	30'	30'
H Maximum Building Width	65'	60'
Maximum Impervious Coverage	70%	50%
Additional Semi-Pervious Coverage	15%	20%
I Parking & Loading Location	Rear & side yard	Rear; side yard <small>only per note 5</small>
J Vehicular Access <small>Shared Driveways are encouraged</small>	alley; if no alley, 1 driveway permitted off non-primary street; if no alternative, 1 driveway per lot.	alley; if no alley, 1 driveway per 80' of non-primary street; if no non-primary street exists, 1 driveway per lot.

notes:

- In CC2, multiple principal buildings are permitted on one lot. All buildings shall meet the requirements of the building type, except for every building within the build-to zone fulfilling the front lot line coverage, one building may be located behind the build-to zone.
- In CC3, multiple principal buildings are permitted on one lot. All buildings shall meet the requirements of the building type, except for every 2 buildings within the front build-to zone fulfilling the front lot line coverage, one building may be located behind the build-to zone.
- On Robinson Avenue, a minimum 7.5-foot deep streetscape easement is required from the front lot line into the lot.
- For parcels fronting on Robinson Avenue, a minimum 20-foot easement shall be reserved along the rear property line for future alley connection. Exact location to be coordinated with city staff.
- In noted districts, lots wider than 130 feet are permitted up to one double-loaded aisle of parking (maximum width of 65 feet), located perpendicular to the front lot line.

3.020 Building Types

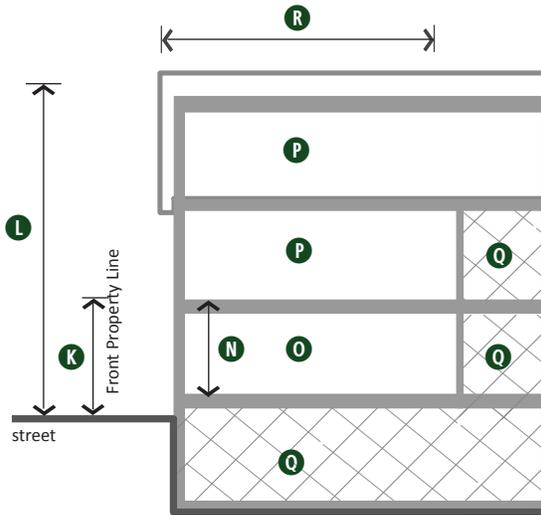


Figure 3.020.E-2. Height & Use Requirements.

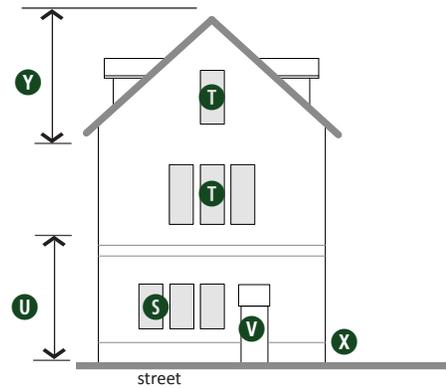
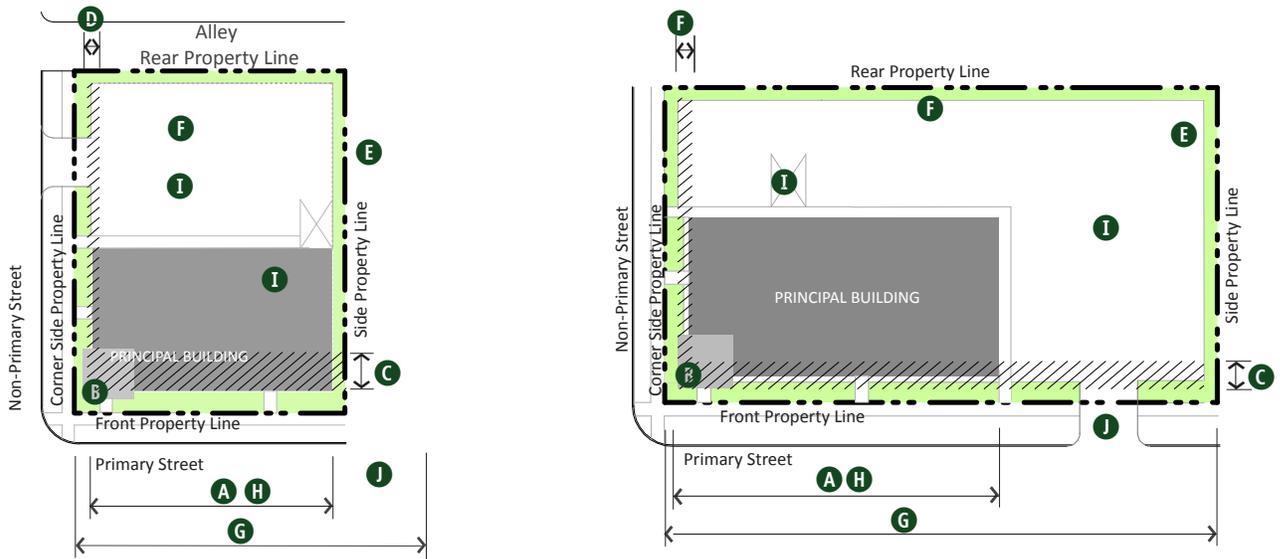


Figure 3.020.E-3. Street Facade Requirements.

	CC 2: Commercial Center <small>see note 1 below</small>	CC 3: Core General <small>see note 2 below</small>
2. HEIGHT Refer to Figure 3.020.E-2.		
K Minimum Overall Height	1 story	1 story
L Maximum Overall Height	2.5 stories	2.5 stories
N All Stories measured floor to floor: Minimum Height Maximum Height	9' 14'	9' 14'
3. USES Refer to Figure 3.020.E-2.		
O Ground Story refer to 3.030 Uses	Any uses permitted in the district except residential	
P Upper Stories refer to 3.030 Uses	Any uses permitted in the district	
Q Parking within Building	Permitted fully in any basement and in rear of upper floors	
R Occupied Space	30' deep from the front facade for all full height floors	
4. STREET FACADE REQUIREMENTS Refer to Figure 3.020.E-3.		
S Minimum Ground Story Transparency of Front Facade Measured between 2' and 8' above grade	Front: 50% Corner Side: 35%	
T Minimum Transparency per all Floors Applies to all street, parking, and rail facades	15%	
Blank Wall Limitations Refer to 3.020.J(4)(b) for requirements.	Required per floor on all stories of street facades	
U Front Facade Entrance Type	Storefront, Stoop, Porch	
V Principal Entrance Location	Front, Corner Side, or Side Facade	Front or Corner Facades
Number of Street Entrances	none required	Minimum 1 per building
W Ground Story Vertical Divisions	Not required	
X Horizontal Facade Divisions	Within 3' of the top of any visible basement	
Facade Variety Required Refer to 3.020.J(4)(h) for requirements.	Between adjacent buildings	
Y Permitted Roof Types	Pitched	
Z Tower	Not Permitted	

3.020 Building Types

F. STOOP BUILDING The following outlines the requirements for the Stoop Building Type.



Typical Site Plan.

Site Plan with side parking (CC 4 only).

Figure 3.020.F-1. Building Siting.

	CC 2: Commercial Center <small>see note 1 below</small>	CC 3: Core General	CC 4: Core Residential
1. BUILDING SITING Refer to Figure 3.020.F-1.			
A Minimum Front Lot Line Coverage	65%	75% <small>note 2</small>	70% <small>note 2</small>
B Occupation of Corner	Required	Required	Required
C Front Build-to Zone	25' to 35'	25' to 35' <small>note 3</small>	15' to 20'
D Corner Build-to Zone	15' to 20'	10' to 20'	10' to 15'
E Minimum Side Yard Setback	10'	5'	10'
F Minimum Rear Yard Setback	15'	15' <small>note 4</small>	15'
G Minimum Lot Width	50'	50'	50'
H Maximum Building Width	150'	100' <small>note 5</small>	100' <small>note 5</small>
Maximum Impervious Coverage	70%	65%	65%
Additional Semi-Pervious Coverage	15%	20%	20%
I Parking & Loading Location	Rear & side yard	Rear yard; side yard <small>Per note 6 only</small>	Rear yard
J Vehicular Access <small>Shared driveways are encouraged</small>	alley; if no alley, 1 driveway permitted off non-primary street; if no alternative, 1 driveway per lot.	alley; if no alley, 1 driveway per 80' of non-primary street; if no non-primary street exists, 1 driveway per lot.	alley only

notes:

- In CC2, multiple principal buildings are permitted on one lot. All buildings shall meet the requirements of the building type, except for every building within the build-to zone fulfilling the front lot line coverage, one building may be located behind the build-to zone.
- A courtyard up to 35 percent the width of the front facade is permitted and may contribute to the front lot line coverage requirement. A courtyard is an outdoor area enclosed by a building on at least 3 sides and open to the sky.
- On Robinson Avenue, a minimum 7.5-foot deep streetscape easement is required from the front lot line into the lot.

- For parcels fronting on Robinson Avenue, a minimum 20' easement shall be reserved along the rear property line for future alley connection. Exact location to be coordinated with city staff.
- Buildings utilizing a courtyard along the front facade (per note 1) are permitted a maximum building width up to 150'.
- Lots wider than 130 feet are permitted one double-loaded aisle of parking (maximum width of 65 feet), located perpendicular to the front lot line and shall meet a Front Lot Line Coverage of 60 percent.
- In CC2 and CC3, maximum ground story floor to floor height is up to 15'.
- Service uses may be permitted with a conditional use permit, limited to a maximum of 25 percent of gross square footage of ground story, serving the tenants, and located on the corner of the building with a minimum of 35 percent transparency on street facades for the service space.

3.020 Building Types

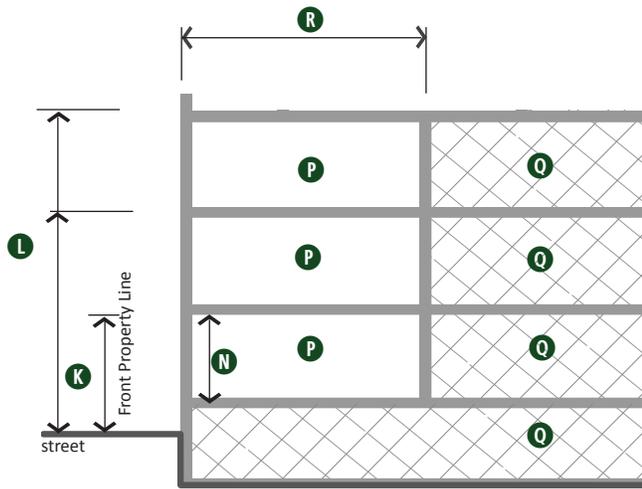


Figure 3.020.F-2. Height & Use Requirements.

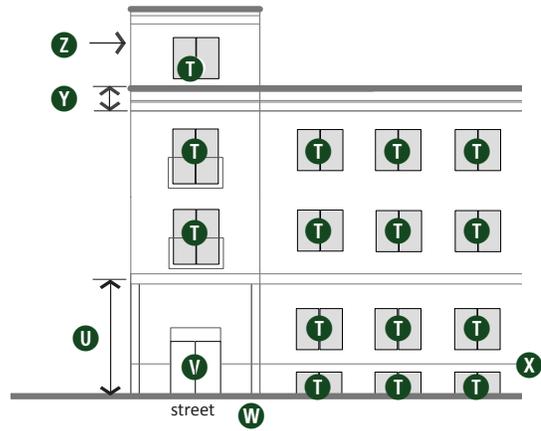


Figure 3.020.F-3. Street Facade Requirements.

	CC 2: Commercial Center	CC 3: Core General	CC 4: Core Residential
2. HEIGHT Refer to Figure 3.020.F-2.			
K Minimum Overall Height	1 story	1.5 story	1 story
L Maximum Overall Height	2 stories	3 stories	2.5 stories
N All Stories measured floor to floor : Minimum Height Maximum Height	9' 14' ^{note 7}	9' 14' ^{note 7}	9' 14'
3. USES Refer to Figure 3.020.F-2.			
P All Stories (refer to 3.030 Uses)	Any uses permitted in the district except retail and service uses; funeral establishments permitted ^{note 8}		Residential Uses only
Q Parking within Building	Permitted fully in any basement and in rear of upper floors		
R Occupied Space	30' deep from the front facade for all full height floors		
4. STREET FACADE REQUIREMENTS Refer to Figure 3.020.F-3.			
T Minimum Transparency Per each Story	20% of all street and parking facades	20% of all facades	15% of all facades
Blank Wall Limitations Refer to 3.020.J(4)(b) for requirements.	Required per floor of all street and parking facades		
U Front Facade Entrance Type	Stoop, Porch		
V Principal Entrance Location	Front facade, corner, or corner side facade		
Number of Street Entrances	Minimum 1 for every 100' or less of facade length		
W Ground Story Vertical Divisions	At entrance only		
X Horizontal Facade Divisions	Within 3' of the top of the ground story and any visible basement		
Facade Variety Required Refer to 3.020.J(4)(h) for requirements.	Every 50' of facade width		
Y Permitted Roof Types	Parapet, Pitched, Flat	Parapet, Pitched	Pitched
Z Tower	Permitted		

3.020 Building Types

G. ROW BUILDING The following outlines the requirements for the Row Building Type.

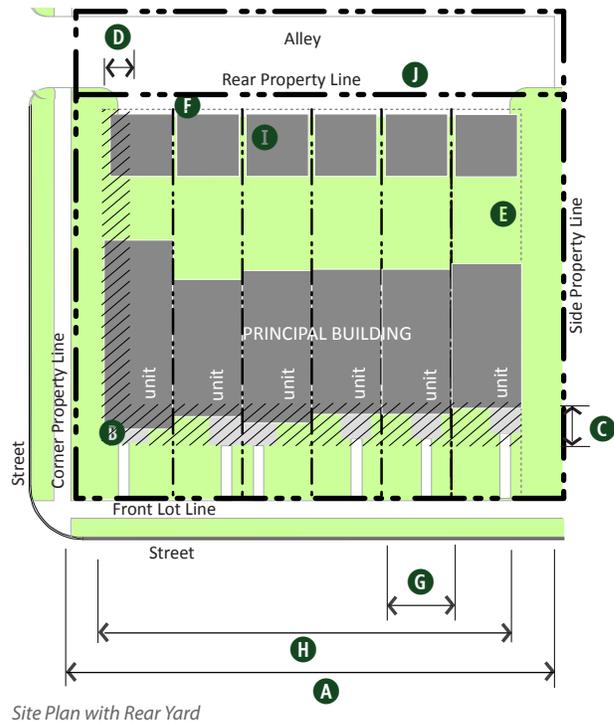
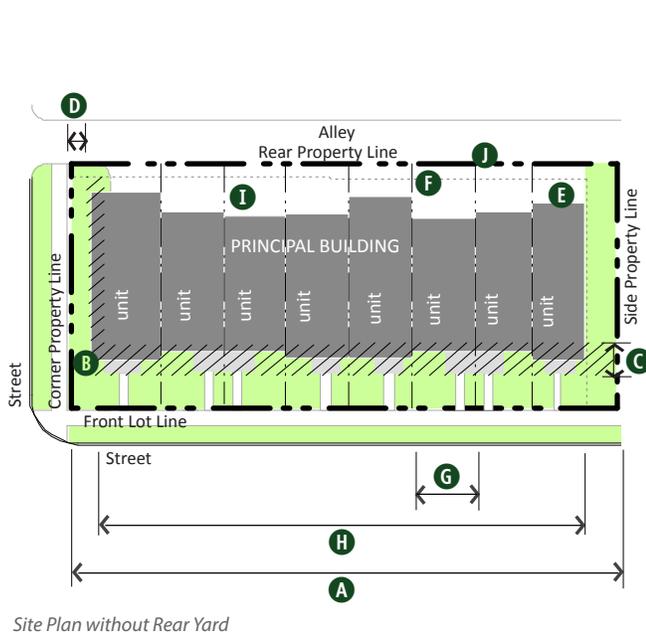


Figure 3.020.G-1. Building Siting.

	CC 3: Core General <small>see note 1 below</small>	CC 4: Core Residential <small>see note 1 below</small>	CC 5: Transitional Residential <small>see note 1 below</small>
(A) BUILDING SITING Refer to Figure 3.020.G-1.			
A Minimum Front Lot Line Coverage	85%	75%	60%
B Occupation of Corner	Required	Required	Required
C Front Build-to Zone	25' to 35' ^{note 2}	10' to 15' ^{note 2}	15' to 25' ^{note 2}
D Corner Build-to Zone	10' to 15'	10' to 20'	10' to 15'
E Minimum Side Yard Setback	0' per unit; 15' between buildings	0' per unit; 15' between buildings	0' per unit; 20' between buildings
F Minimum Rear Yard Setback	25' for building & 15' for parking ^{note 3}		
G Minimum Unit Width	16' per unit		18' per unit
H Maximum Building Width	Maximum 6 units per building; maximum 150' width		Maximum 4 units per building; maximum 100' width
Maximum Impervious Coverage	60%	60%	60%
Additional Semi-Pervious Coverage	20%	20%	20%
I Parking & Garage Location	Rear yard; attached garages access off rear facade only		
J Vehicular Access <small>Shared driveways are encouraged</small>	Alley; if no alley exists, one shared driveway is permitted per two buildings	Alley only	Alley; for developments of a half acre or less, one driveway is permitted per building.

notes:

- In all districts, each unit shall be located on its own lot. For the purposes of the Row Building, a building consists of a series of multiple units.
- Each building shall be located in the front build-to zone, except for every one unit in the front build-to zone, 4 units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units. Refer to 3.020 A(1) (g) for requirements of courtyard ownership.
- Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an

alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5'.

- When the storefront entrance type is utilized for live-work units, the maximum ground story transparency for each unit is 45 percent, as measured between 2 and 8 feet above average grade.

3.020 Building Types

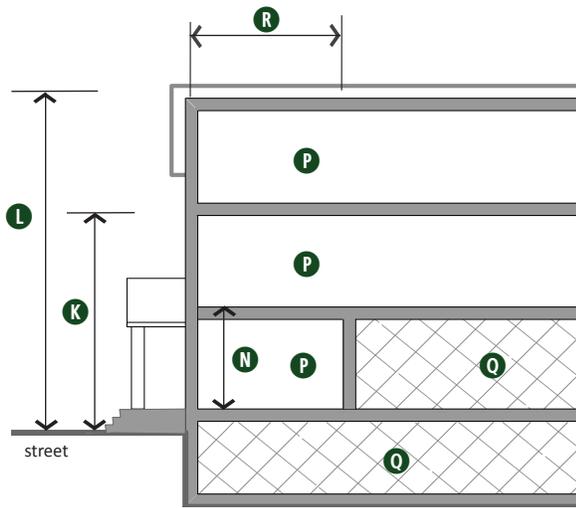


Figure 3.020.G-2. Height & Use Requirements.

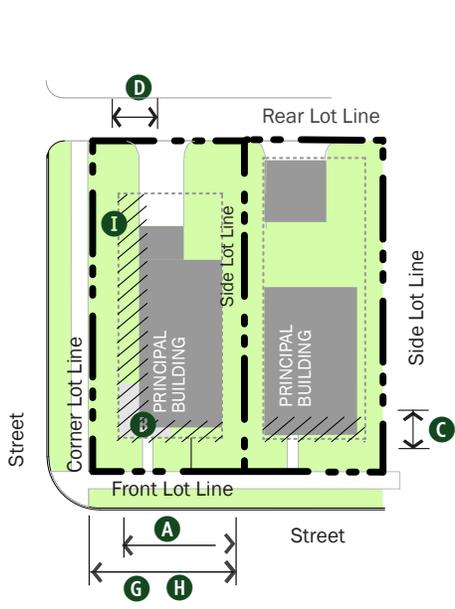


Figure 3.020.G-3. Street Facade Requirements.

	CC 3: Core General <small>see note 1 below</small>	CC 4: Core Residential <small>see note 1 below</small>	CC 5: Transitional Residential <small>see note 1 below</small>
(B) HEIGHT Refer to Figure 3.020.G-2.			
K Minimum Overall Height	2 stories	2 stories	2 stories
L Maximum Overall Height	3 stories	3 stories	2.5 stories
N All Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'
(C) USES Refer to Figure 3.020.G-2.			
P All Stories (refer to 3.030 Uses)	Residential only. Service & office uses permitted in ground story of units designated for live-work.		Residential only
Q Parking within Building	Permitted fully in any basement and in rear of upper floors		
R Occupied Space	30' deep from the front facade for all full height floors		
(D) STREET FACADE REQUIREMENTS Refer to Figure 3.020.G-3.			
T Minimum Transparency <small>Per each Story of all Facades</small>	15% <small>note 4</small>	15% <small>note 4</small>	15%
Blank Wall Limitations <small>Refer to 3.020.J(4)(b) for requirements</small>	Required per floor		
U Front Facade Entrance Type	Stoop, porch, storefront permitted on live-work units <small>note 4</small>		
V Principal Entrance Location	Front, corner side facade, or courtyard		
Number of Street (& courtyard <small>per note 2</small>) Entrances	1 per unit		
Ground Story Vertical Divisions	None required		
Horizontal Facade Divisions	None required		
Facade Variety Required <small>Refer to 3.020.J(4)(h) for requirements.</small>	Between adjacent buildings.		
Y Permitted Roof Types	Parapet, Pitched, Flat		Pitched
Tower	One permitted on lot corner only	Not Permitted on front or corner facade	

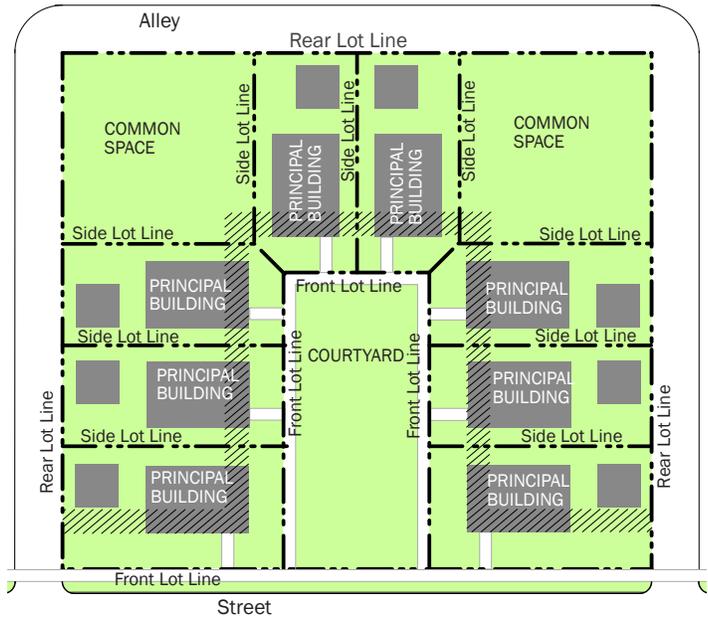
3.020 Building Types

H. YARD BUILDING The following outlines the requirements for the Yard Building Type.



Site Plan

Figure 3.020.H-1. Building Siting.



Site Plan with Courtyard (per note 1)

	CC 5: Transitional Residential	CC 6: Neighborhood Residential	CC 7: Suburban Residential
(A) BUILDING SITING Refer to Figure 3.020.H-1.			
A Minimum Front Lot Line Coverage	65% ^{note 1}	50% ^{note 1}	50%
B Occupation of Corner	Required	Required	Required
C Front Build-to Zone	10' to 15' ^{note 1}	15' to 20' ^{note 1}	25' to 30'
D Corner Build-to Zone	10' to 15'	15' to 20'	15' to 20'
E Minimum Side Yard Setback	5'	7.5'	15'
F Minimum Rear Yard Setback		25' ^{note 2}	
G Minimum Lot Width	35'	40'	60'
H Maximum Lot Width	60'	70'	80'
Maximum Impervious Coverage	60%	60%	60%
Additional Semi-Pervious Coverage	20%	20%	20%
I Parking & Garage Location	Rear yard; attached garages access off rear facade only.		
J Vehicular Access Shared driveways are encouraged	Alley; for developments of a half acre or less, one driveway is permitted per building	Alley; for developments of a half acre or less, one driveway is permitted per building	Alley; if no alley, one shared driveway is permitted per lot

notes:

1. In CC5 and CC6, each Yard Building shall be located in the front build-to zone, except for every one unit in the front build-to zone, 4 units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on 3 sides by units. Refer to 3.020 A(1)(g) for requirements of courtyard ownership. In all districts, each Yard Building shall be located on its own lot.
2. Attached garages are considered part of the principal building and shall meet all setbacks. Detached garages shall meet all setbacks unless an

alley is present. When an alley is present, detached garages shall have a minimum rear setback of 5'.

3.020 Building Types

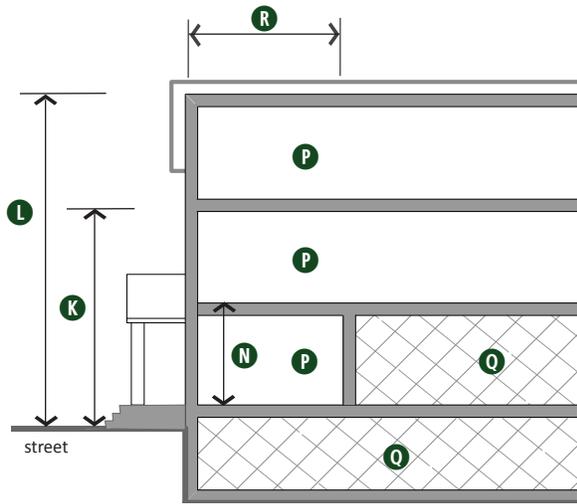


Figure 3.020.H-2. Height & Use Requirements.

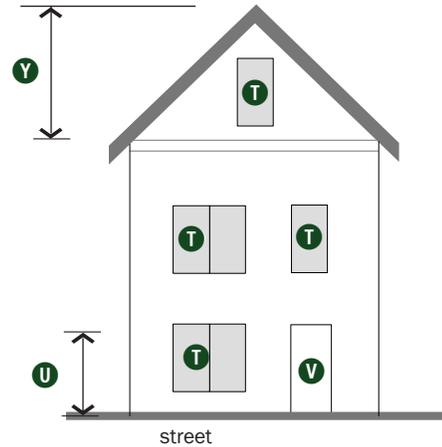


Figure 3.020.H-3. Street Facade Requirements.

	CC 5: Transitional Residential	CC 6: Neighborhood Residential	CC 7: Suburban Residential
(B) HEIGHT Refer to Figure 3.020.H-2.			
K Minimum Overall Height	1.5 stories	1.5 stories	1 story
L Maximum Overall Height	2.5 stories	2.5 stories	2 stories
N All Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12'
(C) USES Refer to Figure 3.020.H-2.			
P All Stories (refer to 3.030 Uses)	Single family residential only		
Q Parking within Building	Permitted fully in any basement and in rear of upper floors		
R Occupied Space	30' deep from the front facade for all full height floors		
(D) STREET FACADE REQUIREMENTS Refer to Figure 3.020.H-3.			
T Minimum Transparency Per each Story of all Facades	15%	15%	12%
Blank Wall Limitations Refer to 3.020.J(4)(b) for requirements.	Required per floor on street facades		
U Front Facade Entrance Type	Stoop, porch		
V Principal Entrance Location	Front, corner side facade, or courtyard		
Number of Street (& Courtyard ^{per note 1}) Entrances	1 per unit		
Ground Story Vertical Divisions	None required		
Horizontal Facade Divisions	None required		
Facade Variety Required Refer to 3.020.J(4)(h) for requirements.	Between adjacent buildings		
Y Permitted Roof Types	Parapet, Pitched, Flat	Pitched	
Tower	One permitted on buildings on corner lots only	Not Permitted on front or corner facade	

3.020 Building Types

I. CIVIC BUILDING The following outlines the requirements for the Civic Building Type.

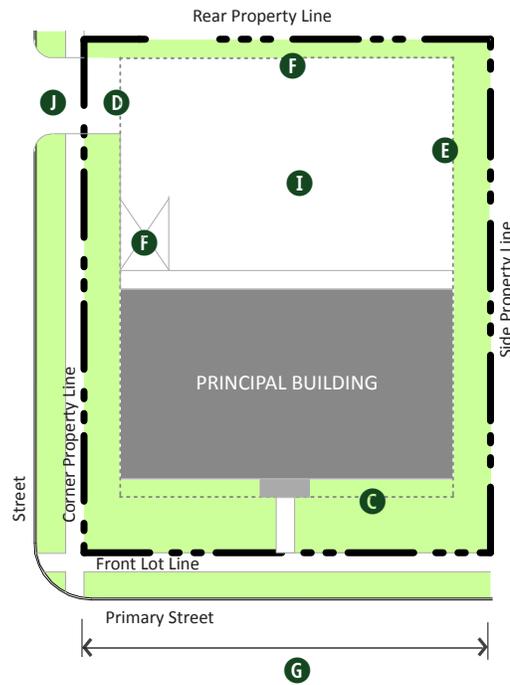


Figure 3.020.I-1. Building Siting.

	CC 1: Core District	CC 2: Commercial Corridor	CC 3: Core General	CC 4: Core Residential	CC 8: Civic District
(A) BUILDING SITING REFER TO FIGURE 3.020.I-1.					
Minimum Front Lot Line Coverage	Not required				
Occupation of Corner	Not required				
C Front Setback	20'	30'	20'	15'	20'
D Corner Setback	15'	20'	15'	10'	20'
E Minimum Side Yard Setback	5'	15'	15'	5'	15'
F Minimum Rear Yard Setback	5'; 25' if located adjacent to single family residential				
G Minimum Lot Width Maximum Building Width	30' none	50' none	30' none	30' none	30' none
Maximum Impervious Coverage Additional Semi-Pervious Coverage	70% 20%	70% 20%	60% 20%	60% 20%	60% 20%
I Parking & Loading Location	Rear yard	Rear; side yard	Rear yard ^{note 1}	Rear yard ^{note 1}	Rear, side yard
J Vehicular Access	Alley; if no alley exists, 1 driveway is permitted per street frontage				

notes:

1. Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 70 feet), located perpendicular to the front lot line.

2. Floor to floor height of more than 18 feet in one story counts as 2 stories towards maximum building height.

3.020 Building Types

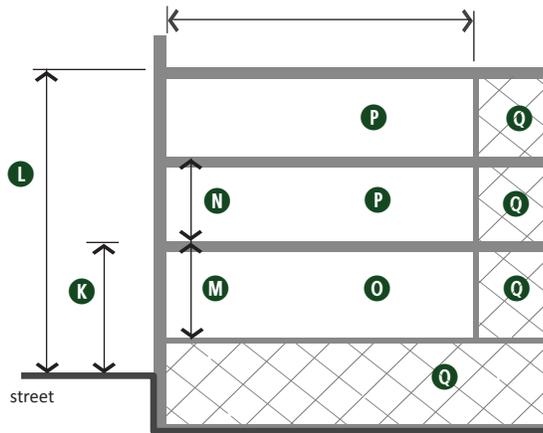


Figure 3.020.I-2. Height & Use Requirements.

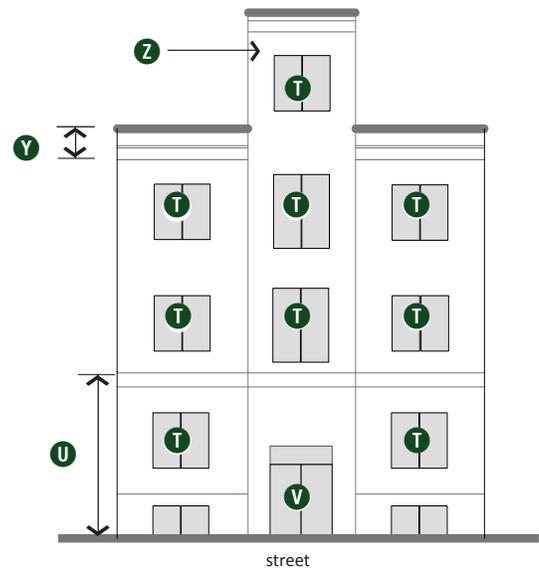


Figure 3.020.I-3. Street Facade Requirements.

	CC 1: Core District	CC 2: Commercial Corridor	CC 3: Core General	CC 4: Core Residential	CC 8: Civic District
(B) HEIGHT REFER TO FIGURE 3.020.I-2.					
K Minimum Overall Height	1 story	1 story	1 story	1 story	1 story
L Maximum Overall Height	3 stories	3 stories	2.5 stories	2.5 stories	2.5 stories
M Ground Story: Minimum Height Maximum Height	9' 18'	9' 24' <small>note 2</small>	9' 14	9' 14	9' 24' <small>note 3</small>
N Upper Stories: Minimum Height Maximum Height	9' 12'	9' 12'	9' 12	9' 12	9' 12
(C) USES REFER TO FIGURE 3.020.I-2.					
P All Stories refer to 3.030 uses	Civic uses only.				
Q Parking within Building	Permitted fully in any basement and in rear of upper floors				
R Occupied Space	30' deep from the front facade for all full height floors				
(D) STREET FACADE REQUIREMENTS REFER TO FIGURE 3.020.I-3.					
T Minimum Transparency Per each Story	12% on street, parking, and rail right-of-way facades				
Blank Wall Limitations Refer to 3.020.J(4)(b) for requirements.	None				
U Front Facade Entrance Type	Stoop, porch, storefront				
V Principal Entrance Location	Front or corner facade				
Number of Street Entrances	one only				
Ground Story Vertical Divisions	Not required				
Horizontal Facade Divisions	Not required				
Facade Variety Required Refer to 3.020.J(4)(h) for requirements.	Not required				
Y Permitted Roof Types	Parapet, pitched, flat, other roofs with special approval per 3.020.L(1)(d)				
Z Tower	Permitted				

3.020 Building Types

J. DEFINITION OF BUILDING TYPE TABLE REQUIREMENTS

The following explains and further defines the requirements outlined on the tables for each building type, refer to 3.020.D through 3.020.I.

1. **Building Siting.** The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting."
 - a) **Minimum Front Lot Line Coverage.** Refer to Figure 3.020.J-1. Measuring Front Lot Line Coverage. Measurement defining the minimum percentage of street wall or building facade along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone (BTZ).
 - (1) Certain buildings have this number set to also allow the development of a courtyard along the front lot line.
 - (2) Some frontage types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double-loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a set maximum in feet.
 - (3) When driveway is located at the front lot line (refer to 3.020.J(1)(l)) and a side yard parking is not utilized (per 3.020.J(1)(a)(2), above), a driveway width of 20 feet may be deducted from the width of the BTZ and is not included in the calculation of the minimum front lot line.
 - b) **Occupation of Corner.** Occupying the intersection of the front and corner build-to zones with a principal structure.
 - c) **Front Build-to Zone.** The build-to zone or setback parallel to the front lot line. Building components, such as awnings or signage, are permitted to encroach beyond the build-to zone to the edge of the right-of-way.
 - d) **Corner Build-to Zone.** The build-to zone or setback parallel to the corner side property line.
 - e) **Minimum Side Yard Setback.** The minimum required setback along a side property line. Unless otherwise stated, when multiple buildings occur on one lot, this number is equal to half the distance required between buildings.
 - f) **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.

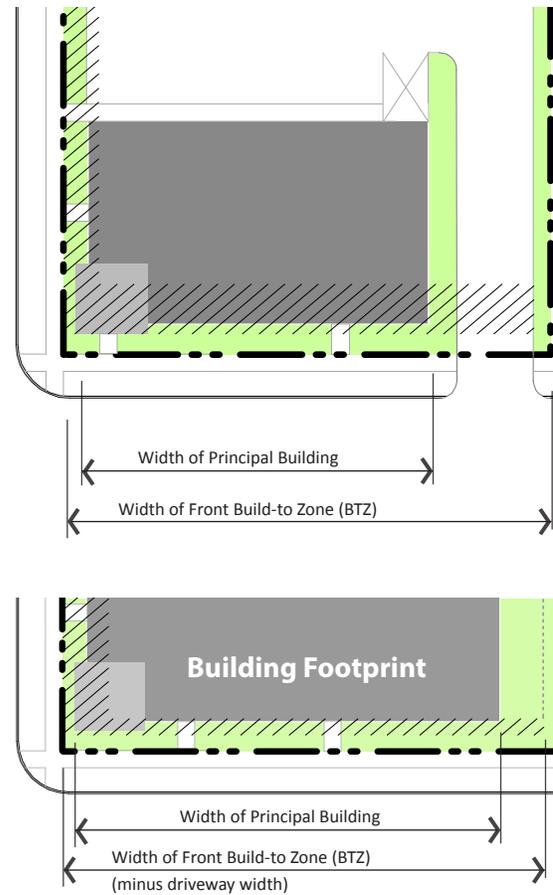


Figure 3.020.J-1. Measuring Front Lot Line Coverage

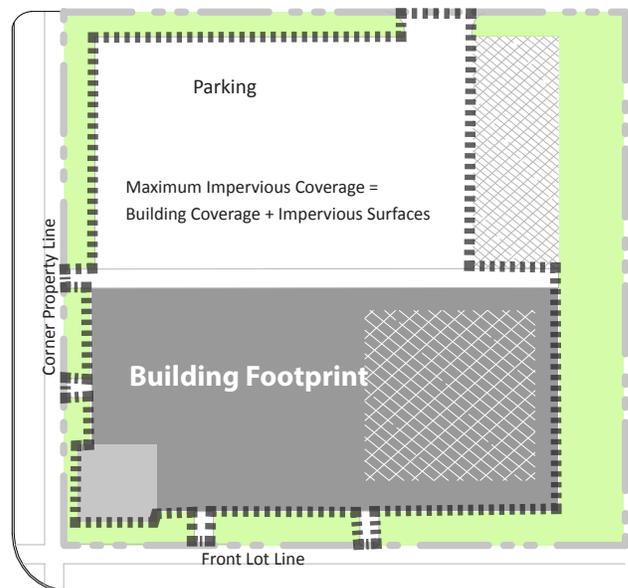


Figure 3.020.J-2. Maximum Impervious & Additional Semi-Pervious Coverage.

3.020 Building Types

- g) **Minimum Lot Width.** The minimum width of a lot, measured at the front lot line.
 - h) **Maximum Building Width.** The maximum width of a building, measured across the front facade.
 - i) **Maximum Impervious Coverage.** (Refer to Figure 3.020.J-2, Maximum Impervious & Additional Semi-Impervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
 - j) **Additional Semi-Pervious Coverage.** The additional percentage of a lot beyond the Maximum Impervious Coverage, which may be surfaced in a semi-pervious material, including a green roof or pavers.
 - k) **Parking & Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
 - l) **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
 - (1) Alleys, when present, shall always be the primary means of access.
 - (2) When alleys are not present, a driveway may be permitted per building type and, if an alternative is available, shall not be located off a Primary Street, unless otherwise defined by building type.
2. **Height.** The following explains the line item requirements for each Building Type Table within the second section entitled "Height."
- a) **Minimum Height (in Stories).** The minimum overall height for the building shall be located within the

- build-to zone; stories above the minimum height may be stepped back from the facade.
- b) **Maximum Height (in Stories).** The sum of a building's total number of stories.
 - (1) Half stories are located either completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above grade.
 - (2) A building incorporating both a half story within the roof and a visible basement shall count the height of the two half-stories as one full story.
 - (3) Some building types require a building facade to step back as its height increases. The upper stories of any building facade with street frontage shall be setback a designated amount beyond the building facade of the lower stories.
 - (4) Floors within the building shall be visibly designated on the street facades by the use of expression lines or the layout of the windows.
- c) **Ground Story and Upper Story, Minimum and Maximum Height.** (Refer to Figure 3.020.J-3, Measuring Height). Each frontage type includes a permitted range of height in feet for each story. Additional information is as follows:
 - (1) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (2) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

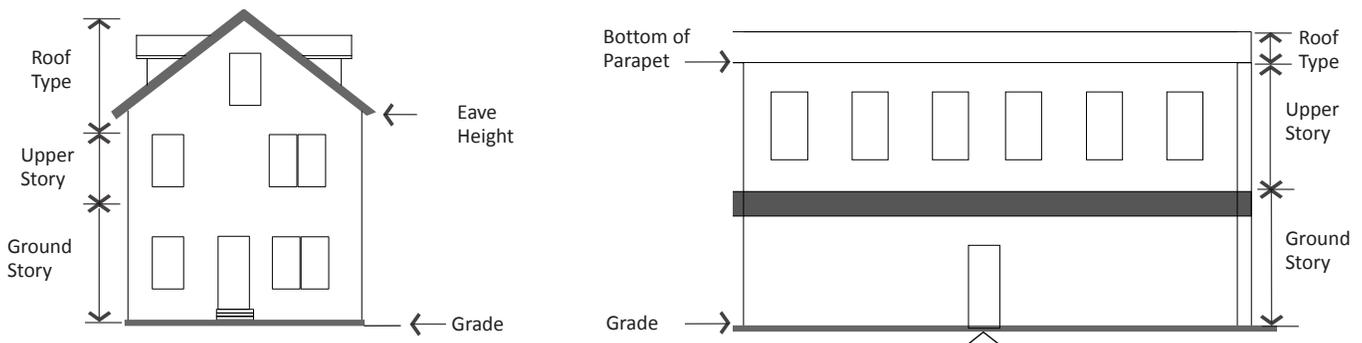


Figure 3.020.J-3. Measuring Height.

3.020 Building Types

(3) Double height spaces may be located along any non-street facade or in the entrance way to the building. The entrance way shall not exceed 50 percent of the street facade.

3. **Uses.** The following explains the line item requirements for each Building Type Table within the third section entitled "Uses." Refer to 3.030 for uses permitted within each zoning district. The requirements in this section of the Building Type Tables may limit those uses within a specific building type.

- a) **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- b) **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
- c) **Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

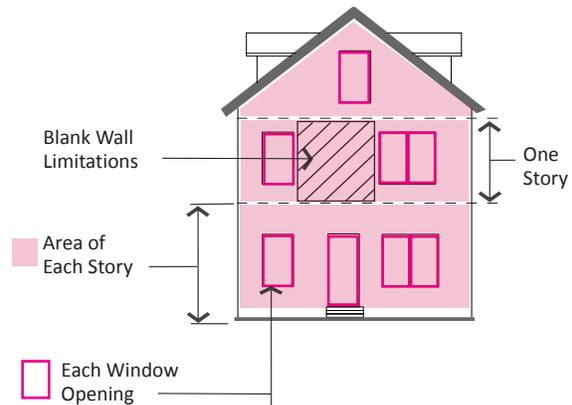
4. **Street Facade Requirements.** The following explains the line item requirements for each Building Type Table within the 4th section entitled "Street Facade Requirements." These requirements apply only to facades facing a public or private street right-of-way. The rear or interior side yard facades are not required to meet these requirements unless otherwise stated.

- a) **Minimum Ground Story and Upper Floor Transparency.** (Refer to Figure 3.020.J-4, Measuring Transparency per Facade). The minimum amount of transparency on street facades with street frontage.
 - (1) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between 2 feet and 8 feet from the average grade at the base of the front facade.
 - (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- b) **Blank Wall Limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (1) No rectangular area greater than 30 percent of a story's facade, as measured from floor to floor, may be windowless; and



Measure percent of Ground Story Storefront Transparency between 2 and 8 feet from the sidewalk

Measuring Ground Floor Transparency on a Storefront Base.



Measuring Transparency on Each Story.

Figure 3.020.J-4. Measuring Transparency.



Figure 3.020.J-5. Building Variety.

3.020 Building Types

- (2) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- c) **Front Facade Entrance Type.** The Entrance Type(s) permitted for the entrance(s) of a given building type. A mix of permitted Entrance Types may be utilized. Refer to 3.020.K Entrance Types for definition of and additional requirements for each Entrance Type.
- d) **Principal Entrance Location.** The facade on which the primary building entrance is to be located.
- e) **Number of Street Entrances.** The minimum number of and maximum spacing between entrances on the ground floor building facade with street frontage.
- f) **Ground Story Vertical Divisions.** The use of a vertically oriented expression line or form to divide the ground floor facade into increments no greater than the dimension shown, as measured along the base of the facade, and extending a minimum of 80 percent from the average grade of the facade elevation to the interior ceiling. Elements may include a column, pilaster, or other continuous vertical ornamentation.
- g) **Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions, extending a minimum of 90 percent of the full width of the facade. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of 1.5 inches in depth.
- h) **Facade Variety Requirements.** Building design shall vary between designated vertical facade divisions, where required per the building type, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 3.020.J-5. Building Variety for one illustration of this requirement.
 - (1) The proportion of recesses and projections.
 - (2) The location of the entrance and window placement, unless storefronts are utilized.
 - (3) Roof type, plane, or material, unless otherwise stated in the building type requirements.
- i) **Permitted Roof Type.** The roof type(s) permitted for a given building type. Refer to 3.020.L Roof Types for more specific requirements.
- j) **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain building types. Refer to 3.020.L Roof Types.

3.020 Building Types

K. ENTRANCE TYPES

Entrance type requirements apply to the ground story and visible basement of front facades of all building types as defined in this Section. Refer to the Building Type Table Requirements, Sections 3.020.D through 3.020.I.

1. **General.** The following provisions apply to all entrance types.
 - a) **Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type standard (refer to Building Types 3.020.D through 3.020.I).
 - b) **Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
 - c) **Measuring Transparency.** Refer to 3.020.J(4)(a) Definition of Building Type Table Requirements, for information on measuring building transparency.
 - d) **Visible Basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.
2. **Storefront Entrance Type.** (Refer to Figure 3.020.K-1). The Storefront entrance type is a highly transparent ground

story treatment designed to serve primarily as the display area and primary entrance for retail or service uses.

- a) **Transparency.** Minimum transparency is required per building type.
 - b) **Elevation.** Storefront elevation shall be between zero and one foot above street sidewalk.
 - c) **Visible Basement.** A visible basement is not permitted.
 - d) **Horizontal Facade Division.** Horizontally define the ground story facade from the upper stories.
 - e) **Entrance.** All entries shall be recessed from the front facade closest to the street.
 - (1) Recess shall be a minimum of 3 feet and a maximum of 8 feet deep, measured from the portion of the front facade closest to the street.
 - (2) When the recess falls behind the front build-to-zone, the recess shall be no wider than 8 feet.
3. **Stoop Entrance Type.** (Refer to Figure 3.020.K-2). A stoop is an unroofed, open platform.
 - a) **Transparency.** Minimum transparency is required per building type.
 - b) **Stoop Size.** Stoops shall be a minimum of 4 feet deep and 8 feet wide.

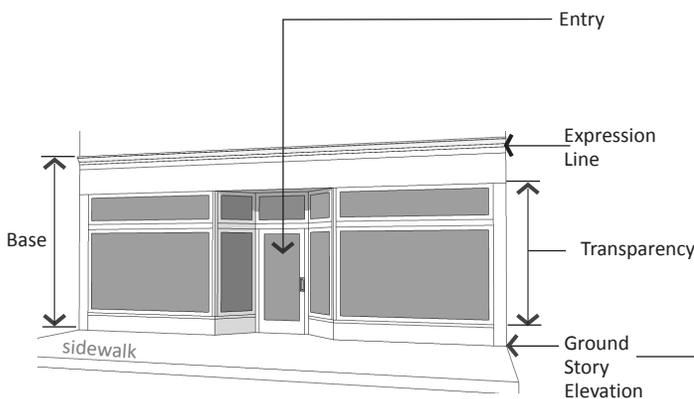


Figure 3.020.K-1. Storefront Entrance Type.

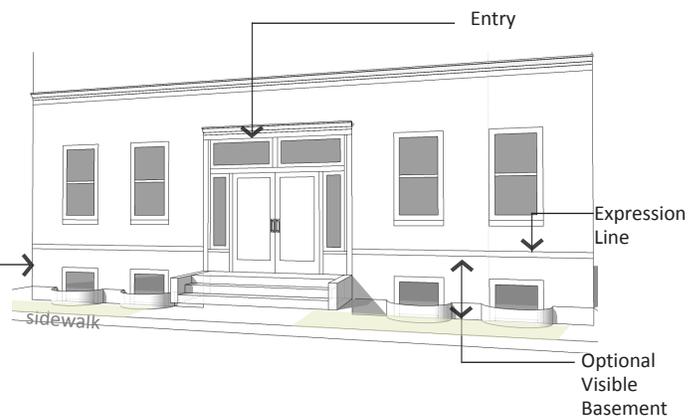


Figure 3.020.K-2. Stoop Entrance Type.

3.020 Building Types

- c) **Elevation.** Stoop elevation shall be located a maximum of 2.5 feet above the sidewalk without visible basement and a maximum of 4.5 feet above the sidewalk with a visible basement.
 - d) **Visible Basement.** A visible basement is permitted and shall be separated from the ground story by an expression line.
 - e) **Entrance.** All entries shall be located off a stoop. The stoop may be continuous along the facade of the building.
 - f) **Landscape Area.** A minimum 5-foot wide landscape area is required within the build-to zone along the length of this entrance type with the exception of walks accessing the building.
4. **Porch Entrance Type.** (Refer to Figure 3.020.K-3). A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled.
- a) **Transparency.**
 - (1) Minimum transparency per building type is required.
 - (2) If enclosed, a minimum of 40 percent of the enclosed porch shall be comprised of highly transparent, low-reflectance windows.

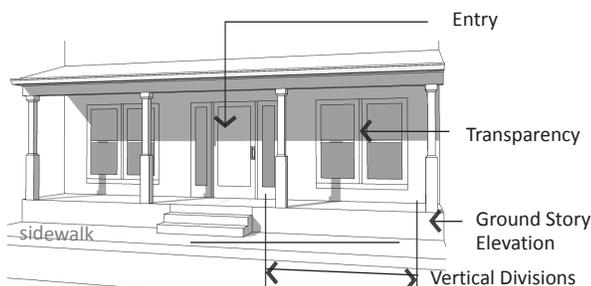


Figure 3.020.K-3. Porch Entrance Type.

3.020 Building Types

L. ROOF TYPES

Roof type requirements apply to the roof and cap of all building types as defined in this Section. Refer to the Building Type Table Requirements, Sections 3.020.D through 3.020.I.

1. **General Provisions.** The following provisions apply to all roof types.
 - a) **Intent.** To guide the design of the cap of all buildings.
 - b) **Applicability.** All buildings shall meet the requirements of one of the roof types permitted for the building type.
 - c) **Measuring Height.** Refer to Section 3.020.J(2) for information on measuring building height.
 - d) **Other roof types.** Other building caps not listed as a specific type may be requested with the following requirements:
 - (1) The roof type shall not create additional occupiable space beyond that permitted by the building type.
 - (2) The shape of the Roof Type shall be significantly different from those defined in this section 3.020.L Roof Types, i.e. a dome, spire, vault.
 - (3) The building shall warrant a separate status within the community from the fabric of surrounding buildings, with a correspondence between the form of the roof type and the meaning of the building use.
2. **Parapet Roof Type.** (Refer to Figure 3.020.L-1, Parapet Roof Type). A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves

to limit the view of roof-top mechanical systems from the street.

- a) **Parapet Height.** Height is measured from the top of the upper story to the top of the parapet.
 - (1) Minimum height is 2 feet with a maximum height of 6 feet.
 - (2) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
 - b) **Horizontal Expression Lines.** An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
 - c) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.
3. **Pitched Roof Type.** (Refer to Figure 3.020.L-2, Pitched Roof Type). This roof type has a sloped or pitched roof. Slope is defined as the vertical rise in proportion to the horizontal span or run.
 - a) **Pitch Measure.** The main portion of the roof shall not be sloped less than a 8:12 (rise:run) or more than 18:12.
 - (1) Slopes less than 4:12 are permitted to occur on second story or higher roofs. (Refer to Figure 3.020.L-2 - Low Pitched Roof).
 - b) **Configurations.**
 - (1) Hipped, gabled, and combination of hips and gables with or without dormers are permitted. Gambrel roofs are permitted with the ridge perpendicular to the front lot line.

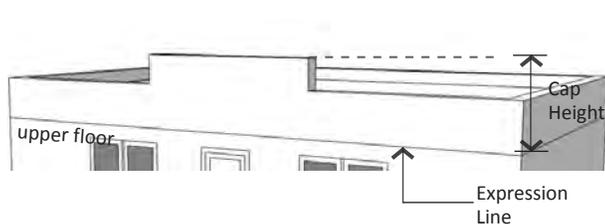


Figure 3.020.L-1. Parapet Roof Type

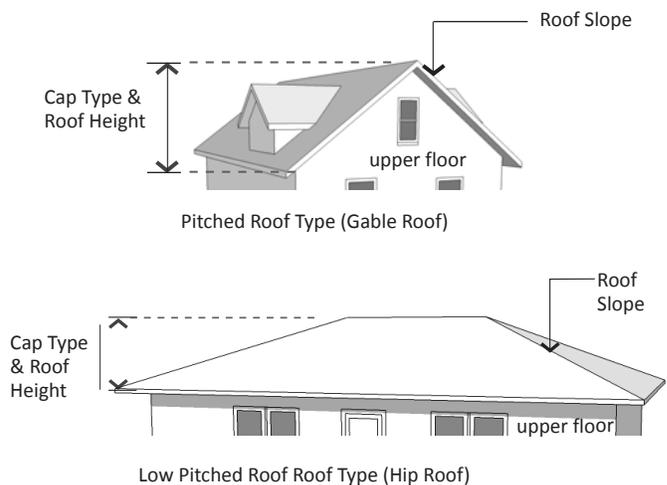


Figure 3.020.L-2. Pitched Roof Type

3.020 Building Types

- (2) Butterfly roofs (inverted gable roof) are permitted with a maximum height of 8 feet, inclusive of overhang.
 - (3) Mansard roofs and gambrel roofs parallel to the front lot line are permitted with the following requirements.
 - (i) Occupied space is required beneath the roof and counts as a half story.
 - (ii) The steepest portion of the roof shall be no greater than the tallest permitted height of one upper story.
 - (iii) A protruding dormer is required for every 15 feet of ridge line on any street face with a minimum of one dormer per street face.
 - c) **Parallel Ridge Line.** The following shall occur when the ridge line runs parallel to the front lot line for all roof configurations except mansard and gambrel roofs.
 - (1) A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof. (Refer to Figure 3.020.L-3. Parallel Ridge Line).
 - (2) On single story buildings, a dormer is required for every segment of uninterrupted parallel ridge line of 40 feet or less in length.
 - d) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the building type.
 - e) **Occupied Space.** Occupied space may be incorporated behind this roof type.
4. **Flat Roof Type.** (Refer to Figure 3.020.L-4. Flat Roof Type). This roof type has a flat roof with overhanging eaves.
- a) **Configuration.** Roofs with no visible slope are acceptable. Eaves are recommended on all street facing facades.
 - b) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
 - c) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 8 inches thick.
 - d) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (1) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (2) Vertical walls shall extend no more than 4 feet above the top of the eave.
 - e) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.
 - f) No mechanical equipment on roof shall be visible from the sidewalk.

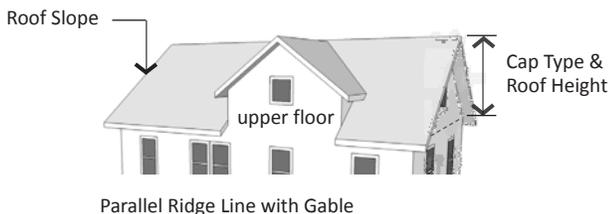


Figure 3.020.L-3. Parallel Ridge Line

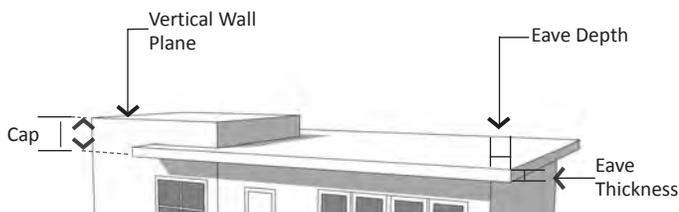


Figure 3.020.L-4. Flat Roof Type

3.020 Building Types

- 5. **Towers.** (Refer to Figure 3.020.L (5)). A tower is a rectilinear or cylindrical, vertical element, that shall be used with other roof types.
 - a) **Quantity.** All building types, with the exception of the Civic Building, are limited to one tower per building.
 - b) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
 - c) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
 - d) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential building types.
 - e) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the building type to which it is applied.
 - f) **Application.** May be combined with all other roof types.
 - g) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof roof types, or the spire may cap the tower.

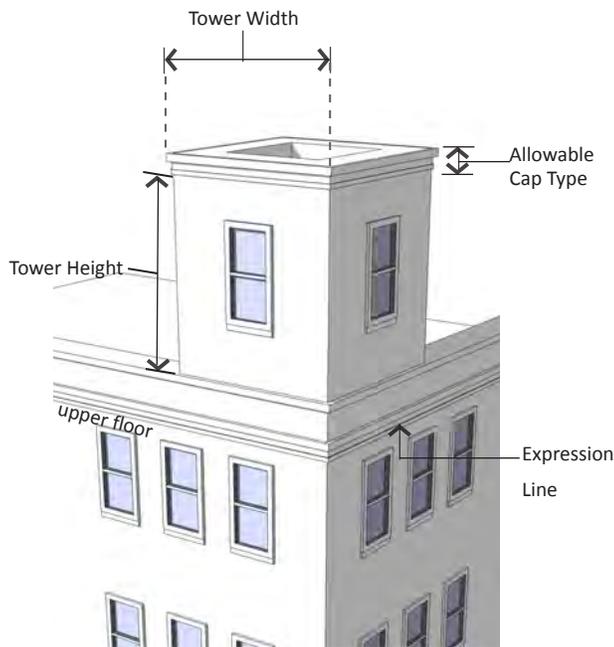


Figure 3.020.L (5). Tower

3.030 Uses

3.030 Uses

A. GENERAL PROVISIONS

The following establishes a simplified set of uses permitted within the building forms of each City Center (CC) zoning district.

1. **Uses by District.** Permitted, conditional, and special permit uses available in each zoning district are shown in Table 3.030.A-1. Permitted Uses.
2. **Use Definitions.** Uses listed in Table 3.030.A-1 are defined in Section 1.050. - Definitions of Article I of the Zoning Ordinance. Further definitions applicable only to the City Center districts are located in this Section.
3. **Permitted Use (“●”).** These uses are permitted by-right in the City Center districts in which they are listed.
4. **Permitted in Upper Stories Only (“◐”).** These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure or in the rear of the ground story a minimum of 30 feet from the front facade and behind a permitted use.
5. **Requires Conditional Use Approval (“○”).** These uses require a conditional use approval from the Board of Zoning Appeals (refer to Articles IX and X) in order to occur in the districts in which they are listed. The use must meet any applicable conditional requirements associated with the use as well as meet the requirements of the special permit.
6. **Permitted with Conditions (“◑”).** These uses are permitted in the districts in which they are listed, provided that they are developed utilizing the listed development conditions and requirements. These conditions, combined with the building type requirements, are intended to help alleviate any negative impacts associated with the use, making it appropriate

in a district where it otherwise might not have been appropriate.

7. **Prohibited Use.** A blank cell or an unlisted use in the use table indicates that the land use is prohibited in that district.
8. **City Determination.** When a proposed land use is not explicitly listed in Table 3.030.A-1 Permitted Uses, the Director shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics, and external impacts of a listed use that it should be treated as the same use. Any such determination may be appealed to the Board of Zoning Appeals.

B. PERMITTED USE TABLE

Refer to Table 3.030.A-1 for the list of permitted uses, uses permitted with conditions, and uses requiring a conditional use permit in the City Center Districts.

C. RESIDENTIAL & LODGING USES CATEGORY

A category of uses that include several residence types:

1. **Single Family Residence.** One dwelling unit located within the principal structure of a lot.
2. **Multiple Family Residence.** Three or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent unit (horizontally or vertically) or have individual entrances from the outside. Includes independent senior living facilities.
3. **Community Residence.** A facility for permanent lodging that includes separate sleeping facilities and communal kitchen and living rooms. Examples include convents, seminaries, monasteries, dormitories, and lodging & rooming houses.
4. **Residential Care.** A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities and includes some level of assistance with daily activities. Includes such uses as assisted living facilities, nursing homes, extended care facilities, rest homes, group homes, and hospice care.
5. **Hotel/Inn.** A facility offering temporary lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. In the districts where Hotel/Inn is permitted with conditions (“◑”), the facility is limited to no more than 6 sleeping rooms.

Table 3.030.A-1. Permitted Use Table.

Key

- Permitted
- ◐ Permitted in Upper Stories Only
- ◑ Permitted with Conditions
- Requires Conditional Use Permit

	USE TABLE							
	DISTRICTS							
	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
	Core District	Commercial Corridor	Core General	Core Residential	Transitional Residential	Neighborhood Residential	Suburban Residential	Civic Open Space
Residential & Lodging Uses								
Single Family Residence	◐	◐	●	●	●	●	●	
Multiple Family Residence	◐	◐	●	●	●			
Community Residential	◐	◐	●	●	●			
Residential Care	◐	◐	●	●	●			
Hotel/Inn	◐	●	●					
Civic Uses								
Assembly	○	○	○	○				
Fire /Police Station		◐	◐	◐				
Hospital, Sanitarium		○	○					
Library, Museum, Government Offices	●	●	●	●				●
Post Office		●	●					
Park								●
Schools & Educational Institutions		○	○					
Mercantile Uses								
Neighborhood Retail (<i>less than 8,000 sf</i>)	●	●	●					
General Retail		●						
Warehouses & Wholesale		●						
Craftsman Studio	●	●	●					
Service Uses								
Neighborhood Service (<i>less than 8,000 sf</i>)	●	●	●					
General Service		●						
Automobile Service Station		○						
Automobile Repair & Service		○						
Large Scale Entertainment		○						
Funeral Establishment		●	●					
Office Uses								
Office	◐	●	●					
Research/Testing Laboratory		●	●					
Infrastructure Uses								
Parking Lot, Structure	○	○	○					
Transportation Terminal: Bus		○						
Utility & Service Uses	○	○	○	○	○	○	○	

3.030 Uses

D. CIVIC USES CATEGORY

A category of uses related to fulfilling the needs of day-to-day community life, congregation, and social interaction.

1. **Assembly.** A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Includes churches, chapels, temples, synagogues, mosques, places of worship, live theater, community centers, fraternal organizations, and clubs & lodges. In applicable districts, assembly uses require a conditional use permit ("○").
2. **Fire/Police Station.** A facility providing public safety and emergency services; training facilities, and locker rooms. Limited overnight accommodations may also be included. Fire/Police Stations are permitted in applicable districts with the following conditions ("●"):
 - a) Garage doors are permitted on the front facade.
 - b) Exempt from maximum driveway widths.
3. **Hospital, Sanitarium.** In applicable districts, hospitals and sanitariums are permitted with Conditional Use approval ("○"). Refer to Article I for definitions.
4. **Libraries, Museums, Government Offices.** A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. This category also includes government staff and official offices, such as a city hall. May include accessory uses such as food service, gift shop, or meeting facilities.
5. **Post Office.** A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Does not include large-scale postal sorting and distribution centers.
6. **Park.** A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Park uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair. In the districts where parks and playgrounds are permitted with conditions ("●"), the following apply:
 - a) **Parking.** Parking lots are not permitted in parks in any district except in large scale, city-owned-and-operated parks.
 - b) **Stormwater Accommodations.** Parks that incorporate stormwater management on a site or district scale are encouraged.
 - (1) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
 - (2) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy.
- c) **Kiosk.** This use may involve small scale food and beverage service, no more than 200 square feet in space, located in a kiosk, with no service access, and by special permit.
- d) **Park Buildings.** Park buildings may be located in the park and shall utilize the Civic Building Type. Uses within the park building may include community spaces, classrooms, and park offices. Other uses may be approved through a conditional use permit.
- e) **Adjacent Buildings.** Buildings located directly adjacent to a park use shall treat facades facing this use with street facade requirements.
7. **Schools & Educational Institutions.** An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

E. MERCANTILE USE CATEGORY

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

1. **Neighborhood Retail.** A use in this category occupies a space of less than 8,000 square feet. Neighborhood retail includes such uses as those listed in Table 3.030.E-1. List of Typical Uses in Retail Category.
2. **General Retail.** A use in this category includes all Neighborhood Retail uses occupying a space of 8,000 square feet or more as well as such uses as those listed in Table 3.030.E-1. List of Typical Uses in Retail Category.
3. **Warehouse & Wholesale.** A use involving the large scale sale and/or storage of goods marketed primarily to commercial or industrial businesses. This use may include bulk sales and frequent commercial vehicle and consumer traffic.
4. **Craftsman Studios.** A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Craftsman includes such uses as those found in Table 3-030.E-2. List of Typical Uses in Craftsman Category. The following conditions apply:
 - a) This use may also include associated facilities such as offices and small scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.
 - b) The maximum overall gross floor area is limited to 10,000 square feet, unless otherwise noted.

Neighborhood Retail *(less than 8,000 square feet)*

Antique Shop
Apparel, Shoe, and/or Accessory Store
Art and/or Educational Supply Store
Art Gallery
Bakery, Retail
Bicycle & Accessory Sales
Book and/or Stationery Store
Camera & Photographic Supply Store
Candy and/or Ice Cream Store
Carpet & Rug Store
China and/or Glassware Store
Coin and/or Philatelic Store
Convenience Store
Drug and/or Cosmetics Store
Fabric and/or Sewing Supply Store
Florist
Food Store, Grocery Store, Meat and/or Produce Market, Delicatessen
Frame Shop
Furrier Shop
Garden Supply & Nursery
General Merchandise Store
Gift Shop
Games & Videos
Hardware Store
Hobby Shop
Home Furnishings & Accessory Store
Jewelry and/or Gem Store
Leather Goods & Luggage Store
Liquor, Beer, Wine Store
Music or Musical Instrument Store
News Dealer & Newsstand
Office Machines & Supply Store
Optical Goods Store
Paint, Glass, & Wallpaper Store
Pet and/or Pet Supply Store
Sporting Goods Stores
Tobacco Store
Toy and/or Baby Supplies Shops
Used Merchandise Store

Table 3.030.E-1. List of Typical Uses in Retail Category.

Craftsman/Studio

Art, Sculptor & Composer Studio
Apparel & Finished Fabric Products
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Caterer
Engraving
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Jewelry, Watches, Clocks, & Silverware
Leather Products

Milk & Dairy Products
Musical Instruments & Parts
Pottery & Ceramics
Shoes & Boots
Signs, Awnings, Banners & Advertising
Smithing
Taxidermists
Textiles
Toys & Athletic Goods
Trophy Shop
Upholstery
Woodworking

Table 3.030.E-2. List of Typical Uses in Craftsman Category.

General Retail

All Neighborhood Retail (8,000 square feet and over)
Appliance (Household) Store
Auction House, public
Department Stores
Electrical Showrooms & Shops
Plumbing Showrooms & Shops
Automobile Supplies & Accessory Store
Building & Contractor Supplies & Lumber
Feed and Grain
Medical Appliance & Supply Store

Machinery?
Automobile Sales Lot
Motorcycle Sales

Neighborhood Service *(less than 8,000 square feet)*

Arcade, Billiards, Games
Barber & Beauty Shops
Blueprinting & Photostating
Copy Shop and/or Mail Service
Costume and/or Tuxedo Rental Store
Credit Agencies other than Banks
Currency Exchange
Dance, Martial Arts Studios
Daycare Facilities
Dry Cleaning & Pressing Establishments
Eating & Drinking Places
Film Processing
Financial Depository Institutions (chartered, including ATMs)
Fitness & Gym Facilities
Launderette, automatic, self-service
Locksmith Shops
Pet Grooming
Phone Sales & Service
Physical Therapy Facilities
Repairs, Rental, or Servicing of any article permitted for sale in the district unless otherwise stated
Spas, Beauty Treatment, and/or Tanning Salon
Tailor & Dressmaker Shop
Theater, Live or Motion Picture
Travel & Ticket Agency
Veterinary Clinic (no kennels)

General Service

All Neighborhood Services (over 8,000 square feet)
Animal Shelter
Automobile Renting/Leasing
Banquet Halls
Bowling Centers
Dance Hall
Driving Instructors
Emergency or Urgent Care Clinics
Exterminators
Household Storage
Repair, Rental, or Servicing of any article, the sale of which is a permitted use in the district unless otherwise stated
Veterinary Clinic with kennels

Table 3.030.F-1. List of Typical Uses in Service Category.

Office

Accounting Office
Agents for Talent
Appraisers
Architecture, Engineering, or Design Office
Auctioning Service
Broadcasting & Telecommunications Studio
Business or Professional
Building Contractor (office only)
Business Consulting
Computer Programming & Support
Detective Services
Educational Services
Employment Agency
Insurance Office

Government Offices
Legal Services
Management Services
Medical & Dental Clinics
Photography Studios
PR & Advertising
Property Development
Radio & Television Stations & Studios
Real Estate
Recording or Sound Studios
Research & Development
Research Agency
Social Services
Surveying
Tax Return Preparation Service
Transportation Services

Table 3.030.G-1. List of Typical Uses in Office Category.

3.030 Uses

- c) The showroom or retail outlet shall be located in the front storefront of the building and shall occupy a minimum of 25 percent of the gross floor area.

F. SERVICE USES CATEGORY

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as many patrons do not utilize scheduled appointments.

1. **Neighborhood Service.** A use in this category occupies a space of less than 8,000 square feet. Neighborhood service includes such uses as those listed in Table 3.030.F-1. List of Typical Uses in Service Category.
2. **General Service.** A use in this category includes all Neighborhood Service uses occupying a space of 8,000 square feet or more as well as such uses as those listed in Table 3.030.F-1. List of Typical Uses in Service Category.
3. **Automobile Service Station.** An establishment for the dispensing of fuel to a motor vehicle. May include up to 3 service islands for fueling, a convenience store, and an air and water station. Service islands should be located in the rear. The automobile service station use requires a special permit ("O"). Refer to Figure 3.030.F-1 Recommended Automobile Service Station Layout.
4. **Automobile Repair & Service.** A use with facilities for the sale of parts and the minor servicing of personal vehicles. A conditional use permit is required ("O") in all permitted districts.
 - a) Includes the replacement of small parts such as spark plugs, batteries, distributors, mufflers, hoses, bulbs, wipers, belts.

- b) Includes maintenance, such as services as oil changes, tire changes, brake servicing and replacement, repair of carburetors, radiator cleaning and flushing.
- c) Washing and polishing of the vehicle may be performed in a designated space within the building or in the rear.
- d) This use shall be located in a permitted building type, with service bays located on the rear or side facade, screened from the street.
- e) Does not include major mechanical and body work, straightening of body parts, painting, welding, or other work involving noise, glare, fumes, smoke, or other noxious by products.
- f) Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - (1) The vehicles are not stored for more than 2 days.
 - (2) The storage area is located in the rear yard screened from view of the front lot line.
 - (3) The storage area is screened using the Side & Rear Yard Buffer outlined in Section 6.160. Landscape, regardless of the adjacent land uses.

5. **Large Scale Entertainment.** A use offering entertainment within the community and the region in a structure larger than 30,000 square feet. Large Scale Entertainment includes such uses as a multiplex movie theater, skating rink, bowling alley or events facility (a facility regularly available for rental by an individual, group, or business for banquets, meetings, conferences, seminars, or lectures). This use may also include support facilities such as eating and drinking establishments. A conditional use permit is required ("O") in all permitted districts.
6. **Funeral Establishment.** A use where the dead are prepared for burial or cremation, and services such as wakes and funerals are held. Cremation is not permitted to happen on premises. These facilities require a conditional use permit ("O") in all permitted districts.

G. OFFICE USE CATEGORY

A category of uses that provides spaces for a variety of employment uses, such as office spaces and studio space for crafting.

1. **Office.** A use that involves the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 3.030.G-1. List of Typical Uses in Office Category.

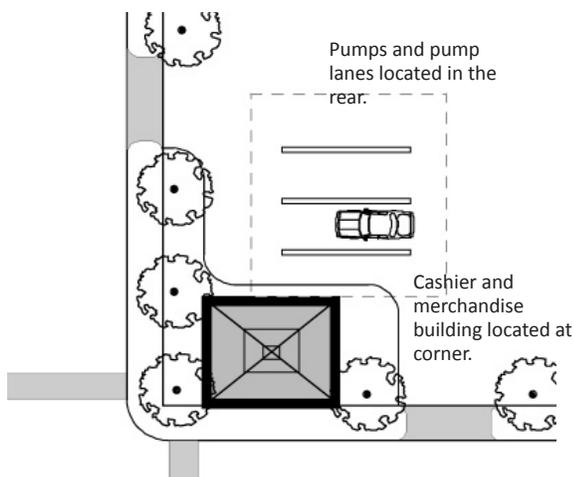


Figure 3.030.F-1. Recommended Automobile Service Station Layout.

2. **Research/Testing Laboratory.** A use involving the research and/or development of innovative ideas or products in technically intensive fields, including laboratory facilities. Small scale manufacturing may occur in the facility, including production of such items as medical and dental prosthetics.

H. INFRASTRUCTURE USE CATEGORY

A category of uses for the provision of public and private infrastructure to support other uses. Infrastructure uses typically do not include a principal building meeting the building type requirements. Accessory structures may be included.

1. **Parking Lot/Structure.** A lot or structure that does not contain a permitted building and is solely used for the parking of vehicles. Parking lots require a conditional use permit ("O"). The following requirements apply:
 - a) **Corner Lots.** A corner lot shall not be used as a parking lot/structure.
 - b) **Adjacent Parking Lots/Structures.** Two parking lots or structures cannot be located directly adjacent to one another.
 - c) **Single Family.** Parking lot cannot be associated with single family uses.
 - d) **Distance.** Parking lot must be within 1,300 feet of the principal entrance to the associated use unless:
 - (1) At least 75 percent of the spaces are dedicated for public use.
 - (2) An approved joint parking agreement is in place.
 - e) **Pedestrian Access.** Must be connected to associated use by a dedicated, public pedestrian pathway.
 - f) **Commercial Vehicles.** Parking lots for commercial vehicles are not permitted in CC Districts.
2. **Transportation Terminal: Bus.** A building or structure primarily used as part of a bus system for the purpose of loading, unloading, or transferring passengers. May include a station building, platforms, park and ride lots, bus stops, and other similar facilities. A conditional use permit is required ("O") in all permitted districts.
3. **Public Utility & Service Uses.** A lot that is primarily utilized for the city's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In all districts, utilities and infrastructure require a conditional use permit ("O").

3.030 Uses

I. ACCESSORY USE AND STRUCTURE REQUIREMENTS

A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use. Refer to Table 3.030.I-1. Permitted Accessory Use Table.

1. **Agricultural Uses.** An accessory use including farming, orchards, and bee keeping with no distribution via commercial scale vehicles. In all districts, agricultural accessory uses are permitted with the following conditions ("O"):
 - a) CC 4, CC 5, and CC 6 Districts. Permitted in conjunction with the Yard building type only.
 - b) Location. Shall only be located in the rear or side yards.
 - c) Bees. The following requirements apply when keeping bees for honey production in CC districts.
 - (1) A maximum of 2 hives are permitted per lot.
 - (2) Hives shall be located in the rear one-third of a lot, a minimum of 10 feet from any residential structure, and shall not be located in any setback.
 - (3) Fly-over Barrier. A fence or hedge with a height of at least 6 feet is required adjacent to any entrance of a hive.
 - (4) Outdoor storage of bee paraphernalia is not permitted.
 - d) Chickens. The following requirements apply when keeping chickens in CC districts.
 - (1) A maximum of 5 hens are permitted. Roosters are not permitted.
 - (2) Chickens shall be kept in the rear yard only.
 - (3) Coop is limited to a maximum of 100 square feet and no taller than 8 feet. Coop shall not be located in any setback per building type.
2. **Alternative Energy Generation.** Alternative energy generation includes structures for solar, wind, and geothermal. The following conditions apply:
 - a) Roof or Building Mounted Solar panels are permitted with the following requirements:
 - (1) Panels mounted at the same angle of the roof or flush with the building facade are permitted on any roof or building face.

- (2) Panels projecting off the roof or building at a different angle are limited to the rear and side facing roofs, unless solar access is limited in these locations.
 - (3) Panels shall not extend more than 10 feet above the surface of the roof to which they are attached. On pitched roofs, panels shall not extend more than 3 feet.
 - b) Roof Mounted Small Wind Energy Systems are permitted with the following requirements:
 - (1) Maximum rated capacity of 5 kW is permitted per turbine.
 - (2) One turbine is permitted for each 750 square feet of roof area.
 - (3) Maximum height is fifteen 15 feet above the surface of the roof.
 - c) Geothermal Energy is permitted in any yard with the following requirements:
 - (1) Any related above ground structure shall be located in a side or rear yard with a maximum height of ten 10 feet, subject to all requirements of the building type.
3. **Drive-Through Facility.** In the districts where drive-through structures are permitted by conditional use

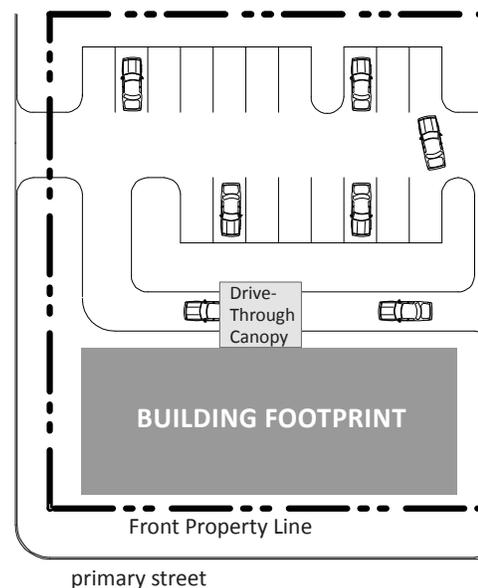


Figure 3.030.I-1. Recommended Drive-Through Facility Layout.

Table 3.030.I-1. Permitted Accessory Use Table.

Key

- Permitted
- ◐ Permitted in Upper Stories Only
- ◑ Permitted with Conditions
- Requires Conditional Use Permit

ACCESSORY USE TABLE								
	DISTRICTS							
	CC 1	CC 2	CC 3	CC 4	CC 5	CC 6	CC 7	CC 8
	Core District	Commercial Corridor	Core General	Core Residential	Transitional Residential	Neighborhood Residential	Suburban Residential	Civic Open Space
Accessory Uses & Structures								
Agricultural Uses					◑	◑	◑	◑
Alternative Energy Uses	◑	◑	◑	◑	◑	◑	◑	◑
Drive-Through	◑	◑	◑					
Customary Home Occupations	◑	◑	◑	◑	◑	◑	◑	◑
Outdoor Dining	◑	◑	◑					
Outdoor Storage		◑	◑					
Accessory Parking Lot	◑	◑	◑	◑	◑	◑		
Accessory Parking Structure	◑	◑	◑					
Temporary Uses								
Farmer's Market	◑	◑	◑	◑				
Fairs, Carnivals, Festivals	◑	◑	◑					
Mobile Office or Home	◑	◑	◑	◑	◑	◑	◑	◑

permit ("○"), the following applies. Refer to Figure 3.030.I-1 for one illustration of the following requirements.

- a) **Structure/Canopy.** Drive-through structures or canopies shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from the front lot line or any primary street.
 - b) **Stacking Lanes.** Stacking lanes shall be located perpendicular to the front lot line or behind the building.
 - c) **Materials.** The canopy and structure shall be constructed of the same materials utilized on the building.
4. **Outdoor Storage.** The outdoor storage of construction equipment and/or vehicles, equipment parts, materials, and supplies. In the districts where outdoor storage are permitted with conditions ("◑"), the following requirements apply:
- a) Frontage buffers are required on all front or corner side lot lines.
 - b) Side & Rear buffers are required on all other lot lines.
 - c) Exceptions to the buffer requirements may be approved with a conditional use permit.
5. **Accessory Parking Lot.** An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking lot locations are regulated by building type regulations, refer to 3.020 Building Types.
6. **Accessory Parking Structure.** A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot. Parking structures within the buildings are regulated per building type, refer to 3.020 Building Types. Separate parking structures accessory to the principal building shall meet the following requirements:
- a) **Location.** The parking structure shall be located behind the principal building and shall not be visible from the front lot line.
 - b) **Materials.** Any portion of the parking structure fronting a non-primary street or visible from any street or the rail right-of-way shall meet the materials and color requirements of Section 3.020 (C) of this Article.

3.030 Uses

- c) **Ramps.** Drive ramps sloped more than 1:20 shall not be located on a street facade.
 - d) **Entrances.** Entrance locations shall meet the access requirements of the building type.
 - e) **Height.** The height of the separate structure must be lower than any part of the principal structure by a minimum of 6 feet.
7. **Outdoor Dining.** Tables and chairs for patrons of eating and drinking establishments located outdoors, within the right-of-way, directly adjacent to the structure containing the associated use. Where outdoor dining is located in the right-of-way, a license agreement with the city is required and a minimum of 4 feet of sidewalk shall remain available and obstacle-free for passing pedestrians.
8. **Utility Structures.** Utility structures include all communication equipment, cisterns and rainwater collection, and mechanical equipment larger than 30 cubic feet. In the districts where utility structures are permitted with conditions (“●”), the following applies:
- a) **Accessory Use.** The equipment shall be located on a lot with a building and is a secondary use for the site.
 - b) **Roof Mounted Location.** Roof mounted equipment shall be located per one of the following:
 - (1) **Pitched Roof.** Locate the equipment on a rear facing surface of the roof, if feasible for communication purposes.
 - (2) **Flat Roof.** Locate the equipment towards the rear portion of the roof, where visibility is limited from the street to the maximum extent possible.
 - c) **Ground Mounted Location.** Ground mounted equipment is limited to the rear yard. Equipment may be located in the side yard if the equipment is screened from the street with an opaque wall, of the same or similar material of the street facade of the building.
 - d) **Height.** The height of the equipment is either a maximum of 12 feet or the maximum that is not visible from any street sidewalk, whichever is greater.

J. TEMPORARY USE AND STRUCTURE REQUIREMENTS

A category of uses that are not permitted to serve as the principal use on a zoning lot. These uses are incidental to and customary in connection with the principal building or use and located on the same lot with such principal building or use.

- 1. **Carnival, Festivals, & Fairs.** Temporary event sponsored by a not-for-profit philanthropic, civic, or institutional organization. This use is permitted with conditions in all

districts (“●”) and the following development standards apply:

- a) **Length of Time.** Use shall be limited to a period of 2 days for lots abutting a residential district, and shall be limited to a period of 5 days for all other lots.
 - b) **Hours of Operation.** Permitted hours of operation are 9 AM to 11 PM.
 - c) **Permit Required.** Approval of the permit shall be based on the adequacy of the parcel size, parking provisions, public safety, and traffic access, as well as the absence of undue adverse impacts on other properties.
2. **Farmer’s Market.** Temporary outdoor sales of agriculture products or by-products by vendors who are typically also the producers in a predesignated area. This temporary use includes such uses as holiday tree and wreath sales.
3. **Garage, Sidewalk, or Yard Sale.** A sale of used or new household or personal articles held on the seller’s own premises. In the districts where a Garage or Yard Sale is permitted with development standards (“●”), the following development standards apply:
- a) Such use shall be limited to a period not to exceed 3 consecutive days.
 - b) No more than four such sales shall be conducted from the same residence in any 12 month period.
 - c) A minimum of 4 feet of the sidewalk must remain available for passing pedestrians.
 - d) Merchandise must be stored inside the building during non-sale hours.
4. **Mobile Office or Homes.** Refer to Section 6.090 for requirements of temporary mobile office or home.

6.130 Signage

6.130 Signage

A. GENERAL REQUIREMENTS

1. **Purpose.** Regulation of the location, size, placement, and certain features of signs is necessary to:
 - a) Enable the public to locate goods, services, and facilities in the city without difficulty and confusion
 - b) Improve the general attractiveness of the community
 - c) Take advantage of the beauty of the community's natural environment
 - d) Protect property values.
 - e) Facilitate and aid in the identification and location of businesses in the city in the event of police, fire, or other emergencies and to avoid confusion and delay in response to such emergencies.
2. **Intent.** The intent of this ordinance is to:
 - a) Balance the rights of individuals to convey their messages through signs with the right of the public to be protected against the unrestricted proliferation of signs;
 - b) Protect the public health, safety, and welfare;
 - c) Reduce traffic and pedestrian hazards;
 - d) Protect property values by minimizing the possible adverse effects and visual blight caused by signs;
 - e) Promote economic development; and
 - f) Ensure the fair and consistent enforcement of sign regulations.
3. **Applicability.** These standards shall apply to signage in all zoning districts for non-residential uses only.
4. **Subdivision of Commercial or Industrial Land.** When a parcel zoned CC 2, C-4, or M is subdivided into two or more parcels, the multi-tenant monument sign is the only permitted freestanding sign.
5. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations.
 - a) **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs.
 - b) **Change in use for Single Business Signage.** For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
 - c) **Multiple-Business Signage.** For signage serving multiple businesses, whenever 50 percent or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
 - d) **Damage or Destruction.** When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50 percent of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.
6. **Sign Location.** Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
 - a) Certain sign types may extend beyond a property line into the right-of-way or public property with permission from the City and in accordance with the regulations outlined in this section.
 - b) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
 - c) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
 - d) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device.
7. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated.
 - a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, unless otherwise stated.
 - b) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated, unless otherwise stated.
 - c) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - d) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the sign.
 - e) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
 - f) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the sign face after sunset, with no light trespass onto adjacent property.
8. **Construction, Design, and Maintenance Standards.**
 - a) All signs shall meet the construction, design standards, and maintenance requirements of the City's Building Code.

6.130 Signage

- b) Any sign constructed of degradable material may be posted for a maximum of 30 days.
9. **Computation.** The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 6.130.E through 6.130.K for more information.
 - a) Exempt and temporary signs are not included in the maximum signage area calculations, unless otherwise specified.
 - b) Height for freestanding signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 - c) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - d) If the lot is a corner lot, the width shall be measured along the front yard.
 - e) Building frontage is the width of the front facade of a building.
10. **Sign Permit.** Unless otherwise stated, all signs permitted by this section shall require a sign permit prior to posting, displaying, substantially changing, or erecting within the city.
 - a) **Existing Signs.** Existing signs which conform to the provisions of this section and would be required to obtain a permit under these regulations shall register with the city within 90 days of the effective date of this ordinance.
 - (1) The information for registration shall be the same required in a permit application as stated below.
 - (2) No permit fee will be required for the registration of existing signs.
 - b) **Applications.** Applications for sign permits required by this ordinance shall be filed by the sign owner or owner's agent with the Director. The application shall include the following:
 - (1) The street address of the property upon which the sign is to be located.
 - (2) The name(s) and address(es) of all of the owner(s) of the real property upon which the subject sign is to be located.
 - (3) Consent of the owner, or the owner's agent, granting permission for the placement and maintenance of the sign.
 - (4) Name, address, phone number of the sign contractor.
 - (5) A dimensioned plat map of the property, drawn to scale, showing all existing structures, including existing signage, indicating the proposed location of the sign, and dimensioning the distance from the closest adjacent sign in either direction.
 - (6) The aggregate area for all signs on the parcel.
 - (7) A scaled plan and elevation of all faces of the proposed sign that includes all dimensions (total area of each face, total area, height, all dimensions defined in this regulation) and the type of sign as defined by this section.
 - (8) Drawn details and an explanation of how the sign is to be mounted or erected.
 - (9) Definition of all materials included on the sign and sign base, pedestal, or supports.
- c) **Fee.** An application fee of 40 dollars and an inspection fee of 45 dollars is required. An additional fee of 45 dollars is required for the inspection of electrical signs.
- d) **Approval Time.** The City shall process all sign permit applications within 30 business days of receipt of a complete application and all fees.
 - (1) The Director shall notify the applicant of the decision by either hand delivery of first class mail to the address on the application on or before the 30th business day. If mailed, notice shall be deemed to have been given upon the date of mailing.
 - (2) If the City fails to act within the 30 business day period, the permit shall be deemed to have been granted.
 - (3) Any incomplete application on file with the City shall be responded to by formal denial notice within the same 30 day period.
- e) **Denial and Revocation.** The City shall deny permits to applicants that submit applications for signs that do not comply with the provisions of this section, are incomplete applications, or contain any false material statements.
 - (1) Violation of any provision of this ordinance shall be grounds for terminating a permit granted by the City.
 - (2) Should it be determined that a sign permit was issued pursuant to an incomplete application or an application containing a false material statement, or that a permit has been erroneously

6.130 Signage

issued in violation of this ordinance, the Director shall revoke the permit.

- (3) Should the City deny a permit, the reasons for the denial are to be stated in writing and mailed by first class mail or via hand delivery to the address on the permit application on or before the 30th business day after the City's receipt of the application.
 - (4) Any application denied and later resubmitted shall be deemed to have been submitted on the date of re-submission, instead of the date of the original submission.
 - (5) No permit shall be denied or revoked, except for due cause or hereinafter defined, and the applicant is granted a public hearing before a hearing officer designated by the City. The applicant will be given 10 days written notice of the time, place and purpose of the hearing, with a statement of the reason for the denial of the permit application, or the revocation of a permit. "Due cause" is the violation of the provisions of this ordinance, state or federal law related to signage, or the submission of a n incomplete application or an application containing false material statements.
- f) **Appeal.** An individual whose permit application has been denied or a permittee whose permit has been revoked may appeal the decision of the hearing officer to the City Council upon filing of written notice of an appeal with the City Clerk within 10 business days of the hearing officer's decision.
- (1) Such appeal shall be considered by the Council at the next City Council meeting held after the City's receipt of the written notice of appeal, provided that the notice of appeal is received a minimum of 5 full business days before the meeting.
 - (2) If the appeal is not heard at such meeting, it shall be heard at the next regular meeting of Council thereafter.
 - (3) The Council shall make a final decision no later than 30 days from the date of the hearing.
- g) **Further Appeal.** In the event an individual whose permit has been denied or revoked is dissatisfied with the decision of the City Council, he or she may petition for writ of certiorari to the Superior Court as provided by law.
- h) **Expiration.** A sign permit shall become null and void if the sign for which the permit was issued has not been completed and installed in accordance with the permit application within 6 months after the date of issuance.
- (1) No refunds will be made for permit fees paid for permits that expired due to failure to erect a permitted sign.
 - (2) If later an individual desires to erect a sign at the same location, a new application must be processed and another fee paid in accordance with the fee schedule applicable at such time.
11. **Registration of Nonconforming Signs.** Nonconforming signs, which met all legal requirements when erected, may stay in place, provided that within 90 days of the effective date of this ordinance the owner of the nonconforming sign or the owner's agent registers the sign with the City.
- a) Such registration shall contain the information listed in Section 6.130.A(10)(b). The registration shall specify the sign being registered as nonconforming and shall state that the sign was completely installed before the effective date of this ordinance. Payment of a fee is not required for the registration of a nonconforming sign; however, failure to register shall be considered an offense and may be punished as any other ordinance violation. Nonconforming signs shall be permitted until one of the following conditions occurs:
 - (1) The deterioration of the sign or damage to the sign makes it a hazard or unsightly; or
 - (2) The sign has been damaged to the extent that more than minor repairs are required to restore the sign; provided that signs damaged by an Act of God and not due to the owner's action may be restored to their pre-damage condition, provided that the useful life of the sign is not extended.
 - b) No structural repairs except those permitted pursuant to Section 6.130.A(11)(a)(2) above, change in shape, size or design, shall be permitted except to make a nonconforming sign comply with all requirements of this ordinance.
 - c) A non-conforming sign may not be replaced by another non-conforming sign except where changed conditions beyond the control of the owner render the sign nonconforming or warrant the sign's repair.
12. **Variances.** Variances shall be limited to the minimum relief necessary to overcome the hardship. No variance shall be granted to allow a greater number of signs than would be allowed if the hardship did not exist. A variance from compliance with the sign regulations of

this ordinance shall be limited to the following hardship situations:

- a) Standards
 - (1) Where visibility of a conforming sign from the public street and within 50 feet of the proposed sign would be substantially impaired by existing trees, plants, natural features, signs, existing buildings or structures on a different lot; and
 - (2) Placement of the sign elsewhere on the lot would not remedy the visual obstruction; and such visibility obstruction was not created by the owner of the subject property; and the variance proposed would not create a safety hazard to traffic.
- b) Variance applications shall be submitted to the City Council and shall be heard under the same time frames and rules governing appeals under this ordinance.

13. Enforcement and Penalties.

- a) All signs shall be maintained in good condition as to present a neat and orderly appearance. The City may, after due notice, issue a citation to any permittee for any sign which shows gross neglect or becomes dilapidated. Such due notice shall be in writing, shall specify the sign and location, and shall state that the sign has not been properly maintained. The City shall give the permittee 10 days to rectify the condition or remove the dilapidated sign before issuing a citation.
- b) The City may issue a citation for violation of this ordinance by any sign erected, altered, converted, or used in violation of this ordinance.
- c) Any person violating any provision of this ordinance shall be liable for a fine of 150 dollars for each violation. Each day a sign is posted in violation of this ordinance shall constitute a separate violation.

14. **Inspections.** The Director shall periodically inspect each permanent and temporary conforming and non-conforming sign in an attempt to ascertain whether the same is secure or insecure, and whether it is in compliance with the requirements of this ordinance or in need of repair. Responsibility for the safety of signs and security of their attachment or erection remains at all times with the sign owner.

15. **Removal procedure.** The Director shall cause to be removed any sign that endangers the public safety, such as an abandoned, dangerous or materially, electrically or structurally defective sign or a sign for which no permit has been issued or which is otherwise in violation of this ordinance. The Director shall prepare a written

notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within 30 days, the sign shall be removed in accordance with the provisions of this section.

- a) All notices mailed by the Director shall be sent by certified mail and first class mail. Any time periods provided in this section shall be deemed to commence on the date of the receipt of the certified mail, or if the first class mail is not returned, after 3 days of mailing.
- b) The notice shall be mailed to the owner of the property on which the sign is located, the owner of the sign and the occupant of the property. If any of such persons is unknown or cannot be found notice shall be mailed to such person's last known address, if any, and posted on the sign or on the premises.
- c) Any person having an interest in the sign or the property may appeal the determination of the Director ordering the removal or compliance by filing a written notice of appeal within 10 days after receipt of notice.
- d) Notwithstanding the above, in cases of emergency, the Director may cause the immediate removal of a dangerous or defective sign without notice.
- e) Any sign removed by the Director pursuant to the provisions of this section shall become the property of the City and may be disposed of in any manner deemed appropriate by the City. The cost of removal of the sign by the City shall constitute a lien against the property and shall be recoverable in the same manner as City property taxes. The cost of removal shall include any and all incidental expenses incurred by the City in connection with the sign's removal.
- f) When it is determined by the Director that the sign would cause imminent danger to the public safety, and contact cannot be made with a sign owner or building owner, no written notice shall have to be served. In this emergency situation, the Director shall document the imminent danger and attempts to contact the sign owner, and may correct the danger, all cost being charged to the sign owner and property owner.
- g) If it shall be necessary for the Director to remove a sign pursuant to the provisions of this section, and it should be practicable to sell or salvage any material derived in the removal, he may sell the same at private or public sale at the best price obtainable, and shall keep an account of the proceeds thereof. Such proceeds, if any, shall be used to offset the cost of removal to be charged to the sign owner or property owner. Where the proceeds derived from such a sale

6.130 Signage

are less than the cost of removal, such deficiency shall constitute a lien against the property on which the sign is located, such lien to be collectible in the same manner as city property taxes.

16. **Severability.** In the event any section, subsection, sentence or word of this ordinance is declared and adjudged to be invalidated or unconstitutional, such declaration or adjudication shall not affect the remaining portions of this article, which shall remain in full force and effect as if such portion so declared or adjudged unconstitutional were not originally part of this article. The City Council declares that it would have enacted the remaining parts of this article if it had known that such portion would be declared or adjudged invalid or unconstitutional.

B. DEFINITIONS

The following definitions are applicable specifically to this section.

1. **Aggregate sign area** shall mean the area of all signs on a parcel, excluding the area of one face of all double-faced signs.
2. **Animated sign** shall mean a sign with action, motion, or changing colors or patterns which requires electrical energy. This definition includes signs that electronically change the sign face, whether by substitution of copy or scrolling. An electronic sign that maintains a steady sign face without change for no less than one (1) hour is not considered an animated sign. However, any deviation from the minimum one (1) hour change of unchanged copy results in the sign being considered an animated sign.
3. **Area of a sign or sign area** shall mean the smallest square, rectangle, triangle, circle, or combination thereof, which encompasses one face of the entire sign, inclusive of any border and trim but excluding the base, apron, supports, and other structural members.
4. **Awning sign** shall mean a sign located on an awning, a roof-like cover consisting of a metal frame and material, canvas, or steel and extending over a window or other opening to create shade.
5. **Double-faced sign** shall mean a sign which has two display areas placed back to back against each other or where the interior angle formed by the display areas is 60 degrees or less, where one face is designed to be seen from one direction and the other face from another direction.
6. **Flag** shall mean any fabric or bunting containing colors, patterns, or symbols used to signify a government or other entity or organization.
7. **Freestanding sign** shall mean a sign securely affixed to a support structure which is permanently attached to the ground and wholly independent of any building for support, such as monument or stanchion signs.
8. **Illuminated sign** shall mean a sign that has light cast upon the sign from a source either internal to the sign or from an external light source directed primarily toward such sign.
9. **Incidental sign** shall mean a sign of no more than 2 square feet that serves the purpose of guiding safe traffic movements onto, from or on property, and without which there is an increased risk of incompatible traffic movements or obstructions. Example of incidental signs include but are not limited to "stop," "no parking," "entrance," "loading zone" and other similar traffic related directives.
10. **LED sign** shall mean any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind, whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology.
11. **Monument sign** shall mean a freestanding sign mounted directly upon the ground. Such sign may not be attached to or be a part of or supported by the building in or to which the sign applies.
12. **Non-conforming sign** shall mean any sign that does not conform to the provisions of this ordinance but that was legal at the time of its erection.
13. **Parcel** shall mean a separate tax unit of real property on county real estate records.
14. **Pole-mounted sign** shall mean a freestanding sign mounted on one or more steel poles set in the ground and of sufficient strength and size to support the advertisement portion of such structure which rests upon or is supported by such poles.
15. **Roof sign** shall mean a sign attached to, supported by or erected over the roof of a building and which extends above the immediately adjacent roof line of the building.
16. **Sign** shall mean a device or representation for visual communication which is used for the purpose of bringing the subject thereof to the attention of others.
17. **Wall sign** shall mean a sign fastened, placed or painted upon or parallel to the exterior wall of the structure itself, whether front, rear or side of the structure.

6.130 Signage

18. **Window sign** shall mean a sign installed flush with or on a window and intended to be viewed from the outside.

C. EXEMPT SIGNS

1. **General Requirements.** Exempt signs meeting the standards of this section are subject to the following:

- a) Exempt signs are permitted in all districts.
- b) Exempt signs do not require a sign permit for installation, unless otherwise specified.
- c) Exempt signs are not required to meet any sign type standards, unless otherwise specified.
- d) Exempt signs are not counted in the determination of the total permitted area of signage on a lot outlined in Table 6.130-1.

2. **Exempt Signs.** The following are considered exempt signs.

- a) **Name Plates.** Any name plate, numbers identifying the building address, or identification sign, not exceeding one square foot in area.
- b) **Hours of Operation.** Hours of operation, not exceeding 2 square feet in area.
- c) **Official Signs.** Any official sign, public notice sign, or warning sign required by a valid and applicable federal, state, or local law, regulation, or ordinance or by order of a court of competent jurisdiction.
- d) **Public Service Signs.** Signs used for safety purposes relative to the repair or maintenance of streets, sidewalks, or utilities in a public right-of-way.
- e) **Traffic Control Signs.** Traffic and other official signs of any public or governmental agency, such as traffic control signs, railroad crossing signs, trespass signs, signs indicating danger, or signs used as aids to service or safety.
- f) **Flags.** One or two flags may be displayed per lot and are exempt from any permit requirements with the following limitations:
 - (1) On residential lots, flagpoles shall not exceed 25 feet in height or the height of the primary structure.
 - (2) In commercial or industrial districts, flagpoles shall not exceed 60 feet in height.
 - (3) The dimensions of any flag shall be proportional to the flagpole height such that the hoist side of the flag shall not exceed 50 percent of the vertical height.

- (4) More than two flags on a lot requires a sign permit and the flag shall be counted towards the maximum signage per lot.

- g) **Signs Inside Buildings.** Any sign which is located completely within an enclosed building, when such sign is not readable from 10 feet or more outside the building.
- h) **Informational Signs.** Any sign not legible beyond the property line of the lot upon which it is situated or from any right-of-way and signs oriented inward upon a lot and intended solely for the information of employees, students, faculty, or visitors.
- i) **Directional Signs.** Signs directing vehicular ingress and egress to off-street parking facilities. These signs shall meet the following requirements:
 - (1) No more than two signs are permitted for each lot per right-of-way frontage.
 - (2) One sign per parking lot per right-of-way frontage identifying the facilities and the conditions of use.
 - (3) Each sign face shall not exceed 2 square feet in area.
 - (4) Signs shall not exceed 3 feet in height.
 - (5) Signs shall be set back a minimum of 2 feet from property lines and are not permitted to overhang any property line.
 - (6) Logos or other advertising are not permitted.
 - (7) A sign permit must be obtained.
- j) **Historical Markers.** Memorial signs, tablets, or cornerstones including the name of building or date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible materials. Historical markers shall not exceed 2 square feet in area.
- k) **Noncommercial Signs.** Tablets, grave markers, headstones, statuary, or remembrances of persons or events that are noncommercial in nature.
- l) **Temporary Decorations or Displays.** Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, ethnic, or religious holidays, as well as national, state, and city holidays.
- m) **Works of Art.** Works of fine art, created simply for its beauty and displaying the fine skill of the artist, when

6.130 Signage

not displayed in conjunction with a commercial enterprise.

- n) **Signage for a Home Occupation.** These signs shall meet the following requirements:
 - (1) One sign per lot is permitted.
 - (2) Sign shall be flat mounted against the building.
 - (3) Sign shall be no larger than one square foot in area.
 - (4) Sign shall not be directly or indirectly illuminated other than by those lights incidental to the residential use of the premises.

D. PROHIBITED SIGNS

- 1. **General Requirements.** Prohibited signs shall not be constructed in any district.
- 2. **Prohibited Signs.** The following signs are prohibited.
 - a) **Flashing or Moving Lights.** Signs which incorporate flashing or moving lights.
 - b) **Animated or Moving Signs.** Signs which move or give the appearance of movement, including but not limited to signs which flutter, undulate, swing, rotate, oscillate, or otherwise move by natural or artificial means. Moving signs shall not include flags, signs displaying time and temperature, and electronic message board (EMB) signs as permitted in this section.
 - c) **Similarity to Traffic Control Signs.** Signs that include words such as "Stop", "Danger", "Warning", "Caution", or "Go Slow", unless such language is part of the name of the business, or any other words, phrases, symbols, or characters that imitate any authorized traffic sign by shape, color, or character or employs any red, yellow, green, or other colored lamps or lights in such a manner as to interfere with, mislead, or confuse traffic.
 - d) **Vehicles as Signs.** Any sign attached to or placed on a vehicle or trailer parked on public or private property that is prominently visible from public streets, except during the following conditions:
 - (1) The primary purpose of such a vehicle or trailer is not the display of signs.
 - (2) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets, and actively used or available for use in the daily function of the business to which such signs relate.
 - e) **Portable or Wheeled Signs.** Any sign permanently mounted on wheels.
 - f) **Inflatable or Balloon Signs.** Temporary or permanent signs that are inflatable or balloon-like are not permitted.
 - g) **Off-Site Signs.** All signs shall be located on the lot the business is located on. Off-site signs are not permitted.
 - h) **Billboards.** Billboards and similar advertising structures are prohibited.
 - i) **Roof Signs.** Signs attached to, supported by, or erected over the roof of a building and which extends above the immediately adjacent roof line of the building.
 - j) **Obscene Signs.** Signs that contain words, pictures, or statements that are obscene, as defined by Official Code of Georgia Annotated 16-12-80.
 - k) **Signs with Sound.** Signs that emit or utilize in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing.
 - l) **Electronic Message Boards, LED Signs.** Any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind, whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology.

E. TEMPORARY SIGNS

- 1. **General Requirements.** These signs are temporarily permitted for promoting special community or non-profit activities, special events, or grand openings for businesses. Temporary signs shall adhere to the following general requirements, unless otherwise specified.
 - a) **Permitted Display Time.** A temporary sign shall not be displayed for more than 30 consecutive days.
 - (1) Once removed, a temporary sign shall not be reinstalled on same lot until after the expiration of an interim period of 90 days.
 - (2) Temporary signs shall be removed by the person or organization that erected or caused the erection of the sign(s) not less than 3 days after the date of the event to which they relate

6.130 Signage

or at the end of the maximum display period, whichever comes first.

- b) **Location.** The following regulations apply to locating temporary signs.
 - (1) Temporary signs shall be allowed in all districts.
 - (2) Temporary signs must be located on private property and shall not be posted, attached or placed on any tree, utility pole, street sign post, light post, or any official traffic control sign or signal post on the public right-of-way.
 - (3) Temporary signs located within the public right-of-way may be removed by the city.
 - c) **Quantity.** One temporary sign is permitted per lot frontage on a public right-of-way per permitted 30 day period.
 - d) **Size.** Temporary signage on a lot shall not total an area greater than 32 square feet at one time and is not counted in the determination of the total permitted area of signage on a lot.
 - e) **Maintenance & Materials.** All temporary signs must be properly maintained and of a material able to withstand the elements.
 - f) **Permit Required.** The display of all temporary signs requires a permit.
2. **Temporary Sign Types.** The following are permitted types of temporary signs. Requirements defined in 6.130.E(1), above, shall be met, unless otherwise specified below.
- a) **Real Estate Signs.** Real estate signs are for the sale, lease, rental use of a lot or building, or availability of a rental unit in a building.
 - (1) **Permitted Display Time.** Real estate signs are permitted for the duration of the sale, lease, or rental period.
 - (i) All such signs shall be removed within 7 days of a signed agreement with respect to the sale, lease, rental use of the lot or building, or rental of unit within a building.
 - (ii) No sign indicating the property has been "sold" shall remain more than 7 days after closing.
 - (2) **Open House Signs.** Open house signs are permitted up to 4 hours before the event and shall be removed immediately after its end.
 - (3) **Quantity.** One sign pertaining to the sale, lease, rental use of a lot or building, or availability of a rental unit in a building is permitted per lot frontage.
 - (4) **Size.** Real estate signs shall not exceed 6 square feet in area, except for the following pertaining to nonresidential uses:
 - (i) Lots with 100 to 300 feet of frontage. Real estate signs for properties with lot frontages between 100 and 300 feet shall not exceed 16 square feet.
 - (ii) Lots with over 300 feet of Frontage. Real estate signs for properties with lot frontages over 300 feet shall not exceed 32 square feet.
 - (5) **Height.** The maximum height of such signs is 10 feet.
 - (6) **Permit.** A permit is required only for signs larger than 6 square feet in area.
- b) **Construction Signs.** Construction signs identify the name of the project developers, contractors, engineers, and architects on a site being developed.
 - (1) **Permitted Display Time.** Signs shall be removed no later than 7 days after the completion of construction or issuance of a certificate of occupancy, whichever is sooner.
 - (2) **Size.** For every one project developer, contractor, engineer, or architect, 4 additional square feet of area is permitted up to a total sign area of 44 square feet.
 - (3) **Height.** The maximum height of such signs is 10 feet.
 - (4) **Permit.** Sign permit shall not be issued prior to the building permit.
- c) **Political Signs.** Political signs are exempt from all the standards in 6.130.E(1) except the location requirements detailed in 6.130.E(1)(b).
 - d) **Special Event Sign.** A special event sign is permitted for promoting special community activities, special promotional sales, special events, or activities.
 - (1) **Permitted Display Time.** Signs shall be removed no later than the day following the special event.
 - (2) **Location.** Special events signs may be located in the right-of-way in the CC1 and CC3 districts where the pedestrian walkway is at least 5 feet in width and shall not be placed within 10 feet of an intersection or crosswalk.

6.130 Signage

- e) **Window Signs.** Window signs are located wholly in the window of the structure housing the use being referenced by the sign.
 - (1) **Temporary Window Signs.** Temporary window signs must follow the restrictions for window signs outlined in this section. Refer to 6.130.L Window Signs.
 - (2) **Multiple Signs.** Multiple temporary window signs are considered one sign for the purposes of computing the quantity of temporary signs on a lot.
 - (3) **Permit.** No permit shall be required.
- f) **Sandwich Board Sign.** A sandwich board is a set of 2 signs set up in a triangular shape and hinged along the top.
 - (1) **Permitted Display Time.** Sandwich boards are not restricted to the 30 day display time restriction.
 - (i) Signs shall only be displayed during business hours.
 - (ii) Signs must be removed by close of business each day.
 - (2) **Location.**
 - (i) Sandwich board signs may be located in the right-of-way in the CC1, CC2, and CC3 districts where the pedestrian walkway is at least 5 feet in width and shall not be placed within 10 feet of an intersection or crosswalk.
 - (ii) Sandwich board signs shall be located within 15 feet of the entrance to the business.
 - (3) **Size.** Signs shall not be greater than 3 feet in height and no more than 6 square feet in area per sign face.
 - (4) **Materials.** Signs shall be constructed of wood, metal, or other durable materials to withstand the elements.
- 2. **Permitted Quantity of Signage by District.** Table 6.130-F.2 details the maximum total amount of signage permitted on a lot within each district.
- 3. **Window Signs.** Window signs shall not count towards a lot's maximum permitted amount of signage. Refer to 6.130.L Window Signs.
- 4. **Signs Located on Parking lots.** One sign is permitted in addition to the maximum signage quantities detailed in Table 6.130.F-1 provided the following.
 - a) Permitted sign types are a wall, projecting, or awning sign.
 - b) Maximum sign area is 30 square feet.
 - c) Permitted location is either the side or rear facade along a parking lot.
- 5. **Through Lots.** In addition to the maximum amount of signage permitted per lot, through lots may incorporate an additional 30 square feet of signage permitted for the lot located in either the rear yard or along the rear facade.
- 6. **Exempt/Temporary Signs.** Table 6.130.F-1 does not apply to exempt or temporary signs unless otherwise specified.
- 7. **Iconic Sign Elements.** Iconic sign elements of three-dimensional symbols or logos are permitted under the following conditions.
 - a) **Symbol or Logo Size.** The symbol may not be larger than 4 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per lot.
 - b) **Moving Parts or Illumination.** No moving parts or external illumination of the symbol may be provided.
 - c) **Text.** The text component of the symbol or logo may not be more than 30 percent of the overall area of the sign.

F. QUANTITY OF SIGNAGE

The following pertain to specific sign types detailed in this section.

- 1. **Summary Table of Sign Types permitted by District.** Table 6.130-F.1 summarizes the permitted sign types by district. Refer to each sign type for specific information, 6.130.G through 6.103.O.

		SIGN TYPES PERMITTED BY DISTRICT											
		DISTRICTS											
		CC1	CC2	C-4	M1	M2	CC3	CC4	CC5	CC6	CC7	CC8	
		Core District	Commercial Corridor	Commercial	Industrial	Industrial	Core General	Core Residential	Transitional Residential	Neighborhood Residential	Suburban Residential	Civic Open Space	
SIGN TYPES	Building Mounted Signs	Wall Sign	●	●	●	●	●	●				●	
		Projecting Sign	●	●	●	●	●	●					
		Projecting Marquee	○	○									
		Awning Sign	●	●	●	●	●	●					
		Canopy-Mounted Sign	●	●	●	●	●	●				●	
		Window Sign	●	●	●	●	●	●					
	Freestanding Signs	Monument Sign		●	●	●	●	●	○	○		○	●
		Ped-Scale Pole Sign		●	●	●	●	●	●	●			●
		Multi-Tenant Monument Sign		◐	◐	◐	◐						

- = Permitted within district
- = Limited by Use per Sign Type; refer to 6.130.G through 6.130.O
- ◐ = Permitted per 6.130.O; Required for Subdivisions per 6.130.O

Table 6.130.F-1. Signage Types Permitted by District.

MAXIMUM PERMITTED SIGN TYPE BY DISTRICT				
CC 1 & CC3	CC 2, C-4 & M Districts	CC 4 & CC 5	CC 7, all R Districts	CC 8
3 square feet per 1 linear foot of lot width with a maximum of 200 square feet each, front and rear facade.	3 square feet per 1 linear foot of lot width with a maximum of 200 square feet for single business occupant, 400 square feet for multiple business occupancy. Multi-tenant monument signs shall be included in sign total per 6.130.O(4)(A) Note: Subdivision of parcels in these districts into two or more parcels limits any freestanding signage to the multi-tenant monument sign. Refer to 6.130.A(4) and 6.130.O(2).	For Residential Care Uses (refer to 3.030), one sign type is permitted, maximum area per type.	For subdivisions of 10 lots or more, one Monument Sign is permitted.	2 square feet per 1 linear foot of lot width with a maximum of 150 square feet

Table 6.130.F-2. Quantity of Total Signage Permitted per Lot by District.

6.130 Signage

G. WALL SIGN

1. **Description.** Wall signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 6.130.G-1 and 6.130.G-2.
2. **General Requirements.** Wall signs shall be developed according to the standards in Table 6.130.G-1.
 - a) Building Openings. Wall signs shall not cover windows or other building openings.
 - b) Architectural Features. Wall signs shall not cover architectural building features.
 - c) Murals. Murals, a type of wall sign painted onto the building face displaying the business name or activity, are prohibited.
3. **Computation.** The area of a wall sign is calculated using the following information.
 - a) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 6.130.G(2).
 - b) Area Credit. All areas that utilize individual alphanumeric characters or logos (including only those using wood, wood substitute, metal, or masonry) may use a total area of 90 percent of the calculation as outlined above.

Wall Sign Requirements	
Permitted Districts	CC 1, CC 2, CC 3, C-4, M Districts
Sign Area	Shall not exceed 180 sq ft or 10 percent of the wall face, whichever is less, on each street facing wall.
Height	2' maximum letter or element height; 4' maximum overall sign height.
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	1' maximum projection from building face; shall not project above the roof line.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 6.130.G-1. Wall Sign Requirements.

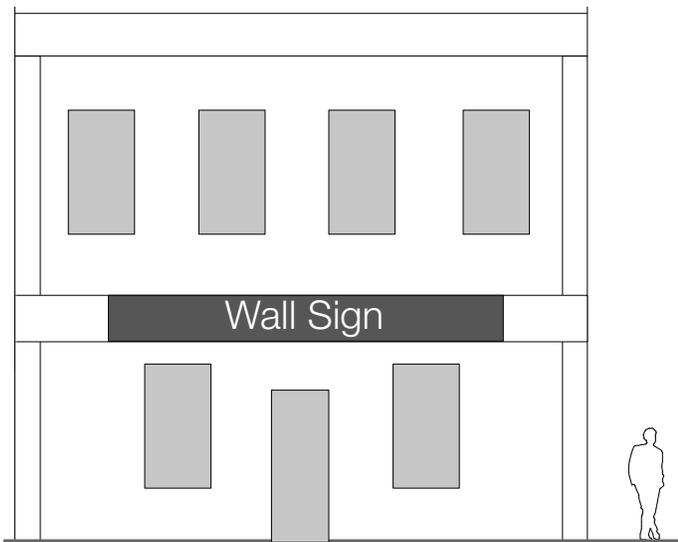


Figure 6.130.G-1. Wall Sign.



Figure 6.130.G-2. Measuring Wall Signs.

H. PROJECTING SIGN

1. **Description.** A Projecting sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 6.130.H-1.
2. **General Requirements.** Projecting signs shall be developed according to the standards in Table 6.130.H-1.
3. **Computation.** The area of a Projecting sign is equal to the area of one of the sign's faces.

Projecting Sign Requirements	
Permitted Districts	CC 1, CC 2, CC 3, C-4, M Districts
Sign Area	Maximum 15 sq ft per face.
Height	8' maximum sign length, 8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades; sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project closer than 3' from back of curb
Quantity	1 per tenant per public ROW frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 6.130.H-1. Projecting Sign Requirements.

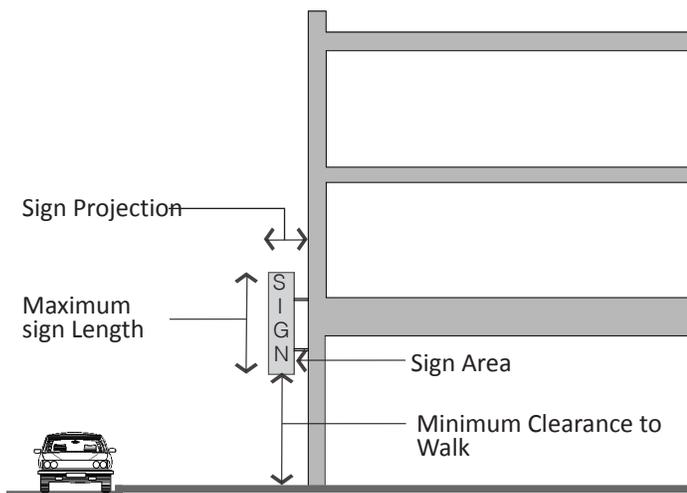


Figure 6.130.H-1. Projecting sign.

6.130 Signage

I. PROJECTING MARQUEE SIGN

1. **Description.** A Projecting Marquee sign is a projecting sign designed to have manually changeable copy and 2 to 3 sign faces. Refer to Figures 6.130.I-1 and Figure 6.130.I-2.
2. **General Requirements.** Projecting Marquee signs shall be developed according to the standards in this section and Table 6.130.F (1).
 - a) **Manually Changeable Copy.** Manually changeable copy boards are permitted on Projecting Marquee signs in CC 1 and CC 2 with use limitations and provided the following conditions are met:
 - (1) The area of the boards cannot equal greater than 30 percent of the area of the sign face on which it is located or 32 square feet, whichever is less.
 - (2) One sign of any type containing a Manually Changeable Copy Board is permitted per lot.
3. **Computation.** The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Projecting Marquee Sign Requirements

Permitted Districts	CC 1, CC 2: Limited to assembly uses or theater uses per 3.030 Uses.
Sign Area	Maximum 40 sq ft per face.; minimum 2 faces per sign. Refer to Table 6.130.F-1 for maximum per lot
Height	8' minimum clearance to walk required
Location on the Building or Site	Front & corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 1' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only on sign face; manually changeable copy boards permitted with conditions ¹

Table 6.130.I-1. Projecting Marquee Sign Requirements.

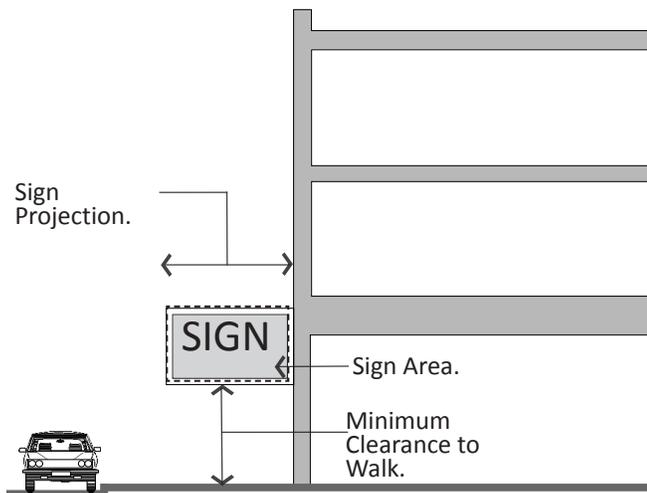


Figure 6.130.I-1. Projecting Marquee sign.

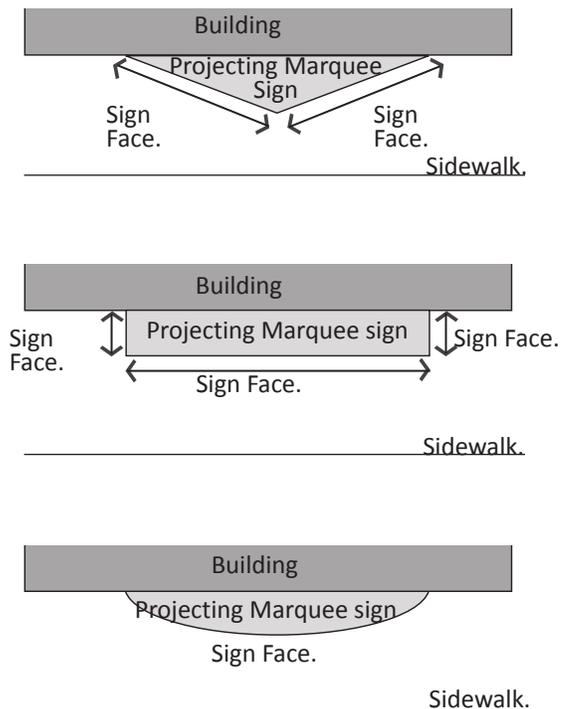


Figure 6.130.I-2. Projecting Marquee sign Plan.

J. AWNING SIGN

1. **Description.** A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 6.130.J-1 and 6.130.J-2.
2. **General Requirements.** Awning signs shall be developed according to the standards in Table 6.130.J-1.
3. **Computation.** The area of an awning sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 6.130.J-2.

Awning Sign Requirements	
Permitted Districts	CC 1, CC 2, CC 3, C-4, M Districts
Sign Area	Shall not exceed 100 sq ft; up to 30 percent of the awning may be used for signage; Refer to Table 6.130.F-2 for maximum per lot
Height	8' minimum clearance to walk required; maximum awning sign height is 3 ft.
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof. Shall not project above the roof line.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, or wood; All supports shall be made of metal or wood

Table 6.130.J-1. Awning Sign Requirements.

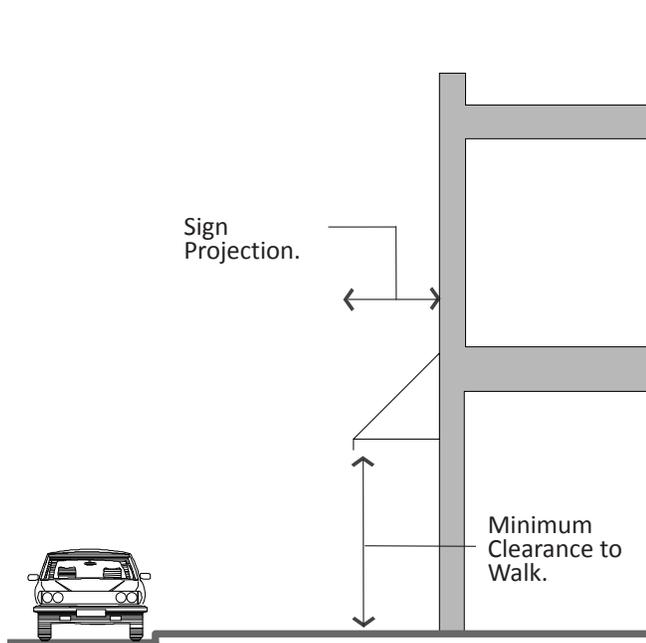


Figure 6.130.J-1. Awning Sign.

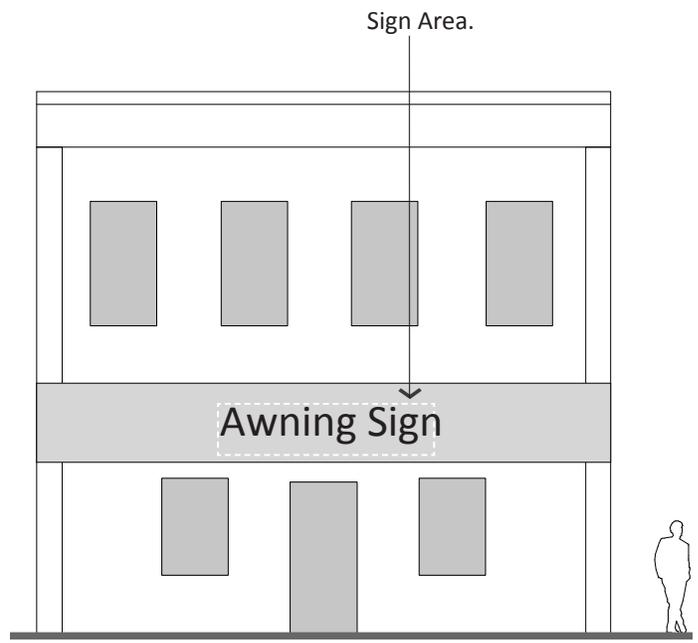


Figure 6.130.J-2. Awning Sign.

6.130 Signage

K. CANOPY-MOUNTED SIGN

1. **Description.** A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 6.130.K-1 and 6.130.K-2.
2. **General Requirements.** Canopy-Mounted signs shall be developed according to the standards in Table 6.130.K-1.
3. **Computation.** The area of a Canopy-Mounted sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof sign, as is illustrated in Figure 6.130.K-2.

Canopy-Mounted sign Requirements	
Permitted Districts	CC 1, CC 2, CC 3, CC 8, C-4, M Districts
Sign Area	Maximum 30 sq ft. Refer to Table 6.130.F-2 for maximum per lot
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not project beyond the front edge of the canopy; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public ROW frontage; per tenant per side or rear facade on a parking lot 1
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

Table 6.130.K-1. Canopy-Mounted sign Requirements.

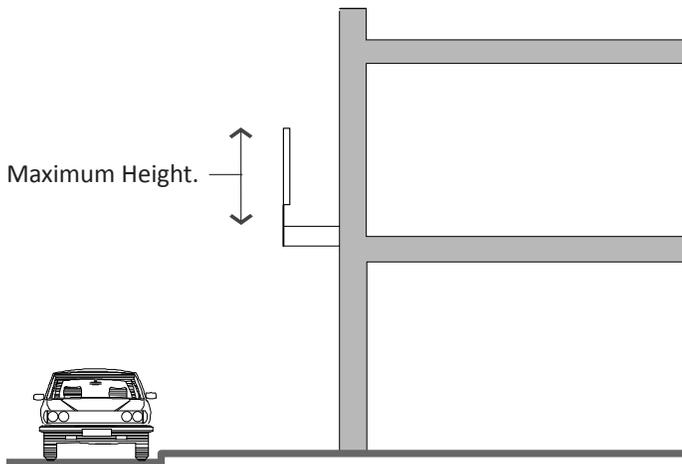


Figure 6.130.K-1. Canopy-Mounted Sign.

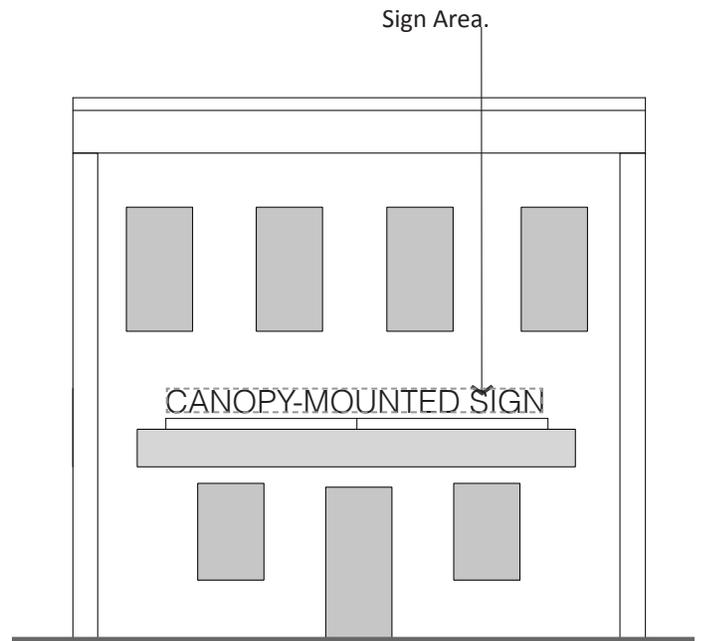


Figure 6.130.K-2. Canopy-Mounted Sign.

L. WINDOW SIGN.

1. **Description.** A Window sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 6.130L-1.
2. **General Requirements.** Window signs shall be developed according to the standards in Table 6.130.L-1.
3. **Computation.** A series of windows that are separated by frames or supporting material of less than 6 inches in width shall be considered a single window for the purposes of computation.
 - a) **Measurement.** To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 6.130.L-1.
 - b) **Maximum Allowance.** Window signs are not counted toward a site's maximum signage allowance.
 - c) **Exempt signs.** Address and hours of operation are considered exempt signs and are not counted in the Window sign area calculation. Refer to 6.130.C Exempt signs.
 - d) **Temporary Window signs.** Temporary Window signs must be included in the total percentage of signage per window calculation. Refer to 6.130.E (2)(e) Temporary signs.
 - e) Window signs may not be internally illuminated except for neon or similar illuminated window signs.

Window sign Requirements	
Permitted Districts	CC 1, CC 2, CC 3, C-4, M Districts
Sign Area	Up to 30 percent of a set of continuous windows may be covered with signage; No more than 50 percent of any one window panel may be covered with signage. Refer to Table 6.130.F-2 for maximum per lot
Height	No maximum
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic, or other similar materials also permitted

Table 6.130.L-1. Window Sign Requirements.

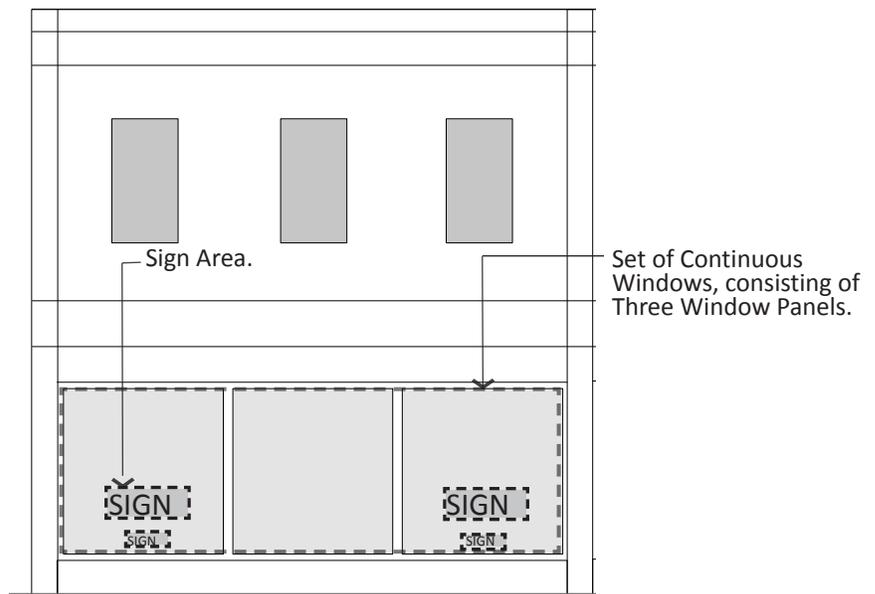


Figure 6.130.L-1. Measuring Window Signs.

6.130 Signage

M. MONUMENT SIGN

1. **Description.** A Monument sign is freestanding; it is located in a front or side yard of a lot. Refer to Figures 6.130.M-1 and 6.130.M-2.
2. **General Requirements.** Monument signs shall be developed according to the standards in Table 6.130.M-1.
 - a) **Pole-Mounted Signs.** Monument signs may not be pole-mounted.
 - b) **Manually Changeable Copy.** The area of any manually changeable copy cannot equal greater than 30 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
3. **Computation.** The area of a monument sign is equal to the area of all sign faces. This measurement includes the sign, any cabinet in which it is enclosed and any changeable copy boards, but excludes the base of the sign.
 - a) **Measuring Height.** Height shall include the sign face, base, cabinet, and ornamental cap.
 - b) **Height from Grade.** Height shall be measured from the grade level of the curb of the street closest to the sign. The level of the ground shall not be altered in such a way as to provide additional sign height.

Monument Sign Requirements	
Permitted Districts	CC 2, CC 3, CC 8, C-4, M Districts Permitted in CC 7 as subdivision entrance sign. Permitted in CC 4 and CC 5 for Residential Care Uses (refer to 3.030 Uses).
Sign Area	Maximum 60 sq ft total, all faces. In CC 7, maximum 25 sq ft sign. Refer to Table 6.130.F-1 for maximum per lot
Height	Maximum height 5'
Location on the Building or Site	Front or Corner Yards with a minimum average depth of 10 feet.
Placement on the Building or Site	10' setback from driveways & side property line; 5' from front & corner property lines
Quantity	1 per lot.
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on sign face.

¹ Sign must not be located in a sight triangle extending 30 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way.

Table 6.130.M-1. Monument Sign Requirements.

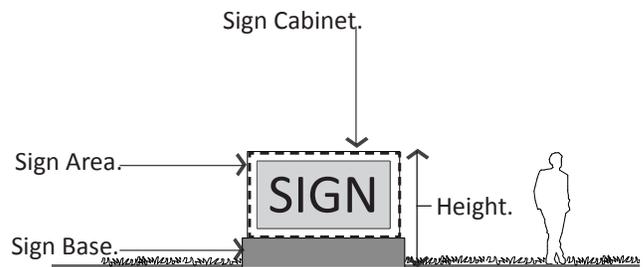


Figure 6.130.M-1. Monument sign.

N. PED-SCALE POLE-MOUNTED SIGN

1. **Description.** A Ped-Scale Pole-Mounted sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 6.130.N-1.
 - a) A sign mounted onto a double set of poles.
 - b) A sign mounted on a single pole.
 - c) A sign hanging from a single pole.
2. **General Requirements.** Ped-Scale Pole-Mounted signs shall be developed according to the standards in Table 6.130.N-1.
3. **Computation.** The area of a Pole-Mounted sign is equal to the area of one sign face.
 - a) **Height from Grade.** Height shall be measured from the grade level of the curb of the street closest to the sign. The level of the ground shall not be altered in such a way as to provide additional sign height.

Ped-Scale Pole-Mounted Sign Requirements	
Permitted Districts	CC 2, CC 3, CC 8, C-4, M Districts Permitted in CC 7 as subdivision entrance sign. Permitted in CC 4 and CC 5 for Residential Care Uses (refer to 3.030 Uses).
Sign Area	8 sq ft maximum area per sign face Refer to Table 6.130.F-2 for maximum per lot
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum diameter of 3 inches.
Location on the Building or Site	Front or Corner Yards with minimum average depth of 10 feet
Placement on the Building or Site	5' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on sign face

¹ Sign must not be located in a sight triangle extending 30 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way.

Table 6.130.N-1. Ped-Scale Pole-Mounted sign Requirements.

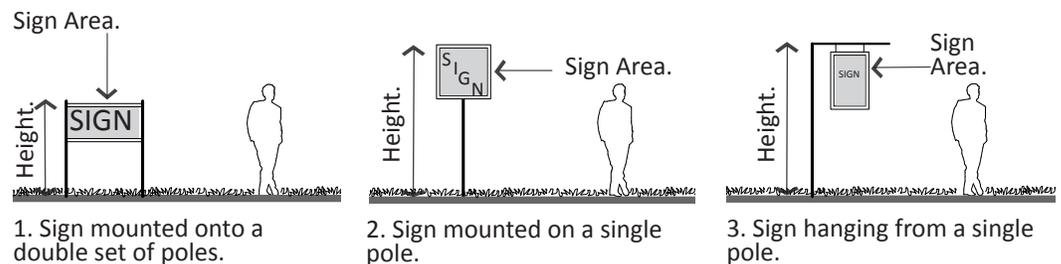


Figure 6.130.N-1. 3 Types of Ped-Scale Pole-Mounted signs.

6.130 Signage

O. MULTI-TENANT MONUMENT SIGN

1. **Description.** A multi-tenant monument sign is a large scale freestanding monument sign with a one or two-faced sign panel. Refer to Figure 6.130.O-1.
2. **Use Limitations.** The multi-tenant monument sign is the only freestanding signage permitted in the following situations. When utilized, no other freestanding signs are permitted on any affected parcels.
 - a) **Multi-Tenant Center.** When a commercial development will have 3 or more tenants and occupies more than 300 feet of street frontage, this sign may be used.
 - b) **Subdivision.** When a parcel zoned CC 2, C-4, or M is subdivided into two or more parcels to be zoned CC 2, C-4, and/or M, this sign type shall be utilized for all tenants of all parcels.
 - (1) One sign is permitted per street frontage.
 - (2) Up to 2 signs are permitted for frontage over 1200 feet with spacing a minimum of 600 feet apart.
 - (3) No other freestanding signs are permitted on any included parcels.
 - (4) The Director may approve the use of a monument sign in place of this sign under the following conditions:
 - (i) Resulting parcels are each smaller than 2 acres.
 - (ii) Resulting parcels will have no more than 2 tenants.
3. **General Requirements.** Multi-tenant monument signs shall be developed according to the standards in Table 6.130.O-1.
 - a) **Pole-Mounted Signs.** Monument signs may not be pole-mounted.
 - b) **Manually Changeable Copy.** The area of any manually changeable copy cannot equal greater than 30 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
 - c) **Additional Height and Sign Area.** Height up to 24 feet and sign area up to 150 square feet may be approved by a Special Permit under the following conditions.
 - (1) Residential District. The sign may not be visible from any residential district.
 - (2) Sign shall serve a minimum of 5 tenant spaces.
 - (3) Street. The sign must front on a street with a right-of-way 80 feet or larger in width.
 - (4) Lot Line. The sign must be on a combined lot line of 1200 square feet or more.
 - (5) Only one sign is permitted on the subject street frontage.
4. **Computation.** The area of a multi-tenant monument sign is equal to the area of one (1) sign face, including the changeable copy board, but excludes the base of the sign.
 - a) **Calculating Total Sign Area.** The portion of a multi-tenant monument sign attributed to a specific tenant shall count toward the total allowable sign area for that lot, per Table 6.130.F-2.
 - b) **Measuring Height.** Height shall include the sign face, base, cabinet, and ornamental cap.
 - c) **Height from Grade.** Height shall be measured from the grade level of the curb of the street closest to the sign. The level of the ground shall not be altered in such a way as to provide additional sign height.

Multi-Tenant Monument Sign Requirements	
Permitted Districts	CC 2, C-4, CC 8, M Districts
Sign Area	120 sq ft maximum area per sign face on opposite sides Refer to Table 6.130.B (1) for maximum per lot.
Height	18' maximum overall height
Location on the Building or Site	Front or Corner Yards with minimum average depth of 15 feet.
Placement on the Building or Site	5' setback from front & corner property lines; shall not overhang property lines
Quantity	Multi-Tenant Center: 1 per Multi-Tenant Center; Subdivision: 1 per street frontage, unless otherwise noted in 6.130.O(2)(b)
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood; steel; brick; stone; burnished, glazed, and/or honed concrete masonry units; Aluminum, plastic & synthetics permitted on lettered sign face

¹ Sign must not be located in a sight triangle extending 30 feet from either side of an intersection of a driveway and a vehicular right-of-way or 2 vehicular rights-of-way.

Table 6.130.O-1. Multi-tenant Monument Sign Requirements.

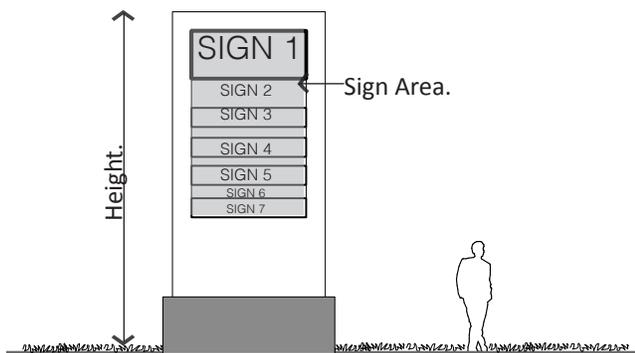


Figure 6.130.O-1. Multi-tenant Monument sign.

6.130 Signage

This page left blank intentionally.

6.160 Landscape

6.160 Landscape

A. GENERAL REQUIREMENTS

1. **Intent.** The landscape standards outlined in this section are designed to meet the following set of goals.
 - a) To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
 - b) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
 - c) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
 - d) To shade large expanses of pavement and reduce heat island effects.
2. **Applicability.** Landscaping, trees, and buffers shall be installed as required and detailed in this section.
 - a) **General Compliance.** Application of this section to existing uses shall occur with the following developments.
 - (1) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (2) Alteration to an existing principal or accessory structure that results in a change of 60 percent or more in the structure's gross floor area.
 - (3) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
 - b) **Buffers.** Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (1) **Shared Driveways.** Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (2) **Points of Access.** Buffering is not required at driveways or other points of access to a lot.
 - c) **Temporary Uses.** These provisions do not apply to temporary uses, unless determined otherwise by the Director.
3. **Timing of Planting.** In any circumstances where the landscape cannot be planted, whether due to adverse weather conditions or for other just cause, funds shall be deposited by the City to cover installation costs.
 - a) Amount of funds shall be determined by the Director and shall be sufficient to cover the costs of purchase and planting of such landscape in compliance of this section, in addition to any fees required by the current fee schedule.
 - b) Funds shall be placed in escrow for each applicable lot.
 - c) If the landscape has not been installed within one year of completion of all of other construction, the City may notify the lot owner or developer of the amount in escrow. If the lot owner or developer causes the landscape to be planted, the City may reimburse such lot owner from the escrow up to the available amount for that lot.
 - d) If after one year after the deposit of the funds into the escrow, the landscape has not been installed by either the developer or lot owner, then the City shall notify both the developer and the owner of the lot that if the landscape is not planted within 30 days, the escrow will be forfeited to the City. The City may then, at its election, use the funds to install the landscape on the lot.
4. **Violations.** In addition to Article XIII, the following may be applied to anyone in violation of the provisions of this section.
 - a) **Penalties.** The following penalties may be applied to anyone found in violation of this section.
 - (1) **Revoke Permits.** The City may revoke all permits until the matter is resolved.
 - (2) **Required Tree Replacement.** Illegally removed trees shall be replaced as follows.
 - (i) Trees shall be replaced at a rate of 1.5 that of what is required for legal removal.
 - (ii) Fee In-Lieu donations shall be at a rate of 110 percent of the stated contribution rates.
 - b) **Required Replacement.** Imposition of any penalty for a violation of this section shall not be construed as a waiver of the right of the City to collect from the violator the cost of tree work done by the City which the defendant was required but failed to act upon.

B. SITE PLAN REVIEW SUBMITTAL REQUIREMENTS

The following plans are required with all site plan review applications.

1. **Landscape Plan.** Landscape plans shall include the following.
 - a) Title block, including north arrow, graphic and written scale (1 inch to 50 feet or larger), street address, legal description, and date of preparation.
 - b) Name, address, and telephone number of person preparing plan.
 - c) Dimensioned Property Lines.
 - d) Existing and proposed structures and utilities (water, sewer, stormwater, gas, and electric) and related easements.
 - e) Location, quantity, size, and name, both botanical and common names, of all existing plant materials, including trees and other materials in the right-of-way, and indicating plant material to be retained or removed.
 - f) Location, quantity, size, and name, both botanical and common names, of all proposed plant material including but not limited to shade trees, shrubs, groundcover, annuals/perennials, and turf.
 - g) Calculations demonstrating compliance with the landscape requirements.
 - h) Maintenance notation indicating maintenance responsibilities upon installation.
 - i) Existing and proposed grading of the site indicating contours at 2-foot intervals; proposed berming shall be indicated using 1-foot contour intervals.
 - j) Elevations and locations of all fences and walls proposed for location on the site.
 - k) Visibility triangles for entrances and intersecting streets.
2. **Tree Survey.** A tree survey shall be completed under the supervision of a certified arborist and shall include the following:
 - a) Title block, including north arrow, graphic and written scale, street address, legal description, and date of preparation.
 - b) Name, address, and telephone number of person preparing plan.
 - c) Topographic survey on which all trees greater than 6 DBH inches in size are denoted.
 - d) Tree information, including species (common and botanical names), size, health, and its designation as to be preserved or removed.

- e) **Tree Canopy.** Assume 2 feet of canopy coverage per 1 inch DBH of tree trunk and differentiate the following on the survey.
 - (1) Existing Tree Canopy.
 - (2) To be removed Tree Canopy (in gray or dashed).
 - (3) Any Tree Canopy Coverage requirements met through preservation of existing trees.
3. **Tree Replacement.** Replacement tree locations shall be noted on the Landscape Plan and a table outlining the quantity of trees and inches removed and replaced shall be provided.
4. **Tree Protection Plan.** Tree protection plan shall detail how preserved trees will be protected and cared for during a site disturbance. It shall include the following information for the City's review and approval.
 - a) Title block, including north arrow, graphic and written scale, street address, legal description, and date of preparation.
 - b) Name, address, and telephone number of person preparing plan.
 - c) Tree survey (refer to 6.160.B (2)) with critical root zone denoted on all preserved trees.
 - d) Existing and proposed structures, utilities, Easements, and open space.
 - e) Project phasing.
 - f) Construction information, including construction equipment points of access, temporary roads, and location of staging areas for vehicles, material storage, and other related activities.
 - g) Methods and location of tree protection.

C. INSTALLATION OF LANDSCAPE

1. **Intent.** The following provisions aid in ensuring that all landscaping required by this section is installed and maintained properly.
2. **Applicability.** These provisions apply to landscape installation as required by this section.
3. **General Installation Requirements.** The installation of landscaping shall adhere to the following standards.
 - a) **National Standards.** Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (1) **Installation.** All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery

6.160 Landscape

- Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
- (2) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- b) **Installation.** Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
- (1) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional, is required.
 - (2) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.
- c) **Plant Size Requirements.** Plant material shall be sized according to Table 6.160.C-1. Plant Material Size at Installation at the time of installation, unless otherwise noted in this section.
- d) **Condition of Landscape Materials.** The landscaping materials used shall be:
- (1) Healthy and hardy with a good root system.
 - (2) Grown in conditions similar to the site, including natural and man-made conditions such as wind, salt, pollution, slope, water table, and soil type.
 - (3) Protected from damage by grates, pavers, or other measures.
 - (4) Species native or naturalized to the region, whenever possible.
- (5) Species that are not considered invasive in the area by the Georgia Exotic Pest Plant Council.
- e) **Compost, Mulch, and Organic Matter.** Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- f) **Establishment.** All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.
4. **Ground Plane Vegetation.** All unpaved areas shall be fine graded and covered by one of the following.
- a) Planting Beds.
 - (1) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
 - (2) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50 percent of a bed area.
 - (3) Annual beds must be maintained seasonally, replanting as necessary.

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubbery - Deciduous	container class 5
Shrubbery - Evergreen	container class 5
Groundcover	3" in height

Table 6.160.C-1. Plant Material Size at Installation.

Tree Size	Soil Surface Area (sq ft) with 2' Soil Depth	Permeable Surface Area Requirement (sq ft)
Very Small	72 (approx. 8.5' x 8.5')	25 (5' x 5')
Small	294 (approx. 17' x 17')	100 (10' x 10')
Medium	1141 (approx. 34' x 34')	225 (15' x 15')
Large	2681 (approx. 50' x 50')	400 (20' x 20')

Table 6.160.C-2. Minimum Recommended Soil Volumes and Permeable Area per Planted Tree.

6.160 Landscape

- b) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (1) Grass shall be established within 90 days of planting or the area must be re-seeded, re-plugged, or re-sodded.
5. **Tree Installations.** Refer to the list of permitted tree types, available at City Hall. Trees shall be installed per the following:
 - a) **Tree Measurement.** New trees shall be measured at 6 inches above the mean grade of the tree's trunk when 4 inch caliper or less, twelve inches for trunks above 4 inch caliper, and noted as caliper inches throughout this ordinance.
 - b) **Tree Size.** All trees to be installed to meet the requirements of this section shall be a minimum of 1.5 inch caliper at the time of installation.
 - c) **Tree Maintenance.** Tree trimming, fertilization, and other similar work shall be performed per American National Standards Institute (ANSI) A300.
 - d) **Species Composition.** Trees planted on a site shall be any combination of permitted species with the following exceptions.
 - (1) One genus shall not comprise more than 30 percent of trees planted on a site.
 - (2) One species shall not comprise more than 10 percent of trees planted on a site.
 - (3) Exceptions to this provision may be granted by the Director.
 - e) **Tree Spacing.**
 - (1) Trees shall be planted a minimum of 30 feet and 20 feet apart for large and medium trees, respectively.
 - (2) Refer to 6.160.F for required spacing of street trees.
 - (3) No trees may be planted closer to any curb or sidewalk than as follows unless a permeable surface is provided:
 - (i) Medium trees: 3 feet.
 - (ii) Large trees: 4 feet.
 - f) **Permeable Surface.** For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (1) At least 70 percent of the mature canopy limits of preserved trees should have a permeable surface.
 - (2) Planted trees have a suggested minimum permeable area and soil surface area based upon tree size; refer to Table 6.160.C-2 for details.
 - (3) Permeable area for one tree cannot count toward that of another tree.
 - (4) For street tree required permeable surface, refer to 6.160.F(10).
 - g) **Structural Soil.** When the Soil Surface Area (per Table 6.160.C-2) of a tree will extend below any pavement, structural soil, or another product approved by the Director, is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating, and provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).
 - (1) For street tree structural soil requirements, refer to 6.160.F(11).
6. **Irrigation Systems.** Permanent irrigation, beyond establishment, is required for all non-single family developments. All irrigation systems, whether required or not, shall adhere to the following standards.
 - a) All irrigation systems shall be designed to minimize the use of water.
 - b) Non-residential landscape irrigation shall have an automatic clock-activated permanent system.
 - c) The irrigation system shall provide sufficient coverage to all landscape areas.
 - d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
 - e) All systems shall be equipped with a back-flow prevention device.
 - f) All mechanical systems including controllers and back-flow prevention devices shall be located in the side or rear yards and properly screened from public view.
7. **Maintenance of Landscape.** All landscape shall be maintained in good condition at all times to ensure a healthy and orderly appearance.
 - a) All required landscape shall be maintained to adhere to all requirements of the city's ordinances.

6.160 Landscape

- b) Replacing Unhealthy Landscaping. Unhealthy landscaping shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25 percent of the normal branching pattern.
- c) Maintenance Responsibility. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
- d) Maintain Quality and Quantity. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
- e) Fences and Other Barriers. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
- f) Tree Topping. Tree topping is not permitted. When necessary, crown reduction thinning or pruning is permitted. Refer to 6.160.C(2)(b) for clear branch height of street trees.
- g) City Inspection. All landscaped areas regulated by this ordinance may be inspected by the City.

D. EXISTING TREE PRESERVATION

- 1. Intent. The disturbance of trees under any circumstances shall be regulated according to the provisions of this section with the following goals.
 - a) To preserve, protect and enhance valuable natural resources, and to protect the health, safety and welfare of residents.
 - b) To establish standards limiting the removal of and ensuring the replacement of trees sufficient to safeguard the ecological and aesthetic environment of a community.
 - c) To prevent the unnecessary clearing and disturbing of land so as to preserve, insofar as is practicable, the natural and existing growth of vegetation; and to replace, when feasible, the removed trees with the same, comparable or improved species.
 - d) To maximize the benefits of trees and vegetation, including a reduction in heat island effects, more sustainable management of stormwater, and filtration of particulate matter from the air, restoring oxygen to the atmosphere and reducing air pollution.
- 2. **Applicability.** The provisions in this section apply to any tree removal on any lot with the exception of removal of hazardous trees and vegetation.
- 3. **Existing Tree Measurement.** Existing trees shall be measured at 4 and a half (4 1/2) feet above the mean

grade of the tree's trunk, noted as diameter breast height (DBH) throughout this section, and documented on a tree survey (refer to 6.160.B(2)).

- 4. **Tree Removal Requirements.** Prior approval is required before any tree, 12 inches DBH or greater, may be removed.
 - a) Review Process. The approval of a site plan shall serve as the approval of the tree removal.
 - b) Non-Development Review Process. For projects not linked to any development and, therefore, no site plan or plat is required, a reduced fee site plan review is required, information available at City Hall.
 - c) Review Criteria. All tree removal plans shall be reviewed using the following criteria.
 - (1) The extent to which tree clearing is shown to avoid excessive clearing and still permit the Applicant to achieve the proposed development or land use.
 - (2) The desirability of preserving any tree by reason of its size, age or some other outstanding quality, such as uniqueness, rarity or status as a historic or species specimen.
 - (3) The extent to which the area would be subject to environmental degradation due to removal of the trees.
 - (4) The heightened desirability of preserving tree cover in developed or populated areas.
 - (5) Whether the tree is diseased, injured beyond restoration as determined by a registered forester, certified arborist, or other City approved professional arborist or forester. The the following minimum standards indicate a healthy tree.
 - (i) A life expectancy of greater than 15 years.
 - (ii) A structurally sound trunk without having extensive decay.
 - (iii) No more than one (1) major and several minor dead limbs.
 - (iv) No major insect or pathological problems.
 - d) Exceptions. In the event that any tree is determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and requires immediate removal without delay, verbal authorization to remove the tree(s) without a permit may be obtained from the City.
- 5. **Replacement of Trees.** All legally removed, healthy trees greater than 12 inches DBH shall be replaced. Trees must be replaced according to the following parameters.

6.160 Landscape

- a) Trees 12 to 18 inches DBH. Trees shall be replaced at a rate of 50 percent of the inches removed.
 - b) Trees larger than 18 inches DBH. Trees shall be replaced at a rate of 75 percent of the inches removed.
6. **Tree Replacement Plan Required.** Proposed replacement trees shall be shown on the Landscape Plan.
- a) Location. Planting of replacement inches shall be on the same lot as the removed trees, unless otherwise approved by the Director.
 - b) Replacement Parameters. Up to one tree per 2000 square feet of landscape area may be planted on site, unless otherwise approved with during Site Plan Review.
 - (1) Trees installed in landscape areas per the requirements in 6.160.F through 6.160.J may be utilized to satisfy tree replacement requirements.
7. **Fee In-Lieu.** With permission from the City, a fee in lieu of planting replacement trees may be utilized. Fees shall be determined by multiplying 100 dollars times the inches that are not to be planted on site for replaced trees less than 18 inches DBH and 200 dollars by the inches that are not to be planted on site for replaced trees greater than or equal to 18 inches DBH.

E. TREE PROTECTION DURING CONSTRUCTION

1. **Intent.** Protection measures shall be undertaken to preserve the health and condition of trees designated for retention on the site during site development and construction.
2. **Applicability.** On all lots in all districts, trees determined to be preserved shall be protected utilizing the provisions outlined herein.
3. **Prohibited Activities.** Within protection areas, the following activities shall be prohibited:
 - a) Vehicle traffic or parking.
 - b) Materials or equipment storage.
 - c) Soil disturbance.
 - d) Soil excavation.
 - e) Removal of topsoil.
 - f) Trenching.
 - g) Soil fill.
 - h) Change in soil pH.
 - i) Change in soil drainage.
 - j) Equipment washouts or disposal (including concrete).
 - k) Fires.

- l) Chemical or trash disposal.
 - m) Other activities harmful to the trees as determined by the Director.
4. **Protection Methods During Construction.** Protective barriers are required to prevent injuries to trees caused by soil compaction, unnecessary cutting of roots, collisions with heavy equipment, carelessness with tools or girding with guy wires and injury caused by solvents, paints, oils, or other chemicals. Methods and application of the proposed protection methods shall be illustrated on a Tree Protection Plan (refer to 6.160.B(4)).
- a) **Protect the critical root zone.** Enclose the critical root zone of preserved trees with standard orange barricade fencing or comparable fencing material approved by the Director.
 - (1) Such fencing shall be 4 feet in height and supported by metal channel posts spaced a maximum of 10 feet on center.
 - (2) Barrier shall be easily visible to equipment operators.
 - (3) Hand tools only shall be utilized to remove brush or weeds within the barrier.
 - b) **Sediment and Siltation.** In addition to the protection fencing, filter fabric fence, silt fence, or super silt fence is required along the limits of any grading adjacent to the tree to protect the areas of tree preservation from sediment and siltation.
 - c) **Bark Protection.** Tree trunks within 15 feet of a building site or access road shall be wrapped with sections of protection fencing or boards wired together.
 - (1) No nails or spikes shall be driven into preserved trees.
 - (2) No preserved trees shall be used for signs, fencing, roping, or cables.
 - d) **Watering.** Regular watering is required as needed.
 - e) **Mulch.** Critical root zone shall be mulched with a minimum of 2 and a maximum of 8 inches of organic mulch material such as pine, straw, wood chips, tree leaves, or compost.
 - f) **Construction Dust.** Tree leaves shall be kept free of construction dust to prevent desiccation.
 - g) **Special Treatment.** During the site disturbance or construction activity, the City may require special treatment if:
 - (1) A violation of the tree protection standards is found.

6.160 Landscape

- (2) A preserved tree is found to be stressed or in poor health.
- 5. **Grade Changes.** Grading within and around the critical root zone of a preserved tree is permitted with the following requirements.
 - a) Avoid grade changes within the critical root zone if alternatives are feasible.
 - b) Grading is prohibited within the 50 percent of the critical root zone adjacent to the protected tree's trunk or half of the radius of the critical root zone measured from the trunk.
 - c) Up to 1 foot of change, raising or lowering, is permitted in the outer critical root zone.
 - d) Thinning of the tree's canopy may be required if the grade within the critical root zone is changed. A certified arborist or other tree professional shall perform the thinning.
 - e) Significant changes in drainage within and along the critical root zone shall be rectified by cutting swales or other means as approved by the Director.
- 6. **Excavation.** Excavation is not permitted within the critical root zone of preserved trees greater than 12 inches DBH. For all other trees, minimize the damage by limiting excavation and providing proper root care after any excavation.
 - a) **Utility Easement.** Utility Easements shall not be routed within the critical root zone of a tree unless otherwise approved because:
 - (1) No other route is practical.
 - (2) Tunnelling under the roots with a power-driven soil augur is impractical or financially infeasible in relation to the value of the tree.
 - b) **Root Protection.** When excavating in the critical root zone, the following cautionary steps shall be taken.
 - (1) Minimize the number of roots cut, especially structural roots.
 - (2) Make clean cuts with proper tools and re-trim the roots after excavation.
 - (3) Keep exposed roots moist by covering with burlap or similar material and watering at least once per day until trench is filled.
 - (4) To minimize the time roots are exposed to the air, backfill the trench as soon as possible after excavation, leaving no pockets of air.

- (5) Mix peat moss with fill soil to promote new root growth.

- 7. **Removal of Tree Protection.** Protective fences and barriers around trees shall be removed only as the final stage of post-construction cleanup.

F. STREET TREES

- 1. **Intent.** To line all streets with a consistent and appropriate planting of trees to establish tree canopy for environmental benefit and a sense of identity for all streets
- 2. **Applicability.** The following standards apply to the installation of all street trees, whether installed to meet the Streetscape Requirements required in 6.170.G or not.
- 3. **Required Installation.** Street trees are required for all new streets and may be required for the pedestrian realm of any existing street. Refer to 6.170.G Streetscape Requirements to determine whether installation of street trees are required.
 - a) **Exception.** Street trees are not required on the alley street type. (Refer to 6.170.C).
- 4. **Location.** Street trees shall be placed in the Landscape or Furnishings Zone of the street. Refer to Figure 6.170.G-1.
 - a) **Limited Distance between Curb and Sidewalk.** Where the distance from back of curb to the right-of-way line is less than 10 feet the Applicant shall coordinate with the Director to determine an appropriate tree and sidewalk area that meets the following:
 - (1) A minimum 5-foot, preferred 9-foot, tree planting area is required to be located from the back of curb towards the site.
 - (2) A minimum 5-foot sidewalk is required adjacent to the tree planting area.
 - (3) Where the distance from the back of the curb to the edge of the sidewalk is less than 10 feet, the additional area shall be located in a dedicated easement on the Applicant's site, adjacent to the right-of-way.
 - (4) The Director may waive the street tree requirement where this requires inclusion of more than 3 feet of easement and the site area is so limited as to prevent appropriate development.
- 5. **Tree Type.** Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types available at City Hall.

6.160 Landscape

6. **Required Quantities.** Each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage.
7. **Spacing.** Street trees shall be planted according to the following requirements:
 - a) For multi-lot developments, each lot is required to have one tree for every 40 feet of street frontage with a minimum of one street tree per street frontage per lot.
 - b) Large trees shall be spaced a minimum of 30 and a maximum of 60 feet on center.
 - c) Medium trees shall be spaced a minimum of 20 and a maximum of 40 feet on center.
8. **Tree Wells.** In commercial districts, where the sidewalk extends from the back of curb to the property line (creating a furnishings zone per 6.170.G Streetscape Requirements), tree wells shall be utilized.
 - a) For tree wells adjacent to sidewalks 5 feet wide or less, open pit is not permitted.
 - (1) The opening must be covered with a tree grate or pervious pavement.
 - (2) The opening in a tree grate for the trunk must be expandable.
9. **Clear Branch Height.** Minimum clear branch height is 6 feet; in commercial districts, minimum clear branch height is 8 feet.
10. **Permeable Surface.** For each street tree, a minimum amount of permeable surface area is required. When the planter area is less than the required permeable area, permeable paving materials shall be used to meet twice the remaining area requirements within the future dripline of the tree. For example, if 300 square feet of planter area exists for a Large Tree, 200 square feet of the surrounding surface shall be permeable. Required minimum permeable area based upon tree size is as follows.
 - a) **Large Trees:** 400 square feet, no less than 9 feet in width.
 - b) **Medium Trees:** 225 square feet, no less than 9 feet in width.
 - c) Permeable area for one tree cannot count toward that of another tree.
11. **Structural Soil.** When the minimum soil area is less than that required, structural soil or an approved equal is required. Required minimum soil area based upon tree size is as follows.
 - a) **Large Trees:** 2600 square feet, no less than 9 feet in width, at a depth from the surface of 2.5 feet.
 - b) **Medium Trees:** 1140 square feet, no less than 9 feet in width, at a depth from the surface of 2.5 feet.

6.160 Landscape

G. FRONTAGE BUFFER

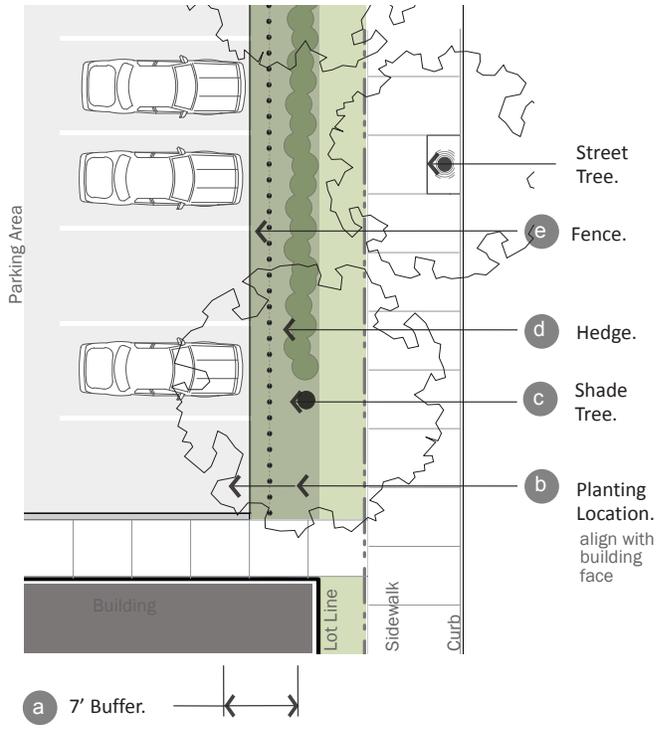
1. **Intent.** To lessen the visual impact of vehicular areas visible from the street.
2. **General Applicability.** Applies to properties in all districts where a vehicular area is located adjacent to a right-of-way.
 - a) Exceptions. Vehicular areas along alleys, except when a residential district is located across the alley; single and 2 family residences.

3. Frontage Buffer Requirements	
(1) BUFFER DEPTH & LOCATION ^{NOTE 1}	
Depth	7' a
Location on the Site	Between street facing lot line and parking area ^{NOTE 2} b
(2) BUFFER LANDSCAPE REQUIREMENTS	
Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas d
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".
Existing Vegetation	May be credited toward buffer area
(3) FENCE	
Location	2' from back of curb of vehicular area e
Materials	Steel or colored PVC; Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted
Minimum Height	3'
Maximum Height	4'
Colors	Black, gray, or dark green
Opacity	Minimum 30 percent; Maximum 60 percent
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'

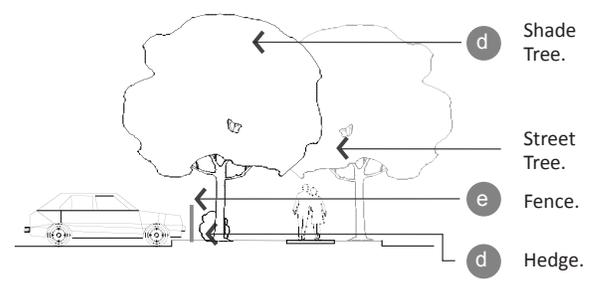
Notes:

¹This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

²In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the lot line must be landscaped.



Front Buffer Plan.



Front Buffer Section.

Figure 6.160.G-1. Frontage Buffer Plan and Section.

6.160 Landscape

H. SIDE & REAR BUFFER

- Intent.** To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- General Applicability.** Applies to all districts.

3. Side & Rear Buffer Requirements	
(1) BUFFER DEPTH & LOCATION	
Depth	Varies based on the zoning district of the lot and the adjacent lot; see Table 6.160.H-1. a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear lot lines.
(2) REQUIRED LANDSCAPE SCREEN	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side lot line
Hedge	Continuous double row of shrubs required between shade trees c
Hedge Composition	Double row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
Hedge Frequency	Minimum of 15 shrubs per 100' of lot line is required
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer d
(3) BUFFER LANDSCAPE REQUIREMENTS	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 2,000 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area

Notes:

¹The Director may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

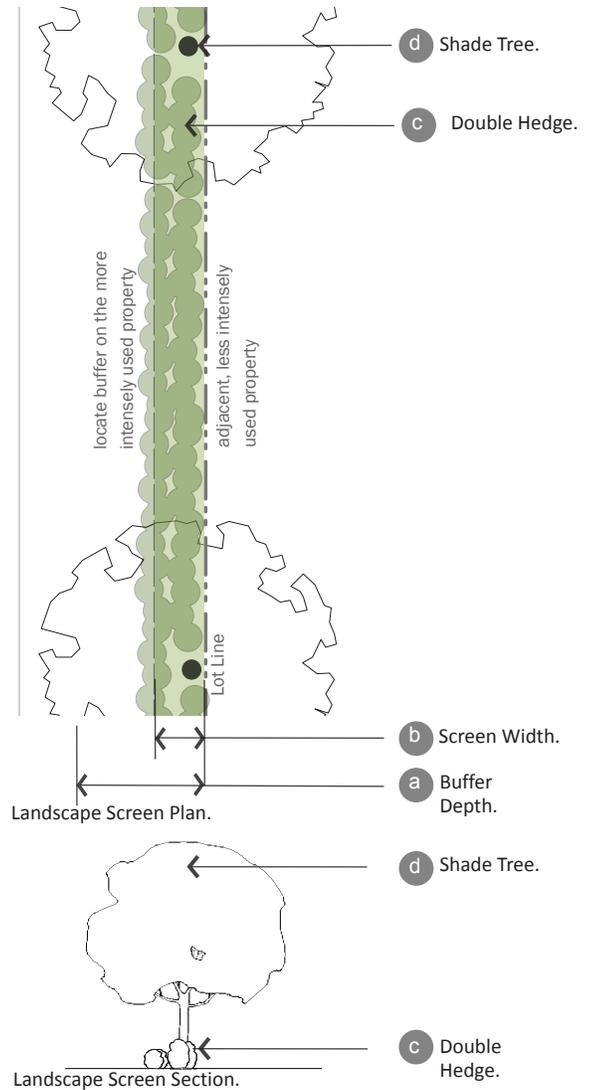


Figure 6.160.H-1. Landscape Screen within Light Side & Rear Buffer.

	Buffer Required by these Districts				
	CC 1	CC 2	CC 3	CC 4	C-4, M-1, or M-2
CC 1	not required	not required	not required	not required	not required
CC 2	not required	not required	not required	not required	not required
CC 3	not required	not required	not required	not required	not required
CC 4	not required	10'	not required	not required	10'
CC 5	not required	10'	10'	not required	15'
CC 6	10'	10'	10'	10'	15'
CC 7, Any other residential district	10'	10'	10'	10'	20'

Table 6.160.H-1. Side & Rear Buffer Requirements between Districts.

6.160 Landscape

I. INTERIOR PARKING LOT LANDSCAPE

- Intent.** To provide shade, minimize paving & associated stormwater runoff, and improve the aesthetic look of parking lots.
- General Applicability.** All open-air, off-street parking lots in all districts.
- Other Internal Parking Lot Areas.** Internal areas not dedicated to parking, loading, or drives shall be landscaped with a minimum of one medium or large

shade tree for the first 150 square feet plus one medium or large shade tree for every 650 square feet in total area thereafter. Paved areas with hatched striping where vehicles are not permitted shall be landscaped and may contain a walkway.

- Existing Vegetation. Existing vegetation may be credited toward these requirements.

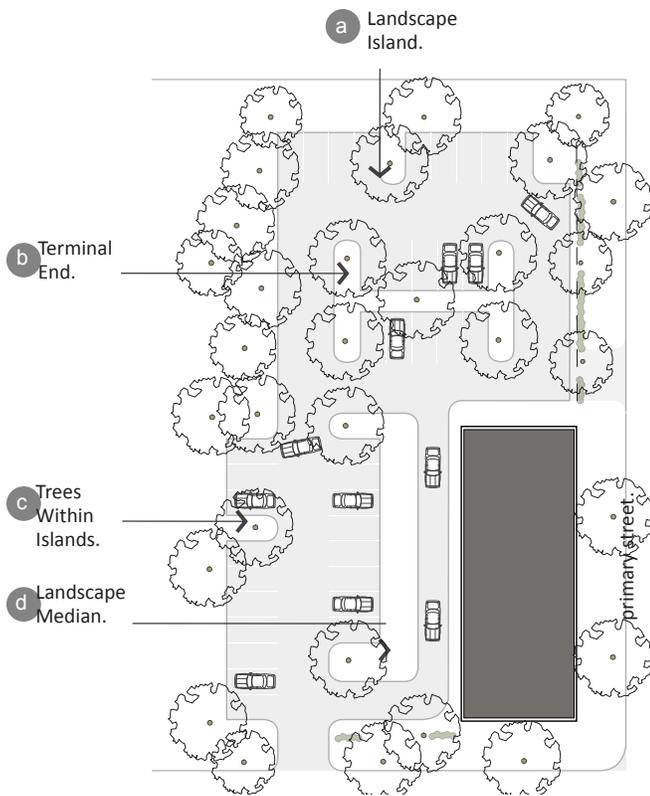


Figure (6) 1. Interior Parking Lot Landscaping.

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

Table 6.160.I-1. Estimated Canopy and Height at Maturity.

4. Interior Parking Lot Landscape Requirements

(1) LANDSCAPE ISLAND REQUIREMENTS

Required Island Locations	Terminal ends ^{note 2} of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ^{note 3}
Minimum Width	9'; Islands less than 9' must utilize structural soil under any paved surface and install an aeration system or utilize permeable pavement within the tree's critical root zone (for large trees: a 5' radius around the tree)
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island

(2) LANDSCAPE MEDIAN REQUIREMENTS

Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; medians less than 9' and with required trees must utilize structural soil under any paved surface and install an aeration system or utilize permeable pavement within the tree's critical root zone (for large trees: a 5' radius around the tree)

(3) TREE REQUIREMENTS

Requirements per Parking Space ^{note 4}	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Shade Goal	Within 20 years of tree installation, 30 percent of the interior of the parking lot should be shaded by tree canopy. Refer to Table 6.160.I-1 for calculation.

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.

⁴ Trees within a designated buffer area may not be utilized to meet these requirements

J. SCREENING OF OPEN STORAGE, REFUSE AREAS, AND UTILITY APPURTENANCES

- Intent.** To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- General Applicability.** All dumpsters, open storage, refuse areas, and utility appurtenances in all districts.

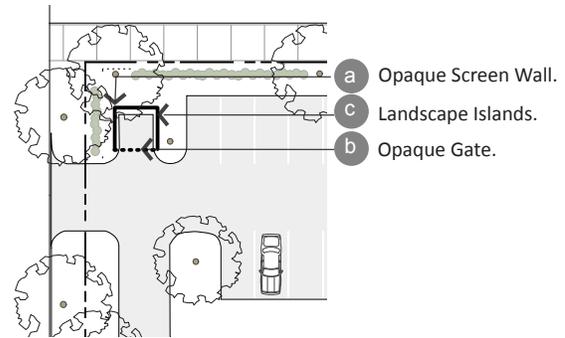


Figure 6.160.J-1. Screening of Open Storage & Refuse Areas.

3. Screening of Open Storage, Refuse Areas, & Utility Appurtenances

(1) OPEN STORAGE & REFUSE AREA SCREENING REQUIREMENTS

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	a
Screen Wall Height	Height shall be the higher of the following: <ol style="list-style-type: none"> 6' Height of use to be screened Height as determined by City to accomplish objective of the screen 	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	c

(2) UTILITY APPURTENANCE SCREENING REQUIREMENTS

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹Vertical structured barrier to visibility at all times such as a fence or wall

²This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³Large private mechanical equipment is equal to or greater than 4' in height

⁴Small private mechanical equipment is smaller than 4' in height

6.160 Landscape

This page left blank intentionally.

6.170 Streets & Blocks

6.170 Streets & Blocks

A. INTENT

The standards outlined in this section are intended to:

1. Create an interconnected system of streets that provide multiple routes for travel.
2. Create fully accessible complete streets that address all modes of travel, included pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
3. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
4. Provide adequate access to all lots for vehicles and pedestrians.
5. Create streets that are appropriate for their contexts in residential, commercial, or mixed use districts and are designed to encourage travel at appropriate volumes and speeds.
6. Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or dead-ending at the feature.

B. APPLICABILITY

The requirements of this section are applicable to any development meeting one of the following:

1. Developments with total parcel acreage combined of more than 5 acres.
2. Developments that include improvements to or introduction of a neighborhood street.

C. BLOCK & STREET LAYOUT

For all developments with total parcel acreage combined of more than 5 acres, subdivision and construction of a new streets will yield the most buildings. (Building types require buildings to front streets). Refer to Figure 3.010.A-1, Regulating Map, for examples of new street locations meeting the following requirements.

1. **Interconnected Street Pattern.** Streets shall connect and continue existing streets from adjoining areas. Cul-de-sac and dead end streets shall be avoided when not necessitated by natural features or site constraints such as railroad tracks, city limits, or other limits determined by the Director.
2. **Blocks.**
 - a) The shape of a block shall be generally rectangular, but may vary due to natural features or site constraints.
 - b) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley. Blocks may include existing lots within a different zoning district.

- c) Blocks shall typically be fronted with lots on at least two faces, preferably on the longest block faces.
- d) Consider lot and block orientation for maximum energy efficiency. For example, block orientation along a north-south longitudinal axis will typically create lots with an east-west longitudinal axis. This typically results in buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.
- e) Block perimeter of newly created blocks shall be less than 2,200' feet, as measured along the adjacent street or rail rights-of-way. Deviations permitted with Design Review for sites with natural or existing constraints (refer to 3.010.H(3)).

3. **Access Points.** When complete, all new lots within the development shall have two separate routes to at least two connections to an existing major street, including Newmantown Road, Hayne Drive, Robinson Avenue, Whiskey Road, Railroad Avenue, Hardy Drive, Wrightsboro Road, or Old Wrightsboro Road.
 - a) Access points shall be provided a minimum of one per every 1,400 feet of development site boundary.
 - b) Deviations permitted with Design Review for sites with natural or existing constraints.
4. **Primary Streets.** Designate primary streets so that all buildings front at least one primary street. Vehicular access should not be located off a primary street, unless the parcel is fronted by more than two primary streets.
5. **Alleys.** Blocks may include interior alleys or lanes.
6. **Typical Lot Configuration.** All lots shall have frontage along a public street unless otherwise specified in building type requirements. Flag lots are prohibited.

D. STREET TYPES

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in a publicly dedicated or privately held right-of-way as required by this section.

1. **Street Types.** All new vehicular rights-of-way shall match one of the following street types, whether publicly dedicated or privately held.
 - a) The Connector Street Type is provided for streets within a development with through traffic. Refer to Figure 6.170.D-1. The City may require additional street right-of-way or configuration based on existing context and circulation needs.
 - b) The Neighborhood Street Type is provided for streets within a development. Refer to Figure 6.170.D-2. The City may require additional street right-of-way

6.170 Streets & Blocks

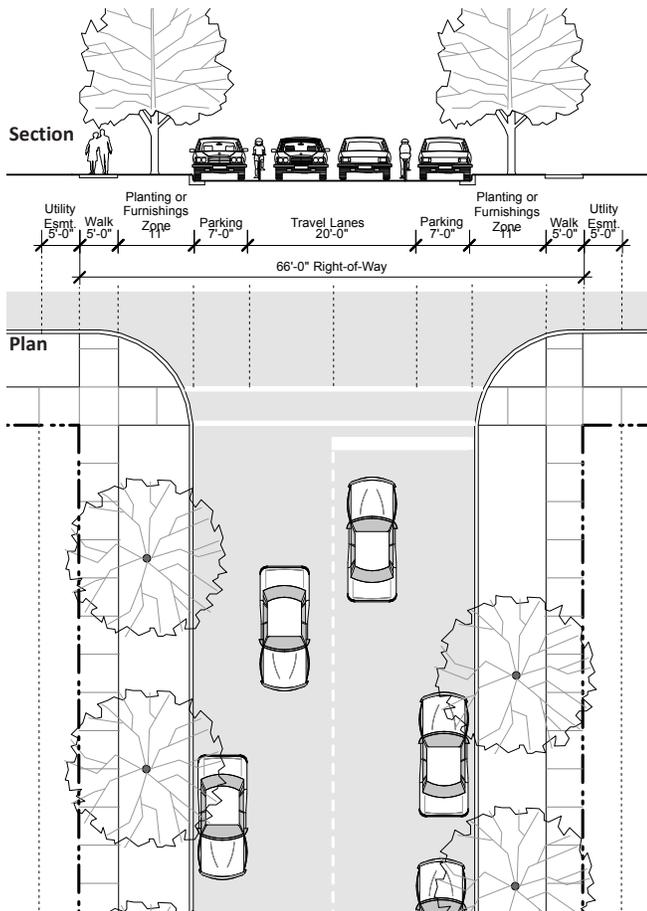
or configuration based on existing context and circulation needs.

- c) The Narrow Neighborhood Street Type is provided for existing smaller rights-of-way within a development or special site constraints. Use of this street type requires special approval from the Director for use. Refer to Figure 6.170.D-3.
 - d) The Alley is provided for new drives through blocks to provide parking access as well as service access and refuse pickup. Refer to Figure 6.170.D-4.
2. **Public Use.** All streets shall be available for public use at all times. Gated streets and streets posted as private are not permitted.
 3. **Graphics.** The graphics provided here illustrate the preferred configuration of each street type. By applying the standards defined, other configurations are permitted.
 4. **Additional Director Requirements.** During the Pre-Submittal Conference, the Director of Public Works may require additional right-of-way, pavement width, or additional street elements depending on unique site locations and characteristics.
 5. **Street Construction.** All street construction, whether publicly dedicated or privately held, shall follow specifications defined by the Department of Public Works.

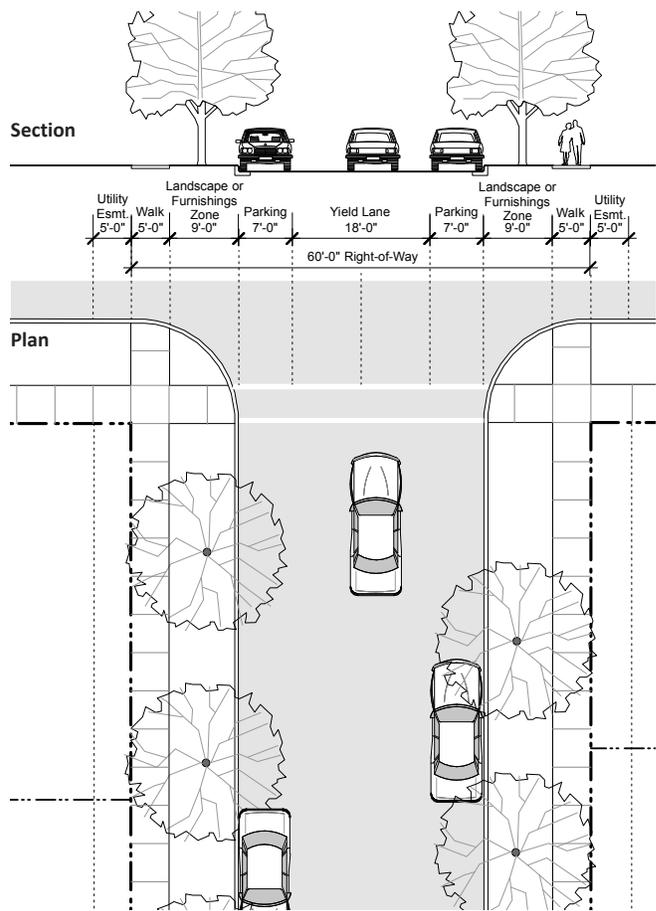
6.170 Streets & Blocks

CONNECTOR STREET	
Location	Adjacent to Any District
Typical ROW Width	66' to 76'
Vehicular Realm	
Travel Lanes	Two Lanes, two way
Lane Width	10' to 11'
Allowable Turn Lanes	Right turn lane
Parking Lanes	Parallel, Maximum 7' to 8' wide
Pavement Width	34' to 46'
Bicycle Facilities	Shared on street, dedicated lane, designated shared lane
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 7'- 9' Landscape or Furnishing Zone

NEIGHBORHOOD STREET	
Location	Adjacent to Any District
Typical ROW Width	60' to 66'
Vehicular Realm	
Travel Lanes	Two Way, One Yield Lane
Lane Width	Maximum 18' Yield Lane
Allowable Turn Lanes	None permitted
Parking Lanes	Parallel, Maximum 7' to 8' wide
Pavement Width	32' to 44'
Bicycle Facilities	Shared on street
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 7'- 9' Landscape or Furnishing Zone



6.170.D-1. Connector Street Type.

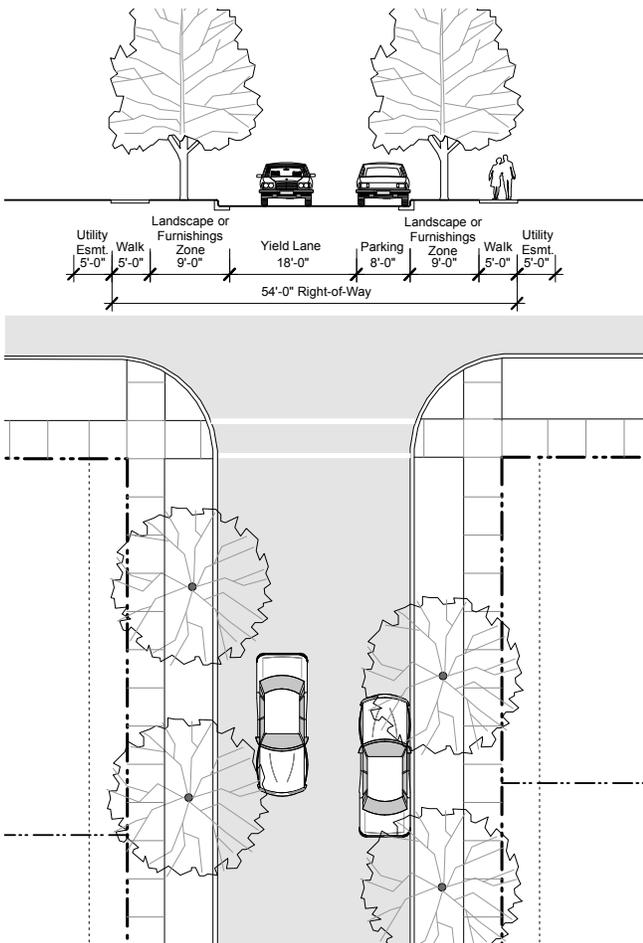


6.170.D-2. Neighborhood Street Type.

6.170 Streets & Blocks

NARROW NEIGHBORHOOD STREET

Location	Adjacent to CC 5, CC 6, and CC 7 Districts Only with Special Approval
Typical ROW Width	50' to 54'
Vehicular Realm	
Travel Lanes	Two Way, One Yield Lane
Lane Width	Maximum 18' Yield Lane
Allowable Turn Lanes	None permitted
Parking Lanes	Parallel, Maximum 7' to 8' wide
Pavement Width	24' to 26'
Bicycle Facilities	Shared on street
Pedestrian Realm	
Pedestrian Facilities	Minimum 5 feet wide clear sidewalk on both sides
Street Buffer	Minimum 7' - 9' Landscape or Furnishing Zone

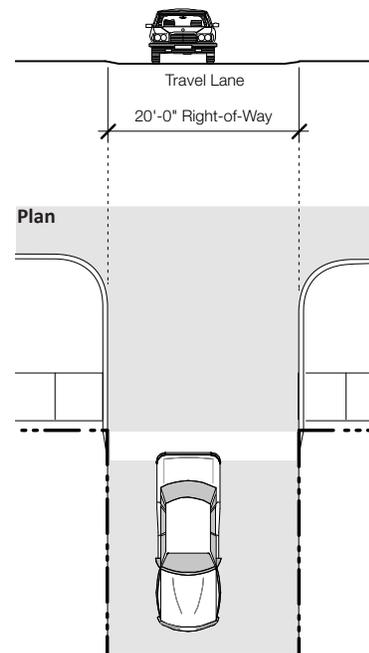


6.170.D-3. Narrow Neighborhood Street Type.

ALLEY

Location	Adjacent to City Center Building Types or per Director
Typical ROW Width	20'
Vehicular Realm	
Travel Lanes	1 yield lane
Lane Width	16 to 20 feet
Allowable Turn Lanes	Not permitted
Parking Lanes	Not Permitted (May be permitted on adjacent private lot per building type)
Pavement Width	Minimum 16 feet Maximum 20 feet
Bicycle Facilities	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lanes are shared among drivers, pedestrians and bicyclists
Street Buffer	None required

Section



6.170.D-4. Alley Street Type.

6.170 Streets & Blocks

E. STREET DESIGN REQUIREMENTS

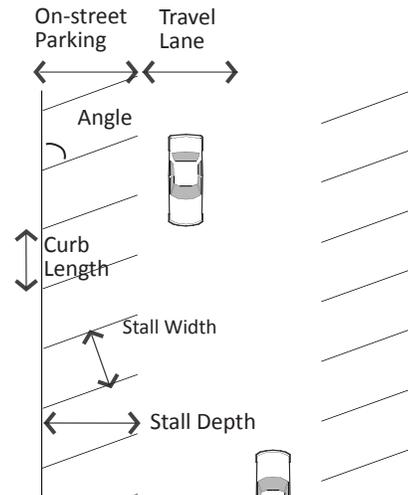
1. **Vehicular On-Street Parking.** On-street parking, as permitted on designated street types, shall meet the following requirements.
 - a) **Orientation.** Parallel and diagonal parking is permitted on designated street types.
 - b) **Vehicular Parking Space Dimensions.** The appropriate dimensions for on-street parking spaces are outlined in Table 6.170.E-1: On-Street Parking Space Dimensions and Figure 6.170.E-2: On-street Parking Layout. The width of a parking space shall be measured from the center of a stripe.
2. **Bicycle Facilities.** All bicycle accommodations shall be coordinated with any City-approved bicycle plan that exists. The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 6.170.E-3.
 - a) **Cycle Track.** A cycle track is a separate on-road bicycle facility that is typically adjacent to, but

physically separated from, vehicular traffic and parking by a barrier.

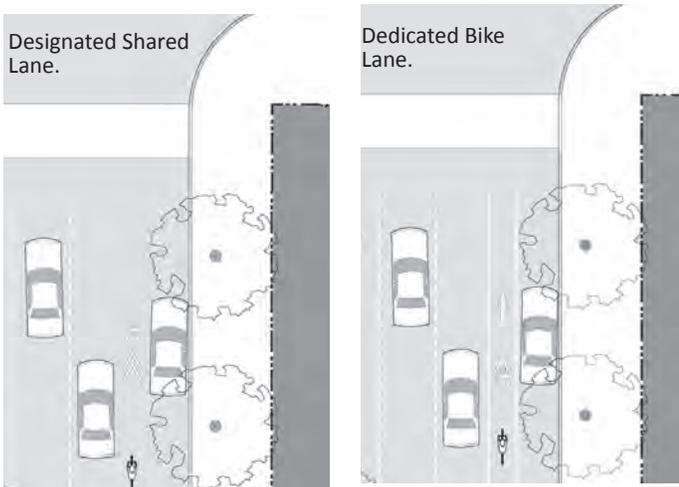
- b) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street and shall be 5 to 6 feet wide.
- c) **Designated Shared Lane.** A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs in both directions.

Angle (degrees)	Curb Length (feet)	Stall Width (feet)	Stall Depth (feet)
0	20	7	7
45	12	8.5	17
60	10	8.5	18
90	9	8.5	18

6.170.E-1. On-Street Parking Space Dimensions.



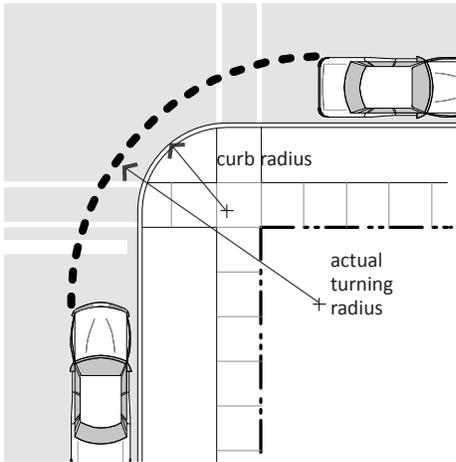
6.170.E-2. On-Street Parking Layout.



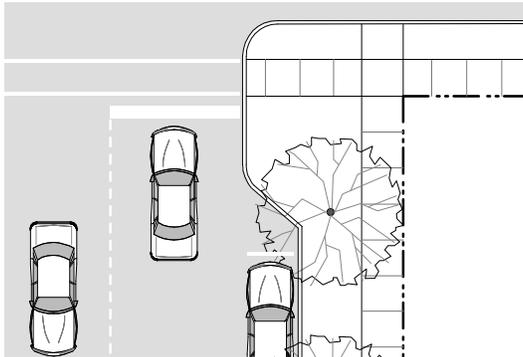
6.170.E-3. On-Street Bicycle Facilities.

6.170 Streets & Blocks

- d) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
- 3. **Stormwater Management.** Incorporation of stormwater management best practices into the right-of-way design is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone or permeable paving in the parking lane.
- 4. **Fire Access.** Street configurations have been calculated to provided fire truck access. Where the total width of all travel lanes totaled is narrower than 20 feet, the following shall apply.
 - a) **Room to Pass.** At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
 - b) **Driveway or Fire Hydrant Zone.** A driveway or fire hydrant zone may be utilized to fulfill the requirement.

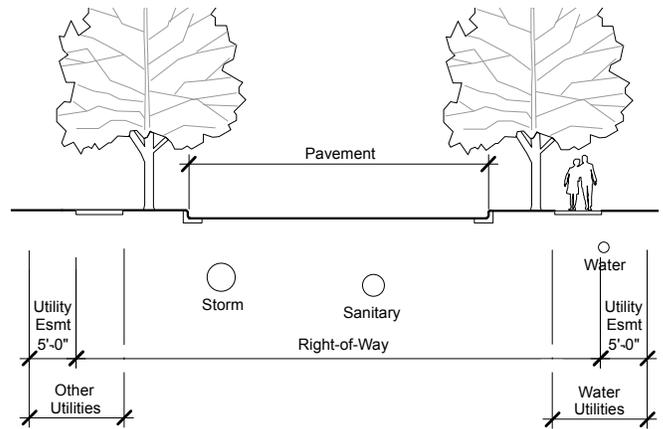


6.170.E-4. Actual Right Turn Radius with On-Street Parking.



6.170.E-5. Bulb Out.

- 5. **Intersection Design.** The following applies to all new intersections and existing intersections with a new street connection.
 - a) **Curb Radii.** The following curb radii shall be utilized unless otherwise authorized by the Director.
 - (1) **Actual Turning Radii.** Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 6.170.E-4.
 - (2) **Neighborhood and Connector Streets.** At the intersection of any street with a Neighborhood or a Connector Street, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 5-foot radius may be utilized.
 - (ii) Without on-street parking, a 15-foot radius is required.
 - (3) **Alley Intersections.** The curb radius at intersections involving Alleys shall be no greater than 5 feet.
 - b) **Crosswalks.** Crosswalks shall be required at all intersections involving Connectors, Avenues, and Boulevards.
 - (1) **Dimensions.** Crosswalks shall be a minimum of 6 feet in width, measured from mid-stripe to mid-stripe, per MUTCD.
 - (2) **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with painted markings and/or textured or colored pavement.



6.170.E-6. Utility Location.

6.170 Streets & Blocks

- (3) **Crossing Distances.** To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort.
 - (4) **Ramps and Panels.** Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (5) **Ramp Orientation.** Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- c) **Bulb-outs.** To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the Department of Public Works. Refer to Figure 6.170.E-5.
- (1) The depth of the bulb-out shall match the utilized on-street parking, either the width of the parallel space or the depth of the diagonal space.
 - (2) The radius of the bulb-out shall match the requirements for the intersection per 6.170.E(5)(a).
6. **Utility Accommodations.** Utilities shall be accommodated in new streets per Figure 6.170.E-6 as follows:
- a) Storm Sewer. Storm inlets shall be curb inlets and storm sewers shall run below the on-street parking area.
 - b) Water. Waterlines shall run in the easement provided just outside the right-of-way and below the sidewalk.
 - c) Sanitary Sewer. Sanitary sewer lines shall run within the street opposite of water lines.
 - d) Other Utilities. Other utilities shall be accommodated either in the alley or the remaining easement.

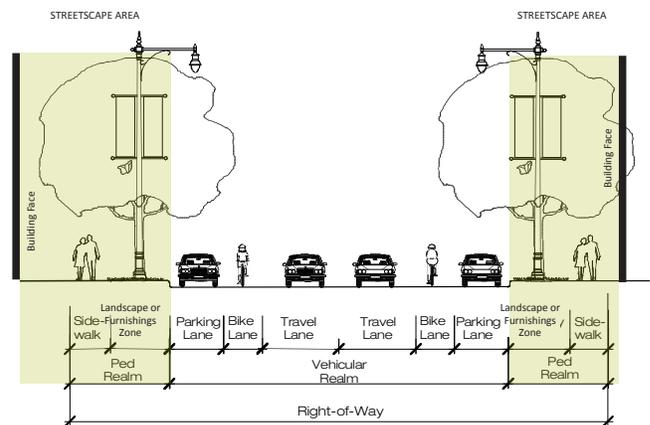
F. OPEN SPACE REQUIREMENTS

1. **Developments Over 5 Acres.** All developments over 5 acres are required to provide one open space type meeting the following requirements.
- a) **Minimum Quantity.** One type of open space is required within 1/6th of a mile of the principal

residential entrance of all residential and mixed use buildings or units.

- b) **Types of Open Space.** The following types of open space are permitted:
- (1) **Plaza.** A plaza is a generally hardscaped area between 1/8 and 2 acres in size with either street, pedestrian, rail right-of-way, or building frontage on all sides and at least one side the equivalent of 25 percent of the perimeter open to a street.
 - (2) **Square.** A square is a combination of hardscape and landscape between 1/4 and 3 acres in size and surrounded by street frontage on all sides.
 - (3) **Green.** A green is a generally landscaped space between 1/2 and 2 acres with street right-of-way on at least 75 percent of the perimeter.
 - (4) **Park.** A park is a larger, generally landscaped space, a minimum of 2 acres in size, with at least 25 percent of the perimeter on street right-of-way.
 - (5) Existing Open Space. Existing usable natural area more than 1/4 of an acre, or existing open space more than 1/4 of an acre and meeting one of the types defined above, shall fulfill the requirements.

2. **Rail Trail Easement.** Where a railroad right-of-way is located directly adjacent to the parcel, a rail trail easement is required. A minimum 20-foot wide easement for trail and landscape is required on the edge of the rail right-of-way facing the parcel. The rail trail easement shall



6.170.G-1. Typical Right-of-Way Elements.

not fulfill open space requirements per this subsection, 6.170.F(1)(a) and (b) above.

G. STREETScape REQUIREMENTS

1. **Streetscape Definition.** Streetscape occupies the full pedestrian realm of any street right-of-way plus any building setback area less than 15 feet deep from the streetside lot line. Refer to Figure 6.170.G-1. This area includes the sidewalk and between the sidewalk and back of curb that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm, consisting of one of the following:
 - a) **Landscape Zone.** A landscape area between the back of curb and the sidewalk in which street trees, stormwater accommodations, and lighting and signage may be located. Typically used adjacent to residential or office ground floor uses.
 - b) **Furnishings Zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, planters, lighting, and signage may be located. Typically used adjacent to retail, restaurant, or office ground floor uses.
2. **New Streets.** For all developments proposing new streets, the applicant shall submit a Streetscape Design for approval and is responsible for installing streetscape along both sides of the required street, unless otherwise coordinated with the city.
3. **Implementation of Streetscape on Existing Streets.** For all developments with a total existing street frontage of 400 feet or more, a Streetscape Design shall be submitted for approval and installed within the adjacent right-of-way under the following circumstances:
 - a) **Redevelopment or Renovation.** When an alteration to an existing structure includes an addition of more than 60 percent in gross building square footage.
 - b) **New Structure.** Development of a new structure on a previously undeveloped or currently demolished lot, or development of a new structure on a lot that increases the total gross building square footage of the lot by 25 percent or more.
4. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval with Site Plan Review for all new streets within the development and any existing streets meeting Section 6.170.G(3) above.
 - a) **Standard Specifications.** Streetscape shall meet any standards defined by the City for sidewalk, curb, access, and parkway construction.
 - b) **General Configuration.** Refer to Figure 6.170.G-1 and the Picture Grovetown Downtown Plan for the

6.170 Streets & Blocks

general configuration of the pedestrian realm of the right-of-way.

- c) **Right-of-Way Expansion.** When a right-of-way expansion or street reconfiguration including moving the curb is planned for the street, the applicant may be required to submit a fee-in-lieu of installation of the streetscape.
- d) **Submittal Requirements.** At a minimum, the streetscape design submittal shall include the following:
 - (1) **Street Trees.** Trees meeting the minimum requirements of Section 6.160.F shall be included in the streetscape design, with details related to tree pits, tree grates, and tree planting to meet the landscape installation requirements of Section 6.160 Landscape.
 - (2) **Pavement Design.** Paving materials and pattern is required for each sidewalk and any other hardscape proposed. Pavement design shall include the minimum sidewalk widths required by the Street Type and any extension of the sidewalk to the back of curb included in a Furnishings Zone.
 - (3) **Street Furnishings.** Benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face, a minimum of two benches and one trash receptacle is required. Tree grates may be required per Section 6.170.H(4).
 - (4) **Bicycle Racks.** Bicycle racks shall be supplied to meet a minimum bicycle parking requirements of the block face uses at a ratio of one bicycle space per every 40 parking spaces. If rear bicycle parking is utilized, a minimum of 50 percent of the required ground floor use bicycle parking shall be supplied within the streetscape.
 - (5) **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and open tree wells, including shrubs, perennials, annuals, and grasses.
 - (6) **Lighting.** Pedestrian and vehicular lighting shall be specified with locations and quantities noted. All lighting shall meet any requirements of Public Works. Cut sheets and samples shall be submitted upon request of the Director.
 - (7) **Stormwater Facilities.** Any stormwater facilities proposed for the right-of-way shall be included in the streetscape design. Facilities such as

6.170 Streets & Blocks

stormwater planters or parkway swales may be included. Maintenance responsibilities and processes shall be included.

- (8) **Identity Elements.** Any other elements designed to establish the identity of each street, such as banners mounted on light poles, pavement markers, artwork, or wayfinding signage, shall be included in the streetscape design submittal.
5. **Streetscape Design Continuation.** The approved streetscape design for each street may be utilized by the city for the extension of any street outside the development to provide continuity.